

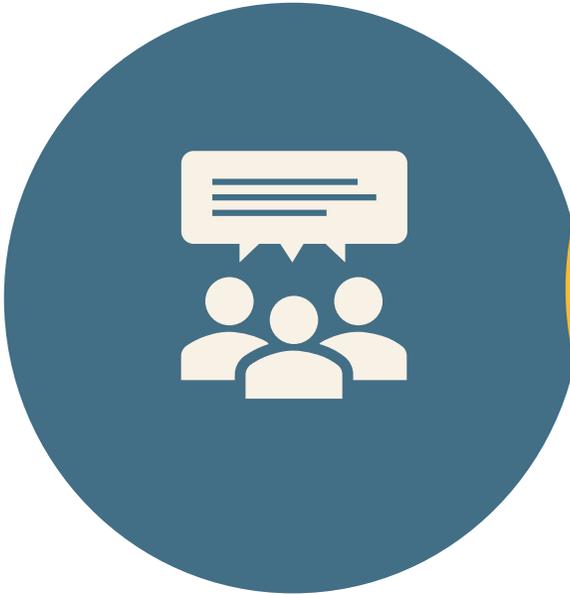


Zoning Ordinance Modernization Project

Z M O D

Board of Supervisors
Land Use Policy Committee
October 27, 2020

Outreach



Meetings

- 86 public meetings
- In-person and virtual
- Presentations to land use groups, elected and appointed officials, and other general groups



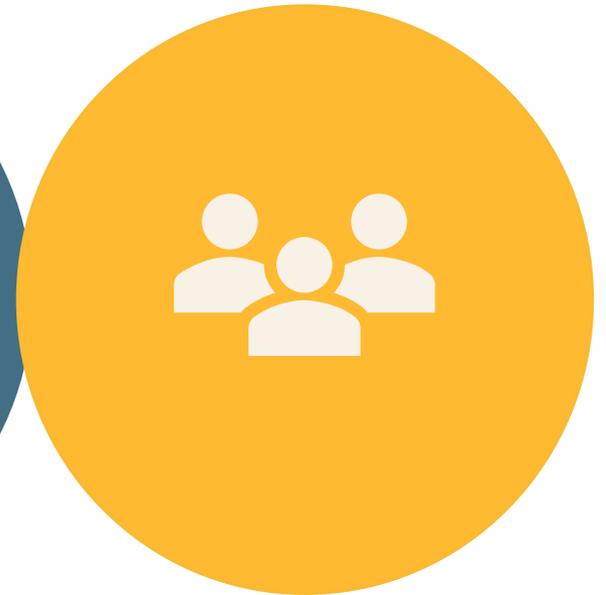
Online Presence

- zMOD Website
- zMOD Email & Listserv
- Facebook
- Channel 16
- Videos
- Newsletters



Surveys

- Kickoff survey
- Accessory dwelling units and home-based businesses surveys
- Corresponding videos



Work Groups

- Citizens
- Land Use Attorneys
- Builders and Industry
- Land Use Aides
- Staff Outreach

Adult Day Support Center

New use under the Community, Cultural, and Educational Facilities Use Category

- Center that provides services for adults with intellectual or developmental disabilities
- Focused on continuing education and skill-based training to maximize independence and community integration

* No change: Adult Day Care Center use under the Health Care Category would continue to be reviewed by the Health Care Advisory Board and would require SE approval



“Urban” Vehicle Rental

New standards for small-scale vehicle rental recognize emerging trends

- By right in C-3, C-4, C-6, C-7, and C-8
- Maximum size 2,500 SF of GFA
- Maximum 15 rental vehicles
- No car wash, maintenance, or refueling
- ✓ No change to existing SE permissions and standards



Goods Distribution Hub

“Last Mile Delivery”

New use allowing limited distribution of retail goods in the C-3 through C-8 Districts

Maximum size

- Posted draft: 6,000 SF or 10,000 SF depending on the zoning district
- Under consideration for **repurposing** of existing buildings:
 - Up to 80,000 SF with 10 - 15% remaining as customer-facing retail space
 - SE for a larger size
 - Subject to other standards



Accessory Living Units

New
name!

These current standards are being brought forward:

- Only permitted in association with a single-family detached dwelling
- Limited to two bedrooms and two people
- Special permit and two acres for a detached ALU
- Owner must live on the property
- Allowance for inspection by County personnel
- Must meet applicable regulations for building, safety, health, and sanitation - plus proposed new requirements for well/septic and fire safety



Accessory Living Units – Proposed Changes

Process:

- Administrative approval if located within the principal dwelling (instead of special permit)
- Should the initial renewal be reduced from five years to two years, and subsequent renewals based on record of compliance?

Maximum Size:

- Interior: 800 SF or 40% of the size of the principal dwelling (whichever is less); can request a special permit to increase size; propose to add basement option with next draft
- Detached: 1 200 SF but must continue to be subordinate

Occupancy:

- Option to remove the 55+ /person with a disability requirement

Parking:

- Propose to add a parking space requirement for interior units



Home-Based Businesses

Consolidates:

- Home occupation (administrative permit)
- Home professional office (special permit)
- Barbershop or beauty parlor in the home (special permit)

What's allowed?

Propose to list allowed uses for clarification

- Instructional (including exercise-related)
- Office
- Repair of small household items, such as musical instruments and watches
- Barbershop or hair salon (no nails, facials, or massage)
- Sewing or tailoring
- Retail, limited to off-site delivery
- Production of hand-crafted items and food, limited to off-site delivery



Home-Based Businesses – cont'd

Ensuring Neighborhood Compatibility



Customers

- 2 at a time in all dwelling unit types*
- 6/day, including any STL guests*
- Appointment only, 15 minutes apart



Employees

- 1 allowed in single-family detached only
- 0 for other dwelling types



Overall Size

- Maximum 400 SF
- Includes storage and all areas devoted to business



Parking

- Designate one space

* Reduced from 4 at a time in single family detached dwellings and 8/day to address parking and traffic concerns

Special Event

Consolidates Business Promotional Activities use with Special Event use

- Most uses no longer need to be sponsored by a non-profit, further expanding the permissions for who can host special events
- Allows for activities such as food festivals, open-air markets, outdoor musical or arts events, and other similar temporary place-making activities



Reduced Fees

Additional fees reduced from \$16,375 to \$8,180* for the following uses:

- Alternative Use of Historic Building
- Congregate Living Facility
- Quasi-Public Park, Playground, or Athletic Field



* Advertised ranges to keep the current \$16,375 fee

Additional Clarifications

Massage Therapy Establishment

- New use – currently considered office or personal service, depending on the type of massage
- Clarifies the use for staff and for licensing
- Current permissions carried forward



Smoking Lounge and Public Entertainment

Clarify that a smoking lounge that meets the definition of public entertainment is that use and requires SE approval



Future Timeline

Continued Public Engagement

Meetings being held in all magisterial districts

Planning Commission Committee meetings
October 1 and 22

Revised Consolidated Draft for Authorization

Will incorporate revisions based on feedback and request authorization of public hearings

Target date for authorization December 1

Public Hearings

Target date for PC public hearings: Jan/Feb 2021

Target date for Board public hearings:
Feb/March 2021

Effective Date & Online Platform

Delayed effective date targeted for July 1, 2021

New platform will include interactive search features, hyperlinks, and be easily accessible across devices

Questions & Discussion



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