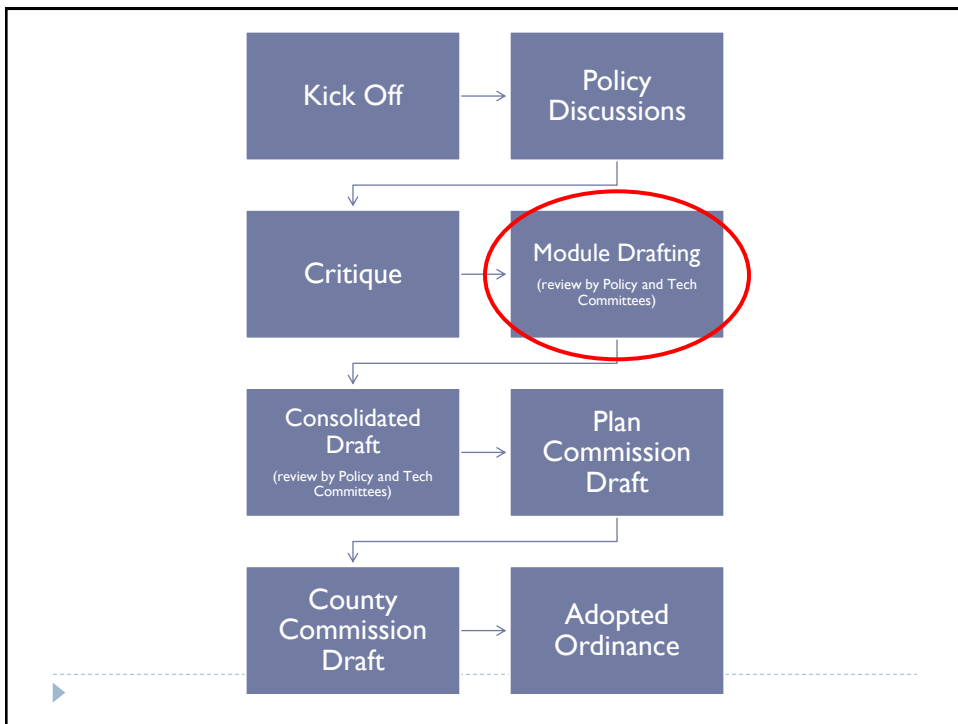

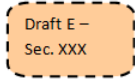
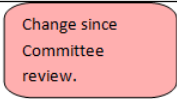



ZONING ORDINANCE REWRITE

Module 3 – Special Purpose Districts & General Development Standards

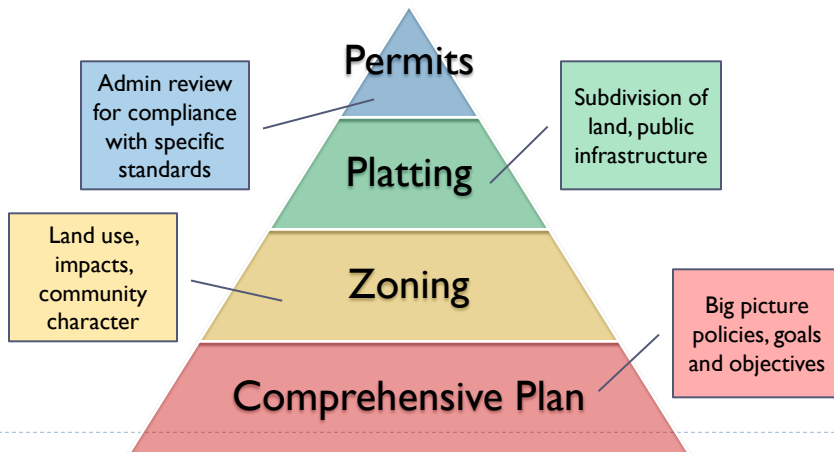
Policy Committee
May 14, 2014



Existing Text	Text from the existing Zoning Ordinance that has not been modified.
Added Text Deleted Text	Text that has been added to or deleted from the existing regulations
COMMENTARY / QUESTION / NOTE	Poses questions and provides commentary to the draft reviewers. Boxes marked as "COMMENTARY" are intended to remain in the adopted document. Questions and Notes should be addressed and deleted prior to adoption.
	Notes within the margin that show the location in the Zoning Ordinance of text that is existing, modified or deleted. The reference in the call-out applies to all subsequent text in the draft until the next call-out appears in the margin.
	Shows where language from Draft E has been copied over to this draft. A citation is provided.
	Shows changes that have taken place since the Technical Committee or Policy Committee last view the Module 1 or Module 2 draft
	Idea brought up in Zoning Ordinance Critique

Regulatory Pyramid

- ▶ **Laws** that **implement** the **policies** of the Comprehensive Plan



Module 3 – Articles 6 & 7

- ▶ **Article 6, Special Purpose and Overlay Zoning Districts**
 - ▶ E-1 & E-2 Districts
 - ▶ -GPUD and -DPUD Overlays
 - ▶ -WP, Overlay
 - ▶ A-3, A-4, A-5 Districts
 - ▶ **Article 7, General Development Standards**
 - ▶ Applicability
 - ▶ Off-Street Parking, Loading and Stacking
 - ▶ Buffering and Screening
 - ▶ Signs
 - ▶ Flood Hazard Control
 - ▶ Draft has no Tech Committee feedback incorporated
 - ▶ Articles 1 through 5 have been amended based on feedback
 - ▶ Notice the questions throughout
-

E-1 and E-2 (Sec. 6.1 & 6.2)

- ▶ **Make the Districts More Likely to be Used**
 - ▶ No longer required to have a DPUD
 - ▶ Screened outdoor storage is allowed in Draft
 - ▶ May substitute shrubs for trees up to a point
 - ▶ **Building Exterior Standards**
 - ▶ Existing ZO has a general statement about building exterior being considered as part of DPUD
 - ▶ 80% of primary façade with one or more of several materials
 - ▶ “Primary façade” is a wall visible from the ROW or a residential district
 - ▶ Does not apply to all other walls
 - ▶ Use of building articulation knocks down required percentage
 - ▶ **Combine?**
-

GPUD and DPUD Overlays (Sec. 6.3)

- ▶ Open ended
- ▶ Develop specific standards for Access & Circulation for DPUDs that stand apart from the Highway Department's Street Standards?
- ▶ Develop specific standards for Drainage for DPUDs that stand apart from the Highway Department's Street Standards?



Wellhead Protection Overlay (Sec. 6.4)

- ▶ Only thing carried over from Draft E



A-3, A-4 and A-5 (Sec. 6.5, 6.6 and 6.7)

- ▶ Does the Policy Committee want to maintain these districts as-is?
- ▶ Adjust animal unit thresholds?
 - ▶ A-4 is not needed until a property has 2,000 feeder cattle, 3,750 hogs, or 150,000 ducks or chickens.



Applicability (Sec. 7.1)

- ▶ Table showing where General Development Standards apply

Type of Development	Off-Street Parking, Loading & Stacking	Buffering & Screening	Signs	Flood Hazard Control
New nonresidential development or change in use from residential to nonresidential	✓	✓	✓	✓
Increase in multiple-family units by 5 or more	✓	✓	✓	✓
Increase in GFA or impervious surface by 50% or 5,000 square feet, whichever is less	✓	✓	✓	✓
Increase in GFA or impervious surface by 20% or 2,000 sq ft, whichever is less	✓			✓
Construction of new sign or modification of existing sign			✓	

✓ = Section applies

GFA = Gross Floor Area

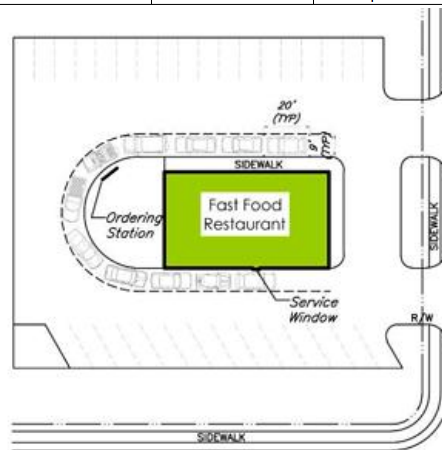
For the purposes of this Article, "nonresidential" includes multiple-family dwellings



Off-Street Parking, Loading and Stacking (Sec. 7.1)

- ▶ Parking table uses Use Categories
- ▶ Removed standards based on # of employees on largest shift
- ▶ Generally, less parking is required than in current Ordinance
- ▶ More parking can be required to be added if parking is forced off-site or on-street
- ▶ Alternative Parking Plan allows for applicant to meet rules without a Variance (Off-Site Parking or Shared Parking)
- ▶ Loading spaces now optional
- ▶ Stacking requirements added

Activity	Minimum Spaces	Measured From
Automated teller machine	3	Machine
Bank teller lane	4	Teller window or tube device
Car lubrication stall	2	Entrance to stall
Car wash stall	3	Entrance to wash bay
Gasoline pump island	2	Pump island
Parking area, controlled entry	3	Key code box
Restaurant, drive-through	6	Order box
	4	Pick-up window to order box



Buffering and Screening (Sec. 7.2)

- ▶ Most significant addition
- ▶ Again, goal is to reduce the need for DPUDs and protect adjacent property values



MAJOR DIFFERENCE-LARGE BUFFER



SMALL DIFFERENCE-SMALL BUFFER



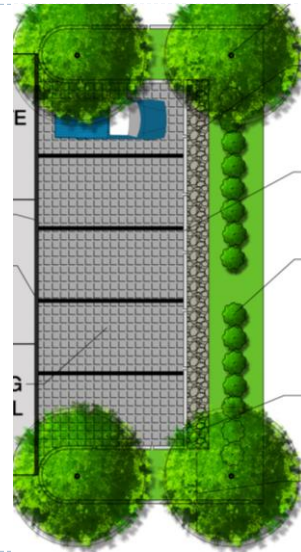
Buffering and Screening (Sec. 7.2)

- ▶ Parking Area Buffer
 - ▶ Required for nonres uses that abut a public ROW or residential property



Buffering and Screening (Sec. 7.2)

- ▶ Parking Area Buffer
 - ▶ Minimum 10 feet in width
 - ▶ 4' tall Hedgerow, berm, masonry wall or a combination
 - ▶ Exemptions
 - Grade difference
 - 50 feet or greater setback from the public ROW or residential property
 - Parking area is between the rear of a building and a rear property line and is not adjacent to a residential property



Buffering and Screening (Sec. 7.2)

- ▶ Boundary Buffer
 - ▶ Buffer between conflicting zoning districts
 - ▶ Example: M-I district adjacent to an R-I
 - ▶ Class III boundary buffer

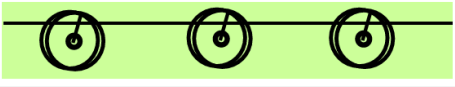


		Adjacent District								
		R-1, -2, -3 (res use)	R-4 (res use)	B-1	B-2	B-3	E-1	E-2	M-1	M-2
Subject District	R-1, -2, -3, -4 (nonres use)	I	--	--	--	--	--	--	--	--
	B-1	I	--	--	--	--	--	--	--	--
	B-2	II	I	I	--	--	I	I	--	--
	B-3	II	II	I	I	--	I	I	--	--
	M-1	III	III	II	I	I	II	I	--	--
	M-2	III	III	III	II	I	III	II	--	--



Buffering and Screening (Sec. 7.2)

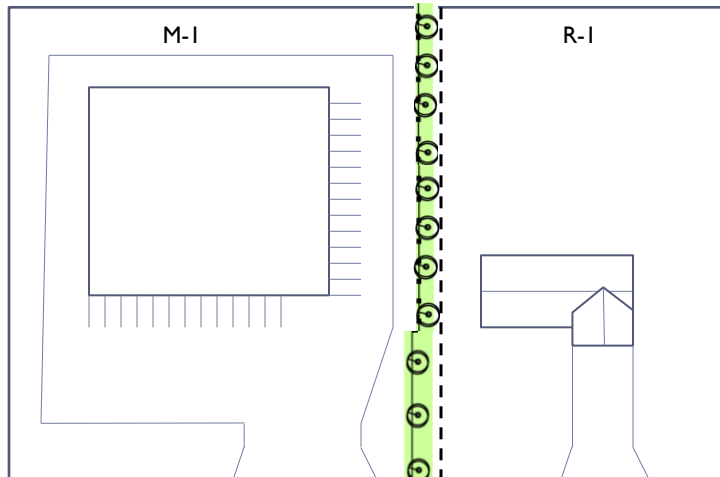
▶ Boundary Buffer

- ▶ Example: M-I district adjacent to an R-I
- ▶ Class III boundary buffer required
- ▶ 3 choices that can be mixed and matched per 100'

Class III	Materials per 100 Linear Feet	Conceptual Illustration
Type A	Width: 25 Trees: 3 Shrubs: 0 Barrier: Opaque fence	
Type B	Width: 15 Trees: 4 Shrubs: 0 Barrier: Opaque fence	
Type C	Width: 10 Trees: 4 Shrubs: 0 Barrier: Wall	



Buffering and Screening (Sec. 7.2)



Buffering and Screening (Sec. 7.2)

▶ Boundary Buffer

- ▶ Trees
 - Min. 8' height
 - Meandering or linear
 - Credit for existing trees – How much?
- ▶ Shrubs
 - Min. 4' height
- ▶ Barriers
 - 6' to 9' in height
 - Chain link, wood, wall
- ▶ Berms
 - May replace required fences or walls



Buffering and Screening (Sec. 7.2)

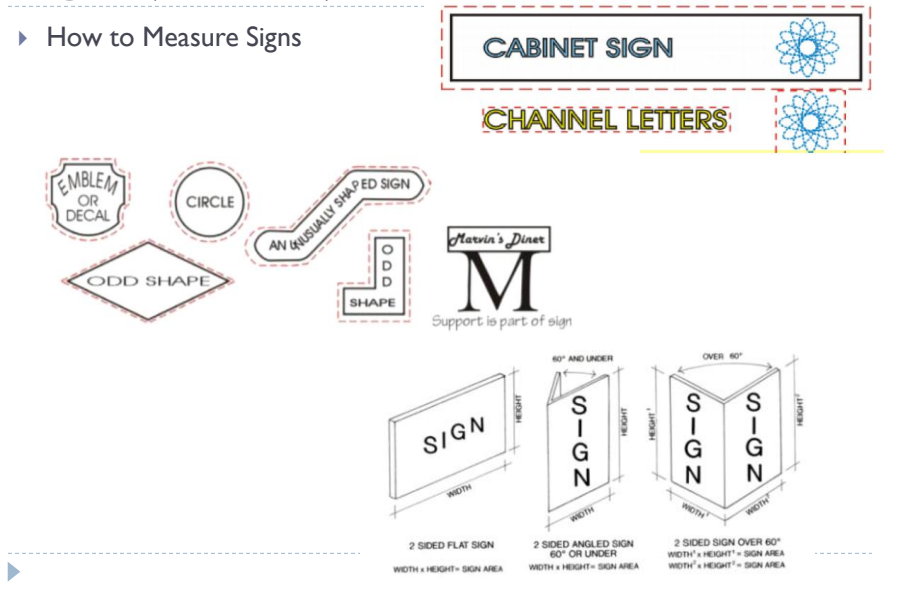
▶ Screening

- ▶ Trash and Recycling
 - Located at side or rear of property
 - Screened from residential properties and public ROW (not including alleys) with fence, wall or evergreen plantings
 - Minimum 25 from residential properties or 10 feet if screened with a wall
- ▶ Loading Areas
 - Located at side or rear of property except in B-3, M-1 or M-2
 - Screened from residential properties and public ROW (not including alleys) with fence, wall or evergreen plantings
 - Minimum 25 from residential properties
- ▶ Outdoor Storage?



Signs (Sec. 7.3)

▶ How to Measure Signs



Signs (Sec. 7.3)

▶ Converted Existing to Table Format

Article 7 General Development Standards
Sec. 7.4. Signs

Sign Type	Uses or District Permitted	Maximum Area	Permit Required?	Time Limit	Standards	Image
Wall Signs						
Nameplate or Identification	Residential uses	1 1/2 SF per unit	No	None	One permitted per dwelling unit on interior lot.	
	Nonresidential or multiple-family	12 SF	No	None	One permitted per street frontage on a corner or double-frontage lot. One permitted per building on interior lot.	
Wall Sign	B-1, -2, -3 M-1, -2	See A below	Yes	None	A wall sign must not cover wholly or partially any wall opening, nor project beyond the ends or top of the wall to which it is attached.	
Freestanding Signs						
Construction sign	All	32 SF				
Freestanding sign	B-1, -2, -3 M-1, -2	See A below	Yes	None	Maximum height is 40 feet.	
	A-1, -3, -4, -5	See B below	Yes	None	Such signs are prohibited along Federal Aide Primary Highways (7). The location of the sign may be permitted at the right-of-way line except on a major road. On a major road, sign placement must be a minimum of 55 feet from the centerline.	

Signs (Sec. 7.3)

- ▶ Content Neutral
 - ▶ Structure, placement, timing, size

- ▶ Do anything different with billboards?



Flood Hazard Control (Sec. 7.4)

- ▶ Word Smithing



