



Zoning Ordinance Consolidated Draft Use Regulations



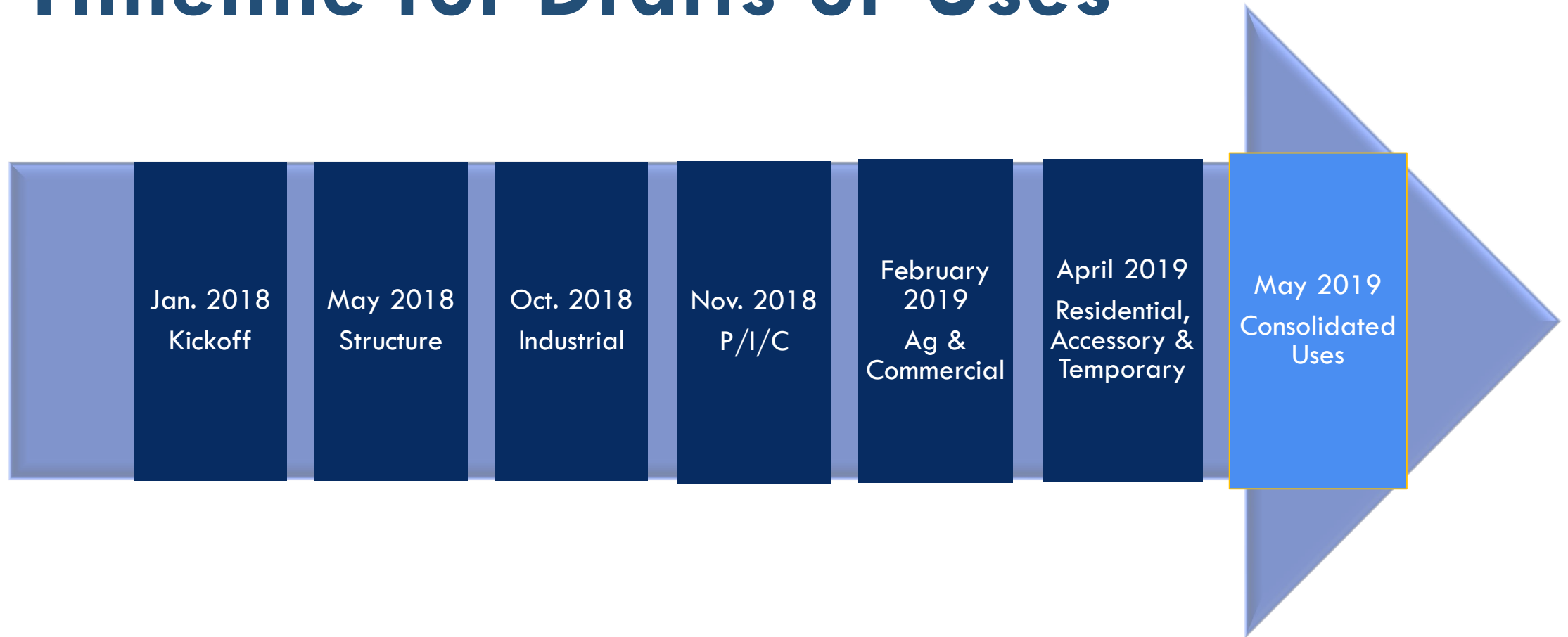
Public Meeting
May 14, 2019

Today's discussion

- Residential, Accessory, and Temporary Uses
- Changes to Other Use Classifications
- Next Steps



Timeline for Drafts of Uses



Residential Uses



Single Family Detached



Stacked Townhouses



Multifamily

Residential Uses Structure

Use Classification



Residential Uses

Use Category



Household Living

Group Living

Specific Land Uses



11 Specific Residential Uses

Stacked Townhouse Dwelling

- New use for structure currently interpreted to be multifamily
- Four-story buildings — “two-over-two”
- Shared or individual entries
- New parking rate will be established



Live-Work Development

- Accommodates a residential dwelling unit, a flexible work space, or both
- Recognizes an emerging use and would be allowed if shown on a final development plan in the PDC, PRM, and PTC Districts
- Standards prohibit certain uses and any activities that would require installation of specialized equipment



Accessory Uses



Home-Based Business



Electric Vehicle Charging



Solar Collection Systems

Freestanding Accessory Structures

Existing Regulations

Accessory Storage Structure:

- If less than 8.5 feet in height, can locate in any side or rear yard
- If greater than 8.5 feet in height, must be out of minimum required side yard and distance in height from rear

Accessory Structure:

- If less than 7 feet in height, can locate in any side or rear yard
- If greater than 7 feet in height, must be out of minimum required side yard and distance in height from rear



Freestanding Accessory Structures, cont'd

Proposed Regulations

Eliminates distinction in all zoning districts between “accessory storage structures” and “accessory structures” for height and location

- If less than 8.5 feet, can locate in any side or rear
- If between 8.5 and 12 feet, must be 5 feet from side and rear
- If over 12 feet, must meet side setback, and rear setback or distance in height from rear
- Not allowed in the front yard on lots less than 36,000 sq. ft., with limited exceptions
- May not encroach into transitional screening



Freestanding Accessory Structures, cont'd

Proposed Regulations

Two new standards for single family dwellings:

- Accessory buildings may not exceed 25 feet in height without special permit approval
- Accessory buildings cumulatively may not exceed 50% of the gross floor area of the dwelling without special permit approval



Accessory Dwelling Unit

Current: All accessory dwelling units require SP

Proposed: Administrative approval if located within the principal dwelling

- **Unchanged:** 55+ or handicapped, no more than 35% of GFA, maximum of two people, two bedrooms
- **Revised:** identify a designated parking space

Continue to require special permit if detached

- **Unchanged:** Minimum 2+ acres, may require additional parking, all other standards continue to apply
- **Revised:** No more than 35% of GFA of principal dwelling or 1,500 sq. ft.



Accessory Dwelling Unit – cont'd

Question raised during outreach:

Should the minimum lot size for a detached unit be reduced to less than two acres (e.g., one acre or 36,000 square feet)?



Home-Based Business

Allows limited businesses to operate from the home:

- Consolidates current home occupations and home professional office
- No exterior evidence of home business and must occur entirely within dwelling/structure
- Prohibited list of uses



Home-Based Business, cont'd

- Two options for number of employees and clients/customers:

Proposed Options for Home-based Business			
	Maximum No. of Employees	Maximum No. of Home-based Business Customers at a Time	Cumulative No. of Customers/Day
Proposed Option 1	1 total	0 if a home daycare is on-site 2 for home-based business (if no daycare)	0 if a home daycare is on-site 8 total for home business & short-term lodging (if no daycare)
Proposed Option 2	1 for each business or daycare	4	8 total for home business, short-term lodging & home daycare

- Includes consideration of cumulative effects of home business, daycare, and short-term lodging
- Number of employees or customers/clients can be exceeded with special permit

Home-Based Business, cont'd

Question raised during outreach:

Should the number of customers be based on the type of dwelling unit (e.g., fewer for townhomes and multifamily)?



Temporary Uses



Food Truck



Farmers Market



Special Event

Food Truck

- Expands permission to allow food trucks at nonresidential uses, such as neighborhood pools or churches, located in residential areas
- Maximum 12 times per year without approval by the Board or BZA, or if approved as a part of proffered conditions or a final development plan
- Food truck permit required



Agricultural and Related Uses

Agritourism Amendment

- Under development as a separate amendment
- Will consider whether Agriculture should be deleted from R-1
- Will consider which activities may be allowed with a Farm Winery and other agritourism uses



Public, Institutional, and Community Uses

Revisions included in Consolidated Draft:

Club, Service Organization, or Community Center

- Added a standard to address non-member events

Solar Power Facility

- Added a standard requiring decommissioning plan



Commercial Uses

Revisions included in Consolidated Draft:

Office

- Revised standards for research and development

Indoor Commercial Recreation

- Revised permissions for C-3 and C-4: from SE/SP to by right in existing buildings
- Added as SE/SP use in I-2

Outdoor Commercial Recreation

- Deleted from C-1 and C-2



Commercial Uses – cont'd

Revisions included in Consolidated Draft:

Public Entertainment

- Added as SE in industrial districts
- Clarified definition

Large Health and Exercise Facility

- Revised permissions for C-3 and C-4: from by right to by right only in existing buildings

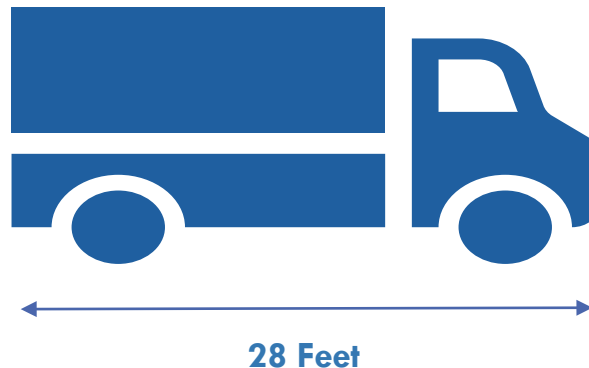


Industrial Uses

Revisions included in Consolidated Draft:

Goods Distribution Hub

- Added a standard for maximum vehicle length



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Next Steps

July 2019

Board Item to present the revised Consolidated Draft of use regulations for endorsement

**Summer 2019 –
early 2020**

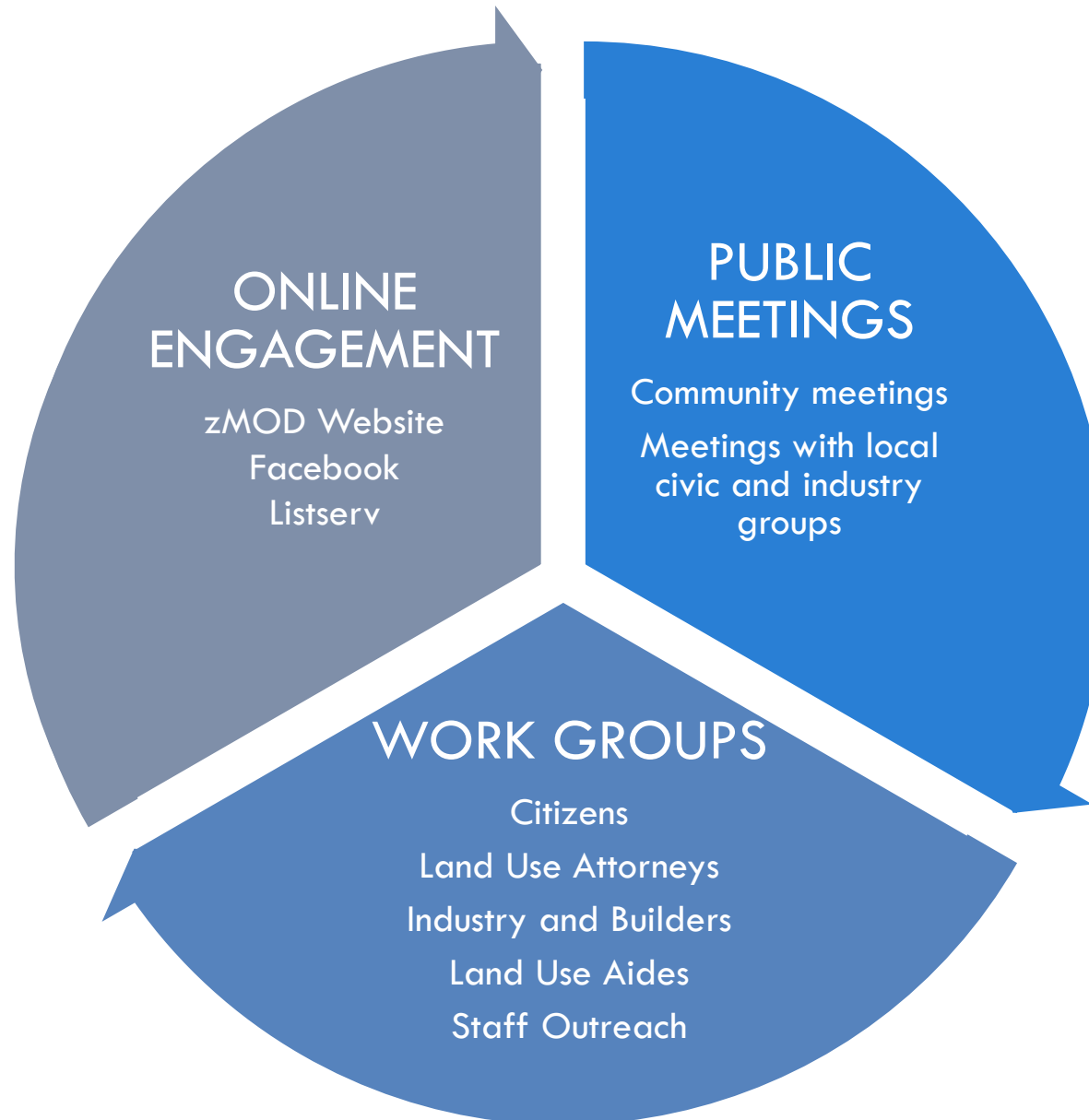
Drafts of all remaining articles will be released in installments leading to a complete draft

**Spring/Summer
2020**



Public hearings on complete draft of new Zoning Ordinance

Outreach



**Staff is available to present the drafts to community groups, receive feedback, and answer questions*

Zoning Districts Preview



R-5 Residential (5 dwelling units/acre)

A. Purpose

The R-5 District is established to accommodate and preserve medium-density single family residential uses, including a mixture of both single family attached and single-family detached units. Other allowable uses that are compatible with the residential character of the district are indicated in Table 4101.3: *Use Table for Residential, Commercial, and Industrial Districts*.

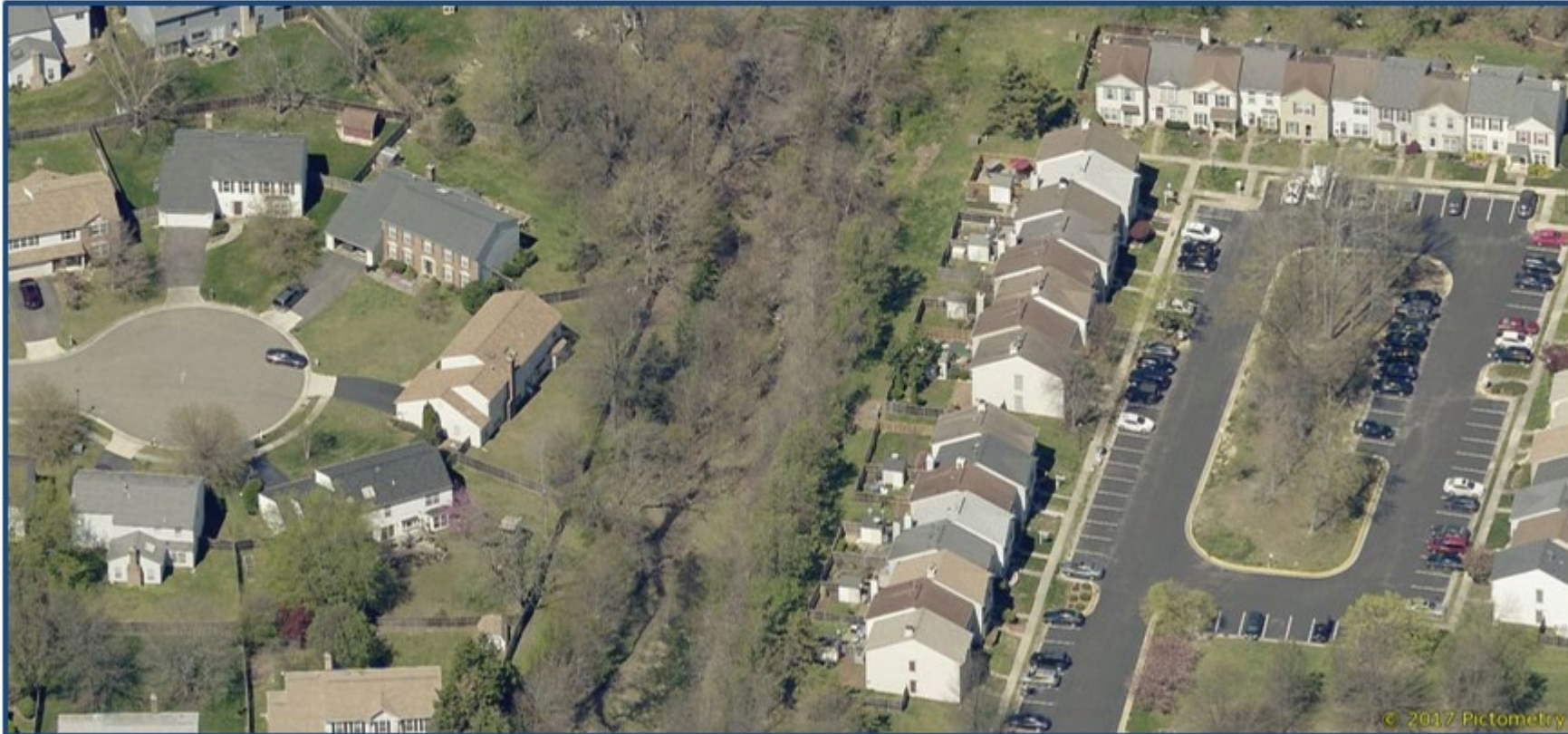


Figure 2101.1.A: R-5 District Aerial Example

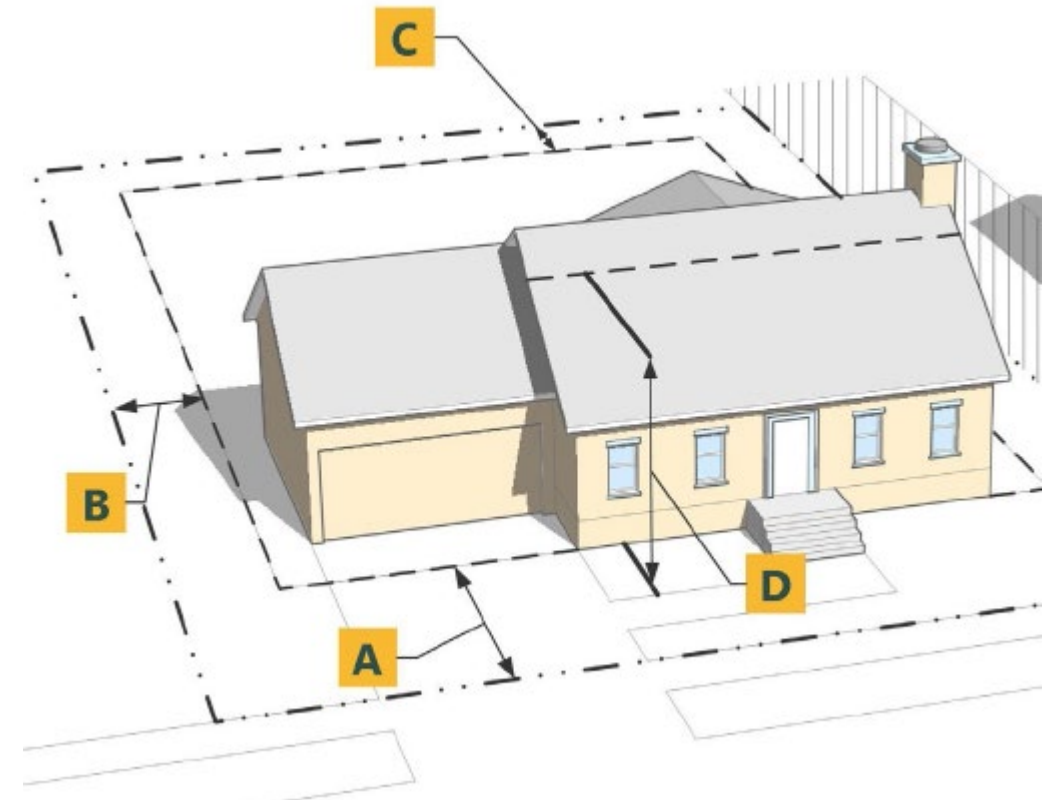
R-5 Lot and Building Dimensional Standards

Lot, Yard, and Building Standards			
	Single-family detached	Single-family attached	Other Uses
District size, minimum	4 acres	4 acres	4 acres
Density, maximum	5 du/ac	5 du/ac	5 du/ac
Lot area, minimum	5,000 sf	No requirement	14,000 sf
Lot width, minimum	Interior lot: 50 feet Corner lot: 70 feet	18 feet	Interior lot: 75 feet Corner lot: 100 feet
Open space, minimum	25 percent of the gross area	25 percent of the gross area	25 percent of the gross area
A Front setback, minimum	20 feet	15° bulk plane; not less than 5 feet	30° bulk plane; not less than 20 feet
B Side setback, minimum	8 feet	15° bulk plane; not less than 10 feet	25° bulk plane; not less than 10 feet
C Rear setback, minimum	25 feet	30° bulk plane; not less than 20 feet	25° bulk plane; not less than 25 feet
Privacy yard, minimum	Not required	200 sf per lot	Not required
D Building height, maximum [2]	35 feet	35 feet	65 feet
Floor-area-ratio, maximum	Not applicable	Not applicable	0.35

Notes:

[1] Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements. Refer to Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single-family attached dwellings. Minimum yard requirements may be waived by the Board in accordance with the provisions of Sect. 9-613.

[2] Building height measurement depends on roof type as defined by Sect. 20-300.



Sample – for illustrative purposes only

C-5 Neighborhood Commercial Retail

A. Purpose

The C-5 District is established to provide locations for neighborhood-oriented convenience shopping. Typical uses include retail commercial, such as food supermarkets, drugstores, and small specialty shops, as well as personal service establishments, and a limited number of small professional offices. Other allowable uses are indicated in Table 4101.3: *Use Table for Residential, Commercial, and Industrial Districts*. The C-5 District is intended to accommodate development in compact centers. Development should incorporate multimodal access and walkable streetscapes, and should be architecturally compatible with the neighborhood in which they are located. Development in the C-5 district is not intended to attract substantial trade from outside the neighborhood.

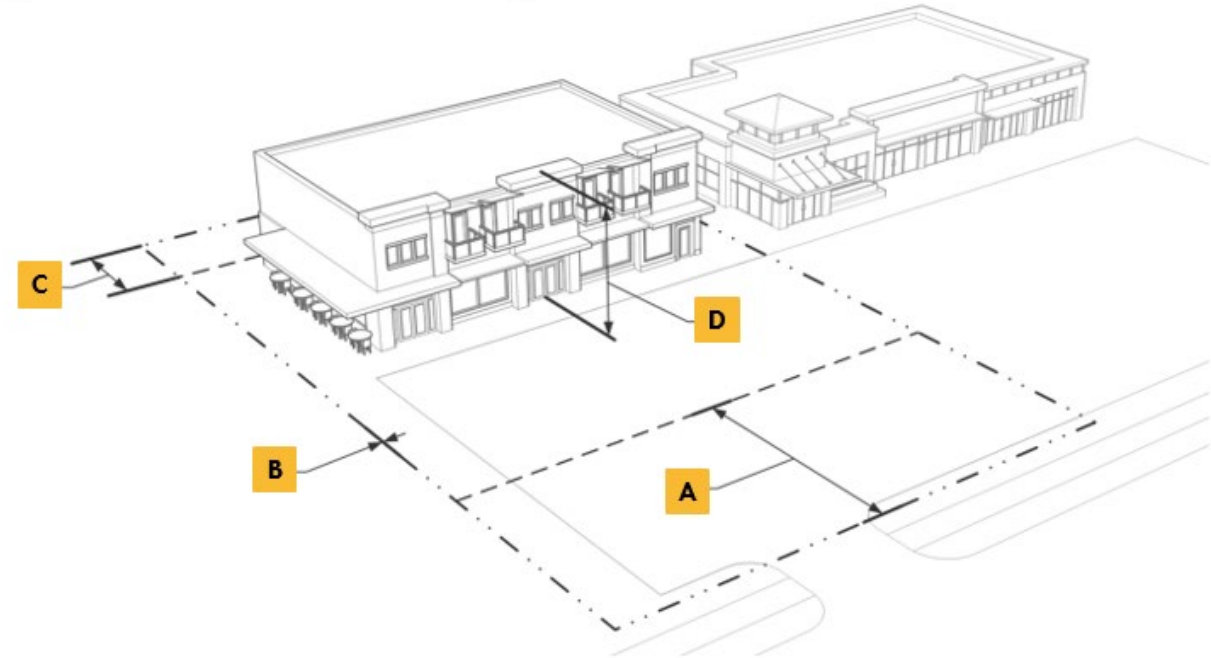


Figure 2102.1: C-5 District Aerial Example

C-5 Lot and Building Dimensional Standards

Lot, Yard, and Building Standards [1] [2]		
	Lot area, minimum	40,000 sq. ft.
	Lot width, minimum	200 feet
	Landscaped open space, minimum	20 percent of the gross area
A	Front setback, minimum	45° bulk plane; not less than 40 feet
B	Side setback, minimum	No requirement
C	Rear setback, minimum	20 feet
D	Building height, maximum [3]	40 feet
	Floor-area-ratio, maximum	0.30
Notes:		
[1] Lot size requirement may be waived by the Board in accordance with the provisions of [reference to relocated Sect. 9-610].		
[2] Refer to [reference to relocated Sect. 13-301] for provisions that may qualify the minimum yard (setback) requirements.		
[3] Building height measurement depends on roof type as defined by Sect. 20-300.		

Figure 2102.1.B: C-5 District Lot and Building Dimensional Standards



Sample – for illustrative purposes only

Questions & Discussion



May 2019

Z M O D