IT WAS A REAL BARGAIN BECAUSE OF... OH... SOMETHING TO DO WITH ZONING...
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
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 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.

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

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."