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by Mark Parisi



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## **Module #1 corrections**

• Intent Statements – RC incorrectly labeled as RR-C

- Day Care Center (31-80 persons) Should be a C in all ag, rural and residential zones
- Home Health Practitioner In the RNC zone: low impact is an L and major impact is a C

## **Module #1 Redline**

 Proposed agricultural & residential zones more consistent with current code

 Recommendations from ZAP, county and planning staff, and residents incorporated into draft

Development patterns removed

Draft is still under review further changes expected

## **Zone Conversion Table**

Added RNC zone — unique development standards

Added townhouse zones —built developments

 Modified RHD zones — resemble current multifamily zones

# **Uses (59-3)**

#### Several "missing uses" added back to draft:

- Antique shop
- Medical/ dental clinic for up to 4 medical practitioners
- Funeral parlor or undertaking establishment
- Offices, professional, nonresidential
- Personal Living Quarters
- Agricultural vending

# **Uses (59-3)**

Significant Changes in Use Standards from 1st draft:

- Accessory apartments size, spacing
- Residential care facility consolidated several related uses, reorganized by size
- Home occupation/ Home health practitioner general standards consolidated to one place, organization
- Equestrian facilities more closely resembles current code

# **Uses (Chapter 59-3)**

#### Other changes:

- Hearing Examiner/BOA replaced with [Review Body] pending process discussions
- Footnote 48 (TDR limits on uses) represented
- Incorporated recently passed ZTAs
  - Airstrip associated with a farm
  - Agricultural vending
  - Equestrian facilities

# **Development Standards (59-4)**

- Placeholders for cluster and MPDU development standards – drafting of sections underway, retain current standards
- Removed several form based elements private parking garage orientation, porch and stoop regulations
- Two ways of measuring heights
  - 'Mean of eaves' in ag, rural and residential zones
  - Highest point of roof' in commercial/ industrial zones

# **Building Types**

#### **Current Code**

- One-size-fits-all dimensional standards for each zone
- Does not allow for detailed regulation of form

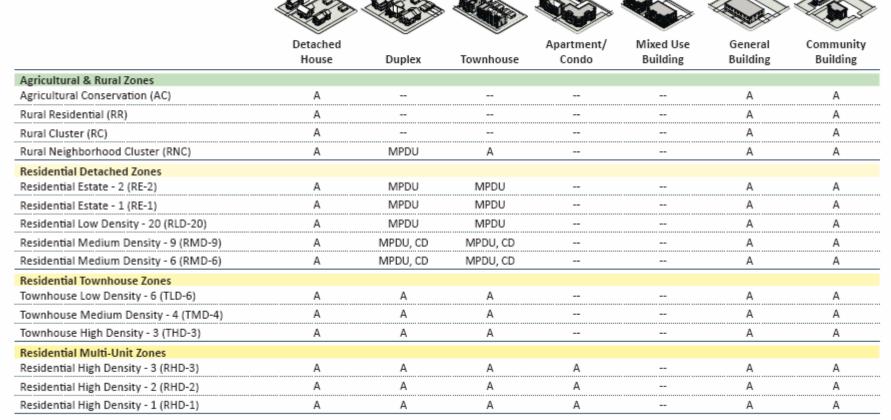
#### **Proposed Code**

- Introduces seven building types
- Dimensional standards are determined by the building type <u>and</u> the underlying zone
- Distinguishes between <u>use</u> and <u>form</u>

# **Building Types**

#### Sec. 4.1.3. Building Types Allowed by Zone

Building types are allowed by zone as set forth below.



KEY: A = Allowed to accommodate permitted, limited and conditional uses

-- = Not allowed

CD = Allowed as part of a Cluster Development

MPDU = Allowed as part of a development that includes MPDUs, only where there is access to public water and sewer

## **Building Types**

- Zones determine where building types are allowed
- Where a building type is allowed, it is allowed to accommodate permitted, limited and conditional uses, unless restricted through MPDU or Cluster development standards
- Dimensional standards for building types differ from zone to zone

#### Discussion

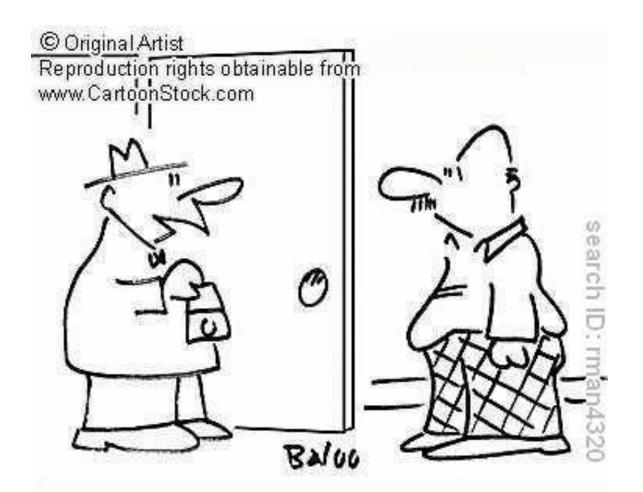
- Landscape contractor
- Off-street parking in connection with any permitted use
- Privately supported ambulance or rescue squad (RHD zones)
- If an applicant doesn't meet the standards for an L use, can they apply for a C?

## **Next Module**

Working to release Module 2 in October

 You will see the uses and development standards material for Module 1 again, with minor changes

Future redlines



"I'm from the City Zoning Commission, sir — I'm afraid that mustache will have to go."