



# 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 1<sup>st</sup> 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 and the underlying zone
- Distinguishes between use and form

# Building Types

## Sec. 4.1.3. Building Types Allowed by Zone

Building types are allowed by zone as set forth below.



	Detached House	Duplex	Townhouse	Apartment/Condo	Mixed Use Building	General Building	Community Building
<b>Agricultural &amp; Rural Zones</b>							
Agricultural Conservation (AC)	A	--	--	--	--	A	A
Rural Residential (RR)	A	--	--	--	--	A	A
Rural Cluster (RC)	A	--	--	--	--	A	A
Rural Neighborhood Cluster (RNC)	A	MPDU	A	--	--	A	A
<b>Residential Detached Zones</b>							
Residential Estate - 2 (RE-2)	A	MPDU	MPDU	--	--	A	A
Residential Estate - 1 (RE-1)	A	MPDU	MPDU	--	--	A	A
Residential Low Density - 20 (RLD-20)	A	MPDU	MPDU	--	--	A	A
Residential Medium Density - 9 (RMD-9)	A	MPDU, CD	MPDU, CD	--	--	A	A
Residential Medium Density - 6 (RMD-6)	A	MPDU, CD	MPDU, CD	--	--	A	A
<b>Residential Townhouse Zones</b>							
Townhouse Low Density - 6 (TLD-6)	A	A	A	--	--	A	A
Townhouse Medium Density - 4 (TMD-4)	A	A	A	--	--	A	A
Townhouse High Density - 3 (THD-3)	A	A	A	--	--	A	A
<b>Residential Multi-Unit Zones</b>							
Residential High Density - 3 (RHD-3)	A	A	A	A	--	A	A
Residential High Density - 2 (RHD-2)	A	A	A	A	--	A	A
Residential High Density - 1 (RHD-1)	A	A	A	A	--	A	A

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

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