

# Zoning Rewrite Implementation Worksession #2

Continue Residential and Start  
Industrial Zones

April 4, 2013

# Residential Medium Density Zones

## Mapping

Zones Established

Intent Statement

Uses

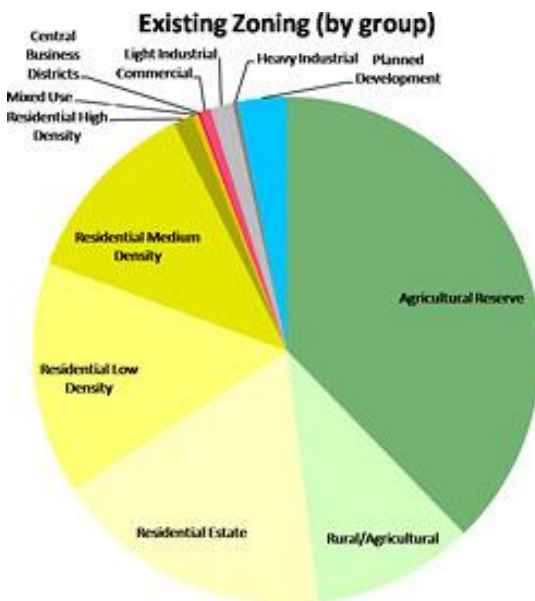
Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



# Mapping

- Current R-90
  - 15,404.15 acres
  - 5.45%
- Current R-90/TDR
  - 428.58 acres
  - 0.15%
- Current R-60
  - 17,096.12 acres
  - 6.05%
- Current R-60/TDR
  - 246.47 acres
  - 0.09%
- Current R-40
  - 163.36 acres
  - 0.06%
- Current R-MH
  - 145.85 acres
  - 0.05%
- Proposed
  - No change to R-90, R-60, R-40
  - R-MH consolidated under R-60
  - TDR zones consolidated with applicable underlying zone with TDR overlay

# Zones Established

## Residential Medium Density Zones

Mapping

**Zones Established**

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Current

- **Sec. 59-C-1.1. Zones established.**

- The following are the one-family residential zones and their identifying symbols.

- R-90 – Residential, one-family

- R-60 – Residential, one-family

- R-90/TDR – Residential, transferable development rights

- R-60/TDR – Residential, transferable development rights

- R-40 – Residential, one-family

- **Division 59-C-3. R-MH Zone – Mobile Home Development**

- Proposed

- **Sec. 2.1.1. Overview of Established Zones**

- A. Euclidean Zones

- 3. Residential

- a. Residential Detached

- v. R-90: Residential – 90

- vi. R-60: Residential – 60

- vii. R-40: Residential – 40

## Residential Medium Density Zones

Mapping

Zones Established

**Intent Statement**

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

# Intent Statement

- New

The intent of the R-90 ,R-60, and R-40 zones is to provide designated areas of the County for moderate density residential uses. In the R-90 and R-60 zones, the predominant use is residential in a detached house. In the R-40 zone, the predominant use is residential in a duplex or detached house. A limited number of other building types may be allowed in these zones under the Optional Method of Development.

# Uses:

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

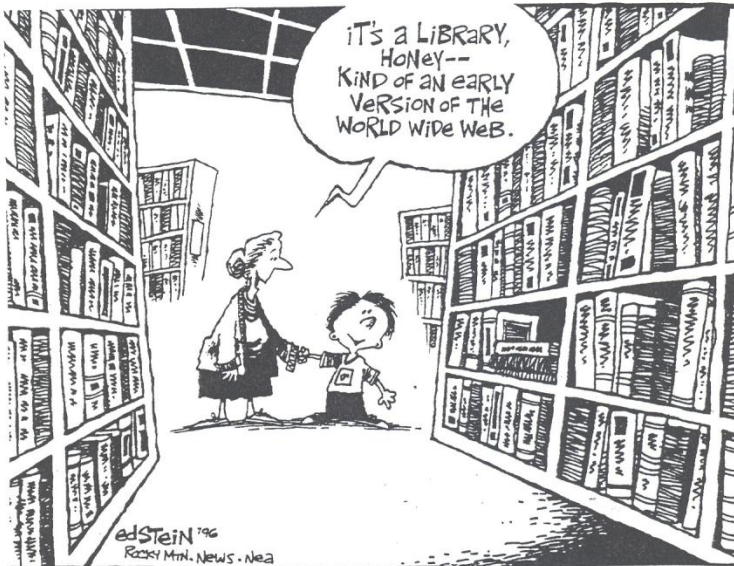
Floating Zones (later worksession)

General Regulations

Process

## Permitted Uses

- Single-Unit Living
- Two-Unit Living (R-40 only)
- Residential Care Facility (up to 8 persons)
- Cultural Institution
- Family Day Care (up to 8 persons)
- Playground, Outdoor Area (private)
- Public Use (except utilities)
- Religious Assembly
- Amateur Radio Facility (up to 65')
- Railroad Tracks
- Pipeline (below ground)
- Transmission Lines (below ground)



# Uses

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Limited Uses (blue indicates a modification to the use)
  - Community Garden
  - Farming (limited to crop farming) (P)
  - Animal Husbandry (modification of existing use)
  - Farm Market, On-site (modification of existing use)
  - Agricultural Vending (P w/ footnotes)
  - Seasonal Outdoor Sales (Christmas trees P w/ footnotes)
  - Two-Unit Living (optional method; P in R-40)
  - Townhouse Living (optional method)
  - Attached Accessory Apartment (not in R-40) (P/SE)
  - Farm Tenant Dwelling (P)
  - Home Health Practitioner (low impact) (P w/ footnotes)
  - Home Occupation (no & low impact) (P w/ footnotes)
  - Surface Parking for Use allowed in the Zone (P)
  - Antenna on Existing Structure (Telecom only P w/ footnotes)
  - Commercial Kitchen (not in R-40) (P with footnotes)
  - Temporary Commercial Uses (construction office, transitory use) (P w/ footnotes)
  - Transmission Line (above ground) (P w/ footnotes)
  - Noncommercial Kennel (P w/ footnotes)
  - Solar Collection System (new)
  - Accessory Buildings, Structures, and Uses (P w/ footnotes)

# Uses

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Conditional Uses
  - Independent Living Facility for Seniors....
  - Residential Care Facility (9-16 & over 16 persons)
  - Home Health Practitioner (major impact)
  - Home Occupation (major impact)
  - Charitable & Philanthropic Institution (not in R-40)
  - Group Day Care (9-12 persons)
  - Day Care Center (13-30 & over 30 persons)
  - Educational Institution (private)
  - Hospital
  - Private Club, Service Organization
  - Swimming Pool (community)
  - Vet (not in R-40)
  - Communications Facilities (cable, media tower, telecom tower)
  - Funeral Home, Undertaker (only in R-90)
  - Bed & Breakfast (not in R-40)
  - Clinic (up to 4 practitioners) (not in R-40)
  - Office (not in R-40)
  - Surface Parking for Commercial Uses in an Historic District (not in R-90)
  - Golf Course, County Club
  - Amateur Radio Facility (over 65')
  - Pipeline (above ground)
  - Public Utility Structure



# Development Standards

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Building Types
  - Detached House
  - Duplex in R-40 & optional method
  - Townhouse in optional method
  - General Building
- Detached House Standards
  - Removed separate 20% accessory structure coverage of rear yard
  - Established minimum front property line width for R-40 duplexes – 10' & 25' (side/over)
  - Lot size, lot width, density, coverage, setbacks, height identical (except as noted above)





# Development Standards

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- General Building Standards

- R-90

- 15,000sf minimum lot
- 30% maximum coverage of lot
- 75' minimum lot width at front lot line
- 0.75 max FAR
- 30' front setback
- 15' side street setback
- 8' side setback
- 15' rear setback (4' alley)

- R-60

- Same
- 35% maximum coverage of lot

- R-40

- Same
- 40% maximum lot coverage

- All

- Compatibility development standards apply (setbacks and height)
- Parking setbacks apply





# General Regulations

## Residential Medium Density Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

### General Regulations

Process

- Recreation Facilities
  - Regulations established by Planning Board guidelines
  - Applies to all developments with 20 or more units
- Landscaping & Outdoor Lighting
  - Outdoor lighting codified, esp.:
    - Conditional uses limited to maximum 0.1fc illumination level at lot line abutting detached house
    - Parking lot lighting restricted
  - Non-ag/res uses may have “greener” parking lots
  - Screening may be required for general buildings, townhouses, & conditional uses
- Outdoor Display & Storage
  - Ag uses are exempt
  - Non-ag uses may be subject to setbacks & screening
- Signs
  - No change



# Process

## Residential Medium Density Zone

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

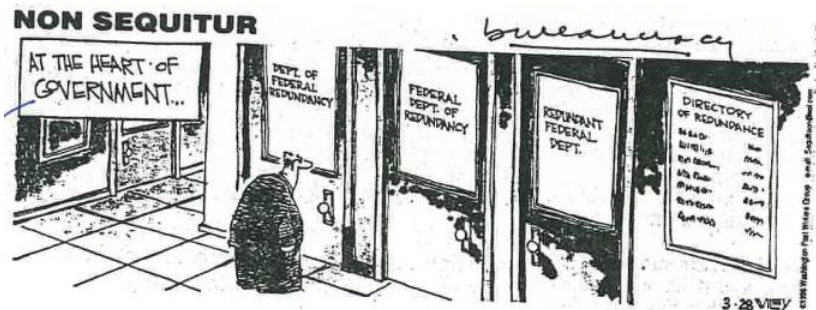
Floating Zones (later worksession)

General Regulations

### Process

- Changes to uses that are currently permitted proposed as limited uses (incorporating footnotes)
- Changes to uses that are currently special exceptions: use consolidation for day care and residential care facility
  - Day Care Facility for more than 4 Senior Adults and Persons with Disabilities becomes a permitted use under Family Day Care (up to 8 persons). Day Care Facility for up to 4 Senior Adults and Persons with Disability is a permitted use, over 8 persons remains a conditional use.
  - Hospice, Life Care Facility, Nursing Home, Group Home (small), Respite Care Home and Adult Foster Home consolidated. Residential Care Facility (up to 8 persons) proposed as a permitted use. Currently, Group Home (small), Respite Care Home and Adult Foster Home are permitted uses, Residential Care Facility (over 8 persons) remains a conditional use.

Change in administration and procedures are general and not specific to zoning



# Residential Townhouse Zones

## Mapping

Zones Established

Intent Statement

Uses

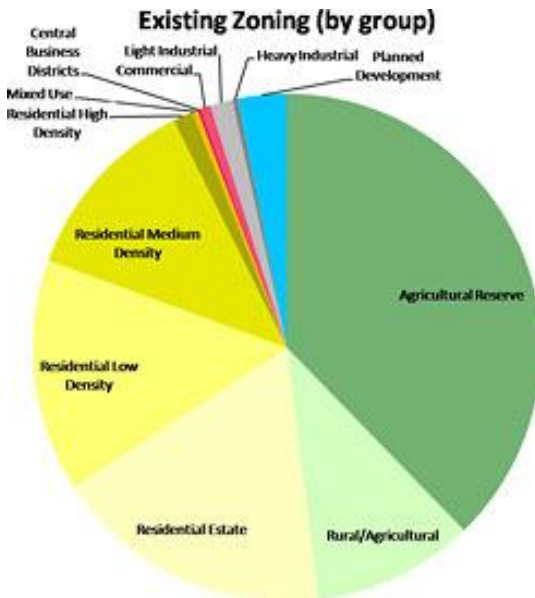
Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



# Mapping

- Current R-T 6.0
  - 95.86 acres
  - 0.03%
- Current R-T 8.0
  - 177.01 acres
  - 0.06%
- Current R-T 10.0
  - 82.80 acres
  - 0.03%
- Current R-T 12.5
  - 677.18 acres
  - 0.24%
- Current R-T 15.0
  - 46.47 acres
  - 0.016%
- Proposed
  - TLD 9 units per acre
  - TMD 12 units per acre
  - THD 15 units per acre

## Residential Townhouse Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

# Mapping

- Current code Sec. C-1.7. will be retained in an additional article of the code.
- Following adoption of the new code, property owners will not be able to request an R-T zone.
- None of the proposed townhouse zones will be mapped as part of the district map amendment.



# Residential Multi-Unit Zones

## Mapping

Zones Established

Intent Statement

Uses

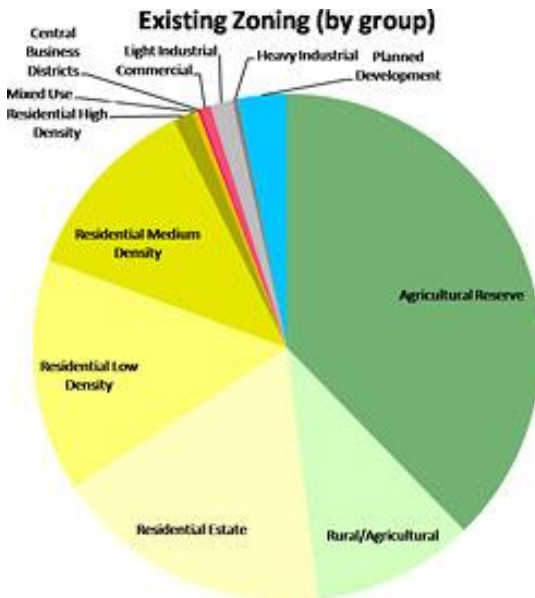
Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



# Mapping

- Current R-30
  - 849.97 acres
  - 0.30%
- Current R-20
  - 797.27 acres
  - 0.28%
- Current R-10
  - 352.22 acres
  - 0.12%
- Current R-10/TDR
  - 3.24 acres
  - 0.001%
- Current R-H (floating)
  - 228.04 acres
  - 0.08%
- Proposed R-10
  - 355.46 acres
  - 0.12%
  - TDR zones consolidated with applicable underlying zone with TDR overlay

# Mapping

## Residential Multi-Unit Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

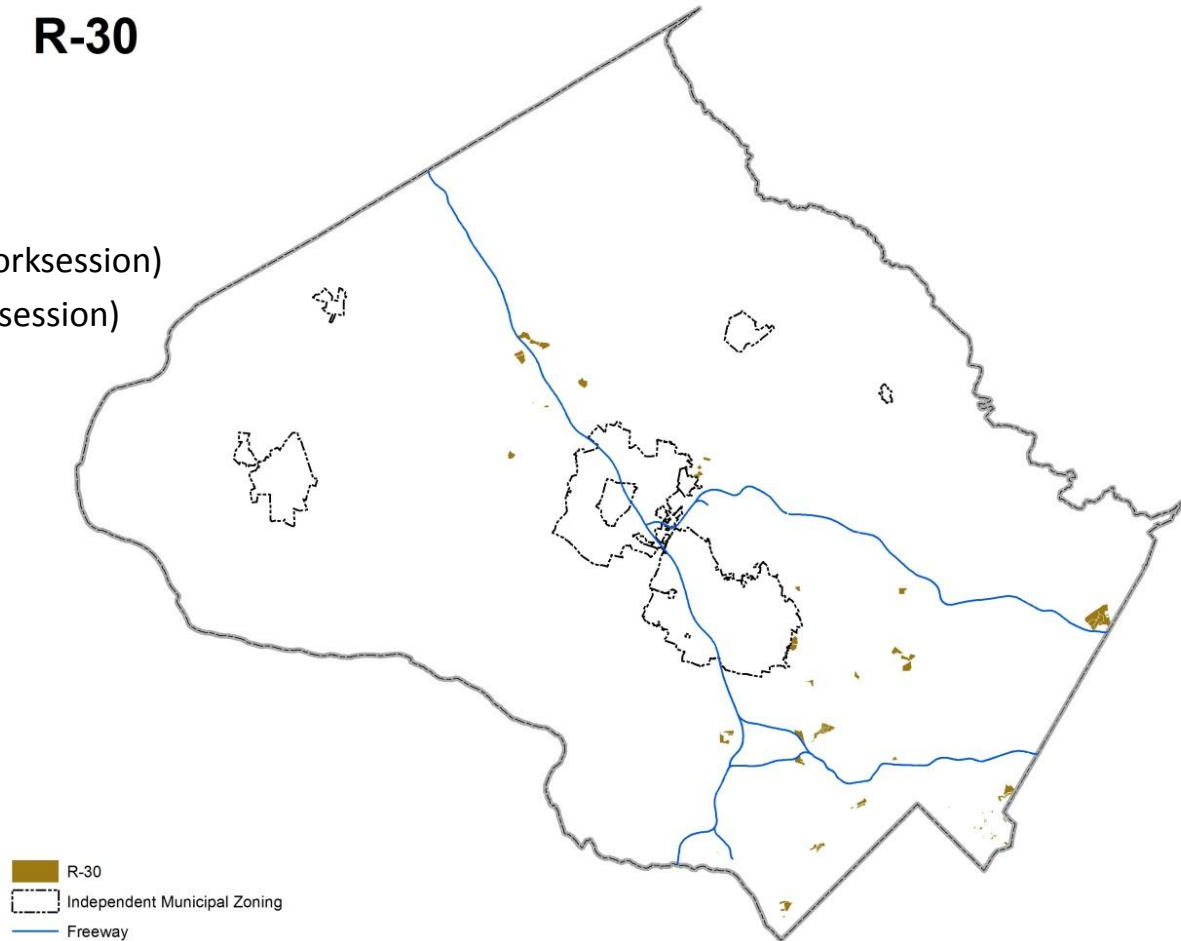
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

**R-30**



existing zoning



# Mapping

## Residential Multi-Unit Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

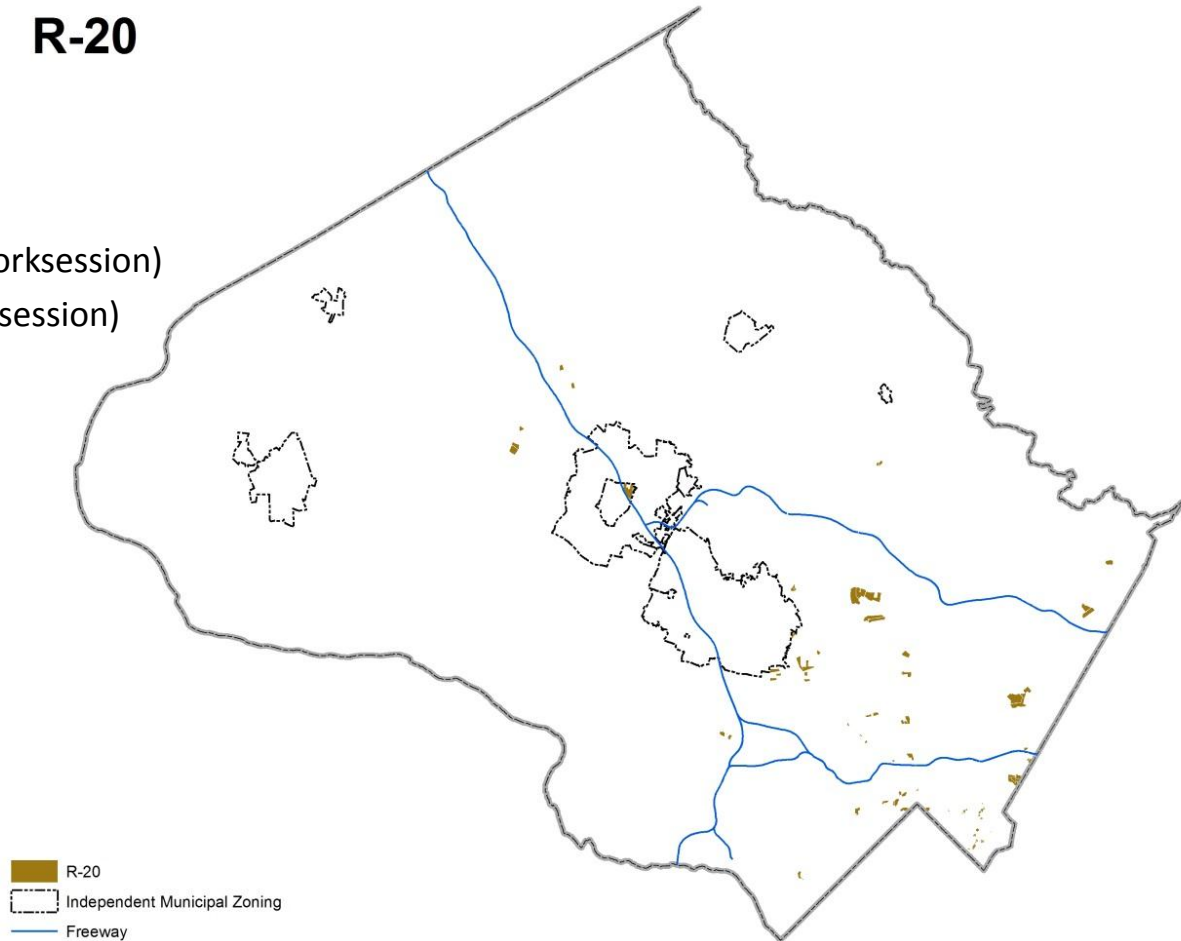
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

**R-20**



existing zoning

# Mapping

## Residential Multi-Unit Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

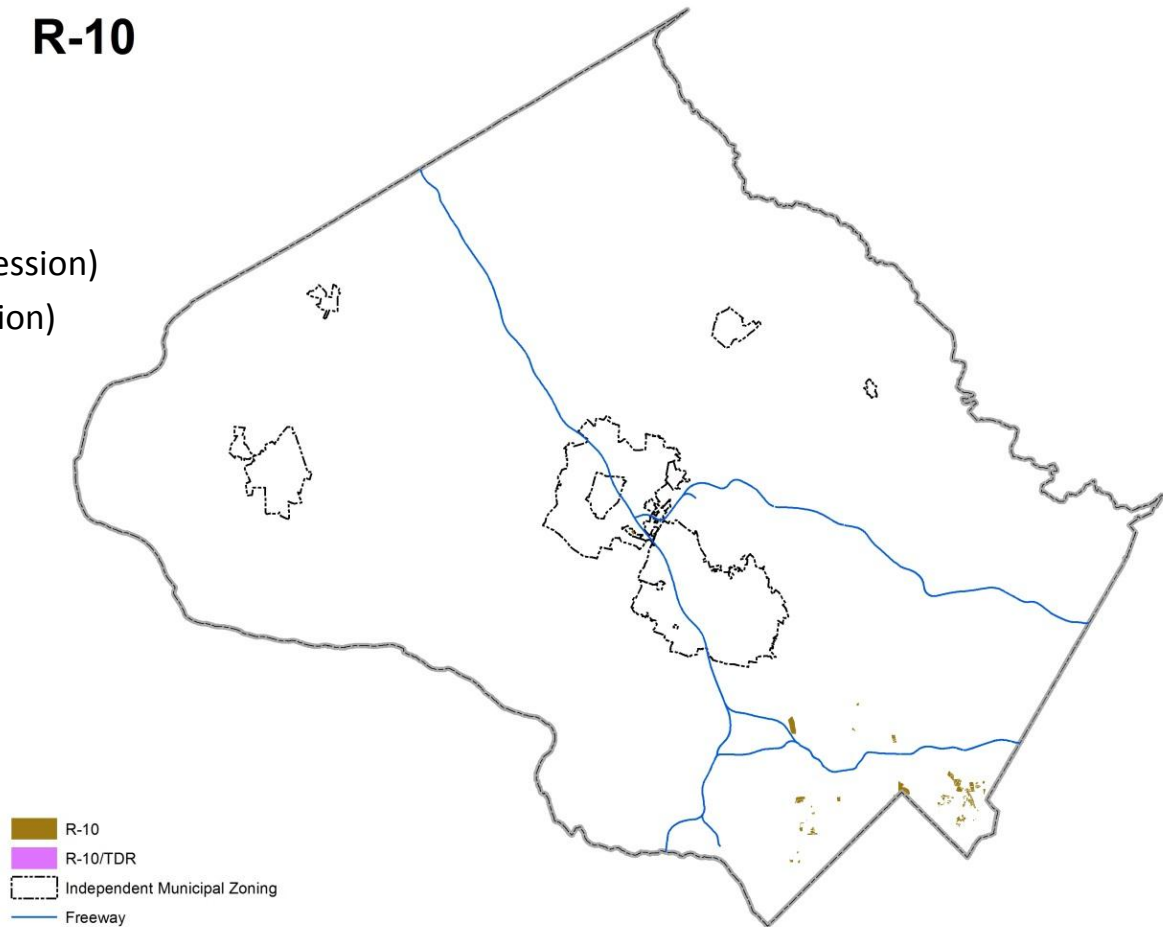
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

**R-10**



existing zoning

# Mapping

## Residential Multi-Unit Zones

### Mapping

Zones Established

Intent Statement

Uses

Development Standards

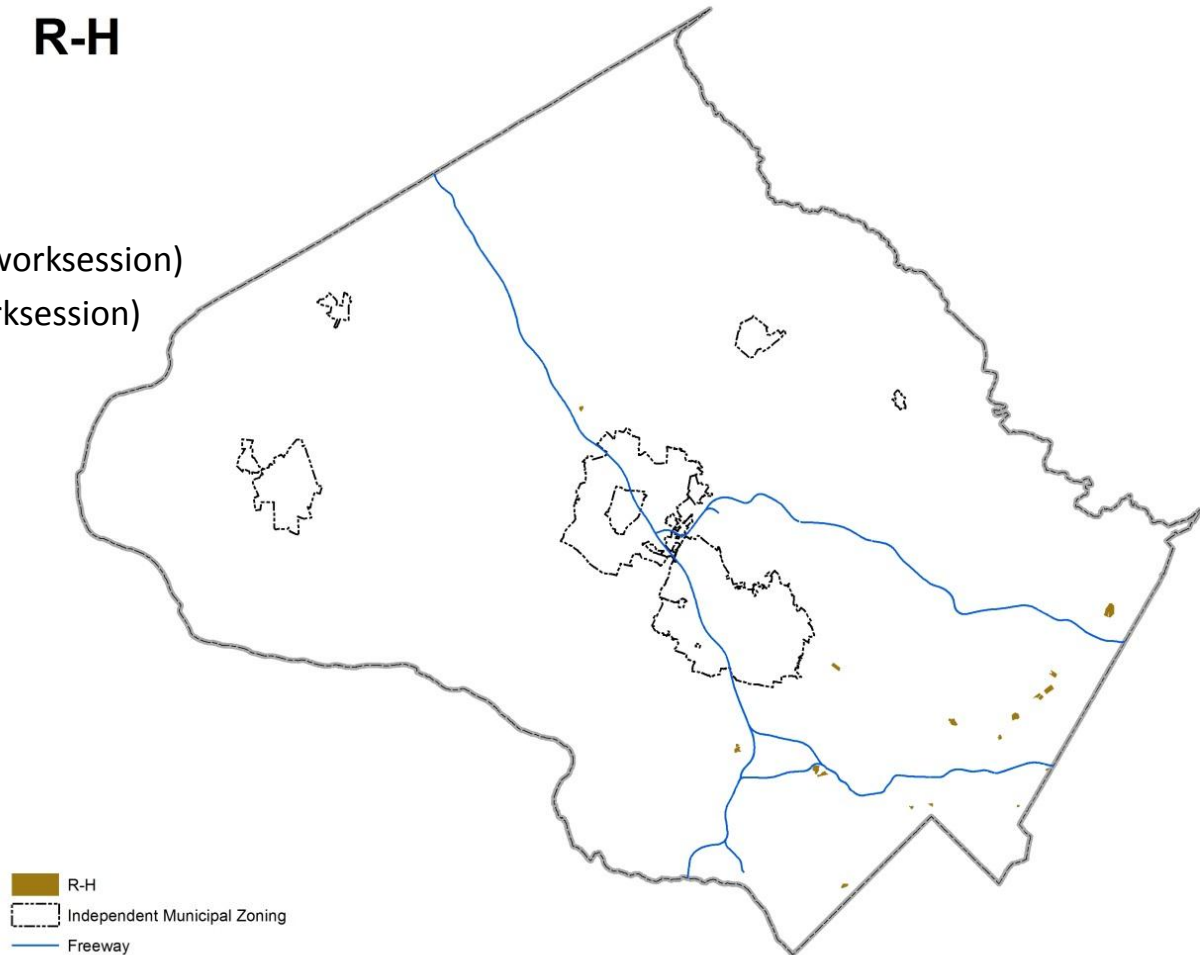
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

**R-H**



existing zoning

# Residential Multi-Unit Zones

Mapping

**Zones Established**

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

## Zones Established

- Current

**Sec. 59-C-2.1. Zones established.**

The following are the multiple-family residential zones and their identifying symbols.

R-30 – Multiple-family, low density residential

R-20 – Multiple-family, medium density residential

R-10 – Multiple-family, high density residential

R-H – Multiple-family, high-rise planned residential (floating)

R-30/TDR – Multiple-family, transferable development rights (none mapped)

R-20/TDR – Multiple-family, transferable development rights (none mapped)

R-10 /TDR – Multiple-family, transferable development rights

## Proposed

**Sec. 2.1.1. Overview of Established Zones**

A. Euclidean Zones

3. Residential

c. Residential Multi-Unit

- i. R-30: Residential Multi-Unit Low Density - 30
- ii. R-20: Residential Multi-Unit Medium Density - 20
- iii. R-10: Residential Multi-Unit High Density - 10

\*R-H zone will be retained in an additional article. Following adoption of the new code, property owners will not be able to request



# Residential Multi-Unit Zones

Mapping

Zones Established

**Intent Statement**

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

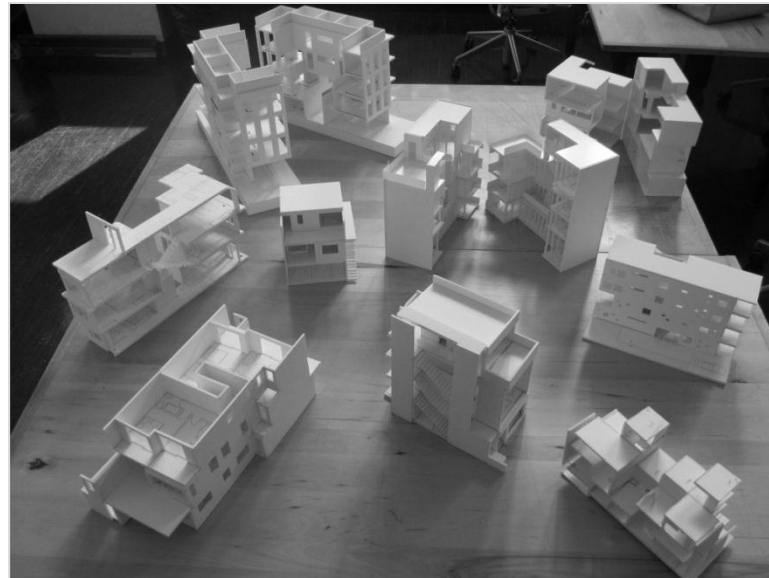
Process



# Intent Statement

- New

The intent of the R-30 ,R-20, and R-10 zones is to provide designated areas of the County for higher-density, multi-unit residential uses. The predominant use is residential in an apartment/condo building, although detached house, duplex, and townhouse building types are allowed within these zones.



# Uses:

## Residential Multi-Unit Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

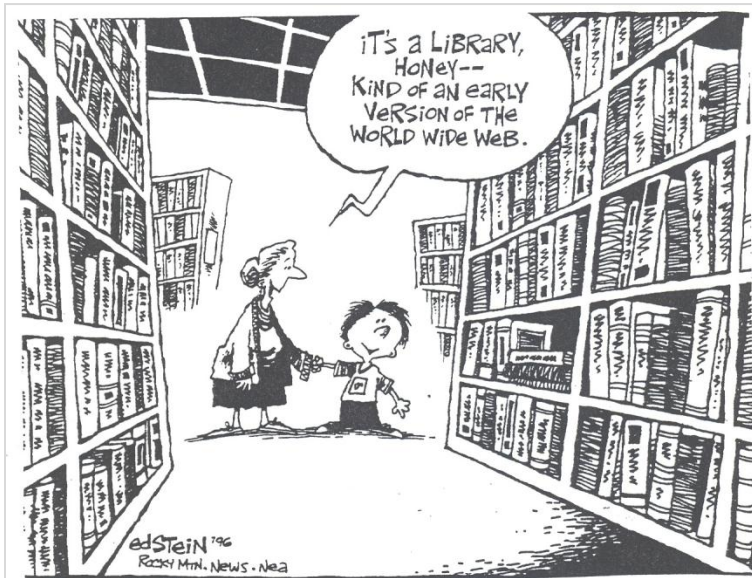
Floating Zones (later worksession)

General Regulations

Process

## Permitted Uses (blue indicates a modification to the use)

- Single-Unit Living
- Two-Unit Living
- Townhouse Living
- Multi-Unit Living
- Residential Care Facility (up to 8 persons)
- Residential Care facility (9-16 persons)
- Cultural Institution
- Family Day Care (up to 8 persons)
- Playground, Outdoor Area (private)
- Public Use (except utilities)
- Religious Assembly
- Amateur Radio Facility (up to 65')
- Railroad Tracks
- Pipeline (below ground)
- Transmission Lines (below ground)
- Accessory Buildings, Structures, and Uses



# Uses

## Residential Multi-Unit Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Limited Uses (blue indicates a modification to the use)
  - Community Garden (modification of existing use)
  - Urban Farming (modification of existing use)
  - Animal Husbandry (modification of existing use)
  - Farm Market, On-site (modification of existing use)
  - Agricultural Vending (Wayside stands for sale of farm products SE)
  - Seasonal Outdoor Sales (Wayside stands for sale of farm products SE )
  - Independent Living Facility for Seniors...
  - Personal Living Quarters (up to 50 units)
  - Home Health Practitioner (low impact) (P w/ footnotes)
  - Home Occupation (no & low impact) (P w/ footnotes)
  - Surface Parking for Use allowed in the Zone (P)
  - Retail/Service Establishment (up to 5,000 sf) (only R-10)
  - Antenna on Existing Structure (P w/ footnotes)
  - Temporary Commercial Uses (construction office, transitory use) (P w/ footnotes)
  - Solar Collection System (new)

# Uses

## Residential Multi-Unit Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



### • Conditional Uses

- Personal Living Quarters (over 50 units)
- Residential Care Facility (over 16 persons)
- Home Health Practitioner (major impact)
- Home Occupation (major impact)
- Ambulance Rescue Squad (private)
- Group Day Care (9-12 persons)
- Day Care Center (13-30 & over 30 persons)
- Educational Institution (private)
- Hospital
- Private Club, Service Organization
- Swimming Pool (community)
- Communications Facilities (cable, media tower)
- Surface Parking for Commercial Uses in an Historic District (not in R-90)
- Golf Course, County Club
- Amateur Radio Facility (over 65')
- Pipeline (above ground)
- Public Utility Structure



# Development Standards

## Residential Multi-Unit Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Building Types
  - Detached House
  - Duplex
  - Townhouse
  - Apartment/Condo
  - General Building
- Apartment/Condo Standards
  - Neighborhood compatibility standards apply if abutting ag, rural residential or residential zone
  - New accessory structure standards
  - Parking setbacks for surface parking for apt/condo and general buildings
  - Under the current code R-10 doesn't have a height limit, but requires site plan. Draft assigns height limit of 100' for standard method which under 8.4.3.A.8. will most-likely require site plan
  - For simplification some dimensional standards have not been retained because more projects will go through site plan (such as distance between buildings and corner lot standards)

# Development Standards

## Residential Multi-Unit Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



## • General Building Standards

### – R-30

- No minimum lot area
- 18% maximum coverage of lot
- 75' minimum lot width at front building line
- 1.50 max FAR
- 30' front setback
- 10' side street setback
- 10' side setback
- 15' rear setback (4' alley)

### – R-20

- Same as R-30
- 1.75 max FAR

### – R-10

- Same as R-30
- 12% maximum lot coverage
- 2.00 max FAR

### – All

- Compatibility development standards apply (setbacks and height)
- Parking setbacks apply

# General Regulations

## Residential Multi-Unit Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

## General Regulations

Process

- Site Access
  - General access requirements apply
- Parking, Loading, & Queuing
  - No significant change
- Open Space
  - Common Open Space required, some additional standards
  - Amounts unchanged



# General Regulations

## Residential Multi-Unit Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

## General Regulations

Process

- Recreation Facilities
  - Regulations established by Planning Board guidelines
  - Applies to all developments with 20 or more units
- Landscaping & Outdoor Lighting
  - Outdoor lighting codified, esp.:
    - Conditional uses limited to maximum 0.1fc illumination level at lot line abutting detached house
    - Parking lot lighting restricted
  - Non-ag/res uses may have “greener” parking lots
  - Screening may be required for general buildings, townhouses, apartment/condo & conditional uses
- Outdoor Display & Storage
  - Non-ag uses may be subject to setbacks & screening
- Signs
  - No change



## Residential Multi-Unit Zone

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

### Process



## Process

- Changes to uses that are currently permitted proposed as limited uses (incorporating footnotes)
- Changes to uses that are currently special exceptions: use consolidation for day care and residential care facility
  - Day Care Facility for more than 4 Senior Adults and Persons with Disabilities becomes a permitted use under Family Day Care (up to 8 persons). Day Care Facility for up to 4 Senior Adults and Persons with Disability is a permitted use, over 8 persons remains a conditional use.
  - Hospice, Life Care Facility, Nursing Home, Group Home (small), Respite Care Home and Adult Foster Home consolidated. Residential Care Facility (up to 8 persons) proposed as a permitted use. Currently, Group Home (small), Respite Care Home and Adult Foster Home are permitted uses, Residential Care Facility (over 8 persons) remains a conditional use.
- Change in administration and procedures are general and not specific to zoning

# Mapping

## Industrial Zones

### Mapping

Zones Established

Intent Statement

Uses

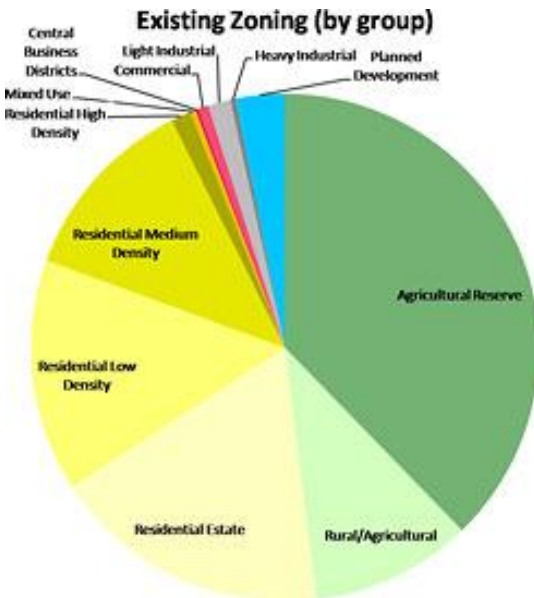
Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Current I-1

- 942.19 acres
- 0.33%

- Current I-2

- 757.36 acres
- 0.27%

- Current I-3 (floating)

- 970.29 acres
- 0.34%

- Current I-4

- 663.57 acres
- 0.23%

- Current R&D

- 47.40 acres
- 0.017%

- Current LSC

- 73.84 acres
- 0.03%

- Proposed

- IL (I-4)
- IM (I-1, RS\*, R&D) 1,063.43 acres, 0.37%
- IH (I-2)
- I-3 proposed to convert to EOF; LSC remains LSC. Both categorized as Employment zones

\* RS 73.84 acres and .03%,

# Zones Established

## Industrial Zones

Mapping

### Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



- Current

- **Sec. 59-C-5.1. Zones established.**

- The following are the industrial zones and their identifying symbols.

- I-1 – Light Industrial

- I-2 – Heavy Industrial

- I-3- Technology and Business Park (floating)

- I-4 – Low-Intensity, Light Industrial

- R&D – Research and Development

- LSC - Life Sciences Center

- Proposed

- **Sec. 2.1.1. Overview of Established Zones**

- A. Euclidean Zones

- 6. Industrial

- a. IL: Light Industrial

- b. IM: Moderate Industrial

- c. IH: Heavy Industrial

# Intent Statement

## New

## Industrial Zones

Mapping

Zones Established

**Intent Statement**

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process



### Light Industrial

The IL zone is intended to provide land for industrial activities where major transportation links are not typically necessary and noise, dust, vibration, glare, odors, and other adverse environmental impacts are usually minimal. The IL zone is appropriate as a transitional Industrial zone between a Residentially zoned area and land classified in the IM and IH zones.

### Moderate Industrial

The IM zone is intended to provide land for industrial activities where major transportation links are not typically necessary and noise, dust, vibration, glare, odors, and other adverse environmental impacts are usually minimal.

### Heavy Industrial

The IH zone is intended to provide land for industrial activities that usually need major transportation links to highways or rail and may create significant noise, dust, vibration, glare, odors, and other adverse environmental impacts.





# I-4 to IL Uses

## Industrial Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

## New Uses

- Agricultural Vending (L)
- Ambulance or Rescue Squads (private) (P)
- Bus, Rail Terminal (P)
- Car Wash (L)
- Commercial Vehicle Repair (P): use consolidation, aircraft parts, sales and services are currently a P
- Drive Thru Facility (L)
- Farm Market, On-site (L)
- Seasonal Outdoor Sales (P)
- Taxi/Limo Facility (includes storage) (P)



Parklawn Dr

# I-4 to IL Uses

## Industrial Zones

Mapping

Zones Established

Intent Statement

### Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

## Use Changes

- Agricultural Uses separated into specific uses including Urban Farming, Community Garden and Animal Husbandry
- Private Club, Service Organization (SE to L with site plan if abutting/confronting ag, rural, res)
- Office (max GFA for office is limited to 50%)
- Expanded retail uses allowed, limited by size of establishment (up to 15,000 SF)

## Uses Removed from the Zone

- Dwellings (currently SE) (IMU Overlay allows residential uses on I-4 near transit)

# Development Standards I-4 to IL

- Building Types
  - General Building
  - Multi-use Building
- Changes to Development Standards

## Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

	I-4	IL
<b>Open space (min)</b>	20%	5% if site ≤10,000SF 10% if site >10,000SF
<b>Setbacks</b>	<p>(a) 100' from any residential zone. If the lot adjoins a residential zone that is recommended on an approved and adopted master or sector plan for mixed-use, commercial, or industrial zoning, the setback must be at least 10';</p> <p>(b) 10' from any mixed-use, commercial, or industrial zone;</p> <p>(c) 50' from:</p> <ol style="list-style-type: none"> <li>(1) A railroad or utility right-of-way or an arterial road that separates the industrial area from a residential zone;</li> <li>(2) A limited-access freeway or parkway;</li> <li>(3) A major highway;</li> </ol> <p>(d) 25' from:</p> <ol style="list-style-type: none"> <li>(1) An arterial road that separates the industrial area from a commercial zone; or</li> <li>(2) An arterial road, local street, or private right-of-way within the industrial area.</li> </ol>	<p><b>Front:</b> 10'</p> <p><b>Side street:</b> 10'</p> <p><b>Side, abutting Ag, Rural or Res Detached:</b> Compatibility Development Standards</p> <p><b>Side, abutting Industrial zones:</b> 0'</p> <p><b>Side, abutting all other zones:</b> 10'</p> <p><b>Rear abutting Ag, Rural or Res Detached:</b> : Compatibility Development Standards</p> <p><b>Rear setback, abutting Industrial zones:</b> 0'</p> <p><b>Rear setback, abutting all other zones:</b> 10'</p> <p><b>Rear setback, alley:</b> 0'</p>

# Development Standards I-4 to IL

- Changes in Development Standards

## Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

	I-4	IL
<b>Parking Setbacks</b>	<p>(1) 50' from any residential zone unless the adjoining residential property is recommended on an approved and adopted master or sector plan for commercial or industrial zoning or has an approved special exception for off-street parking in connection with a commercial use, then the setback shall be at least 10';</p> <p>(2) 10' from any commercial or industrial zone;</p> <p>(3) 25' from a limited access freeway, a major highway, an arterial road, a railroad or utility right-of-way, or a local street or private drive within the industrial park.</p>	<p><b>Conditional use with 3-9 spaces:</b> 6' setback + landscaping</p> <p><u>Any use with 10+ spaces</u> <b>Abutting Ag or Res:</b> 10' + landscaping</p> <p><b>Other Zones:</b> 6' + landscaping</p> <p><u>P or L uses with 1-9 spaces:</u> None Required</p>
<b>Site Plan</b>	Required if development is optional method to allow for less restrictive building and parking setbacks	<p>Required if property abuts or confronts Ag, Rural Res, Res or Res Floating or</p> <p>Building height &gt; 40' abutting or confronting any zone or</p> <p>If required under 59-3</p>
<b>Area requirements</b>	<p>(1) 10 acres; except that a tract with an area of not less than 2 acres may be permitted where such tract adjoins and has a common boundary with an I-1, I-2, or I-3 zone, or where such tract is recommended for I-4 zoning on an approved and adopted master or sector plan.</p> <p>(2) Within any I-4 zoned area located outside of a Transit Station Development Area, each main building erected, together with any accessory building, must be located on a separate lot having an area of at least one acre.</p>	<b>N/A</b>

# Development Standards I-2 to IH

## Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

### Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Changes in Development Standards

	I-2	IH
<b>Parking Setbacks</b>	N/A	<p><b>Conditional use with 3-9 spaces:</b> 6' setback + landscaping</p> <p><u>Any use with 10+ spaces</u> <b>Abutting Ag or Res:</b> 10' + landscaping</p> <p><b>Other Zones:</b> 6' + landscaping</p> <p><u>P or L uses with 1-9 spaces:</u> None Required</p>
<b>Site Plan</b>	Not required	<p>Required if property abuts or confronts Ag, Rural Res, Res or Res Floating or</p> <p>Building height &gt; 40' abutting or confronting any zone or</p> <p>If required under 59-3</p>



## Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

## General Regulations

Process

# General Regulations

- Recreation Facilities
  - May apply in the IL zone due to IMU overlay
- Landscaping & Outdoor Lighting
  - Outdoor lighting codified, esp.:
    - Conditional uses limited to maximum 0.1fc illumination level at lot line abutting detached house
    - Parking lot lighting restricted
  - May have “greener” parking lots
  - Screening may be required for general buildings, multi-use buildings & conditional uses
- Outdoor Display & Storage
  - May be subject to setbacks & screening
- Signs
  - No change



# Process

## Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

## Process

- Changes to uses that are currently permitted proposed as limited uses (incorporating footnotes)
- Change in administration and procedures are general and not specific to zoning

