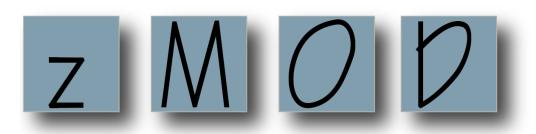


Zoning Ordinance Modernization Project



Why Update the Zoning Ordinance?



Unintuitive format and structure



Outdated land uses and regulations



Legal jargon and antiquated language





Inconvenient on cell phones, tablets, and other devices

Substantive Changes to Land Uses/Regulations













Timeline



Summer 2020

Modernization of use regulations

July 1, 2019: consolidated draft of use regulations

Board of Supervisors endorsement of use regulations

Plain language and other revisions of remaining articles Creation of figures, charts, and graphics

Release of new consolidated Zoning Ordinance
Public hearings with Planning Commission and Board of Supervisors

Outreach

ONLINE ENGAGEMENT

zMOD Website Facebook Listserv

PUBLIC MEETINGS

Community meetings
Meetings with local
civic and industry
groups

*Staff is available to present the drafts to community groups, receive feedback, and answer questions

WORK GROUPS

Citizens
Land Use Attorneys
Industry and Builders
Land Use Aides
Staff Outreach

Accessory Uses



Freestanding Accessory Structures

Eliminates distinction in all zoning districts between "accessory storage structures" and "accessory structures" for height and location

- If less than 8.5 feet, can locate in any side or rear
- If between 8.5 and [range: 10-12 feet], must be 5 feet from side and rear
- If over [range: 10-12 feet], must meet side setback, and rear setback or distance in height from rear
- Not allowed in the front yard on lots less than 36,000 sq. ft., with limited exceptions





Accessory Dwelling Unit

Current: All accessory dwelling units require SP

Proposed: Administrative approval if located within the principal dwelling

- **Unchanged:** 55+ or handicapped, maximum of two people, two bedrooms
- Revised: Maximum size of 700-1,200 SF (advertised range with a special permit for larger), identify a designated parking space

Continue to require special permit if detached

- **Unchanged:** Minimum 2+ acres, may require additional parking, all other standards continue to apply
- **Revised:** Maximum size of 700-1,500 sq. ft. (advertised range)



Home-Based Business

Allows limited businesses to operate from the home:

- Consolidates current home occupations and home professional office
- No exterior evidence of home business and must occur entirely within dwelling/structure
- Prohibited list of uses



Home-Based Business, cont'd

- Customers:
 - Single Family Detached 4 customers at one time;
 8 customers in one day
 - Multifamily 2 customers at one time; 8 customers in one day
- Employees:
 - Single Family Detached 1 nonresident employee
 - Multifamily 0 nonresident employees
- Includes consideration of cumulative effects of home business, daycare, and short-term lodging
- Number of employees or customers/clients can be exceeded with special permit



Zoning Districts



General Layout

5. R-2 Residential District, Two Dwelling Units/Acre35

A. Purpose³⁶

The R-2 District is established to provide for single family detached dwellings and affordable dwelling unit developments, and to allow other uses that are compatible with the low-density suburban character of the district.

Figure 2102.9: R-2 District Aerial Example







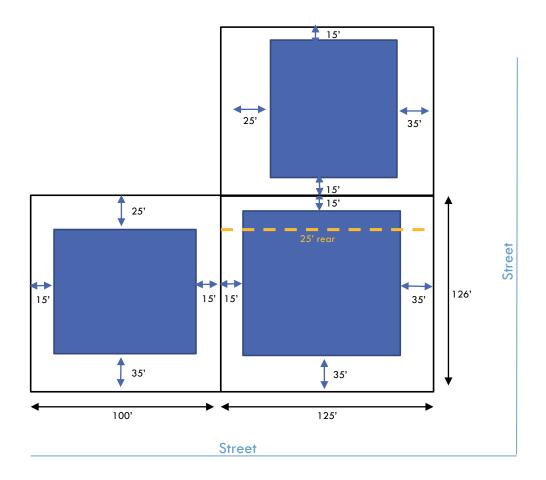
B. R-2 Lot and Building Dimensional Standards

TABLE 2102.5: R-2 Lot and Building Standards									
		Conventional		Cluster					
	District size, minimum	No requirement		2 acres [1]					
	Density, maximum	2 du/ac		2 du/ac					
	Open space, minimum	No requirement		25 percent of the gross area					
	Lot area, average	18,000 square feet		No requirement					
	Lot area, minimum	15,000 square feet		13,000 or 15,000 square feet [1]					
A	Lot width, minimum	Interior	Corner	Interior	Corner				
		100 feet [2]	125 feet [2]	No requirement	100 or 125 feet [1]				

	Single family dwellings			Other uses	
		Conventional	Cluster	Outer uses	
В	Front setback, minimum	35 feet	25 feet	Setback equal to building height, but not less than 35 feet ³⁷	
C	Side setback, minimum	15 feet	8 feet (total minimum 24 feet)	See Table 2102.5a below	
D	Rear setback, minimum	25 feet		See Table 2102.5a below	
Е	Building height, maximum [3]	35 feet		60 feet	
	Floor area ratio, maximum	No requirement		0.25 for public uses; 0.20 for uses other than residential or public	



Corner Lots





*Not to scale, for illustrative purposes only

Development Standards



Extensions and Setbacks

Decks

- Pergolas, trellises, and overhanging planters are now permitted above the railing
- Change to allow lattice:
 - Below deck that is less than four feet in height
 - Over the railing on two sides extending from the side and may extend up to 8 feet from deck floor







Extensions and Setbacks, cont'd

Carports

- No longer permitted to encroach 5 feet into any side setback (but no closer than 5 feet) in response to enclosures and resulting violations
- Only applies to new construction





Outdoor Lighting Zoning Ordinance Amendment

Zoning Ordinance Requirements

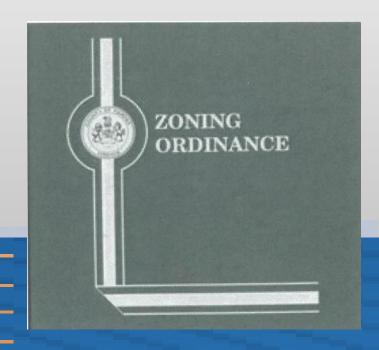
Most pole and building/wall mounted fixtures must be

- Full cut-off
- Mounted horizontal to the ground



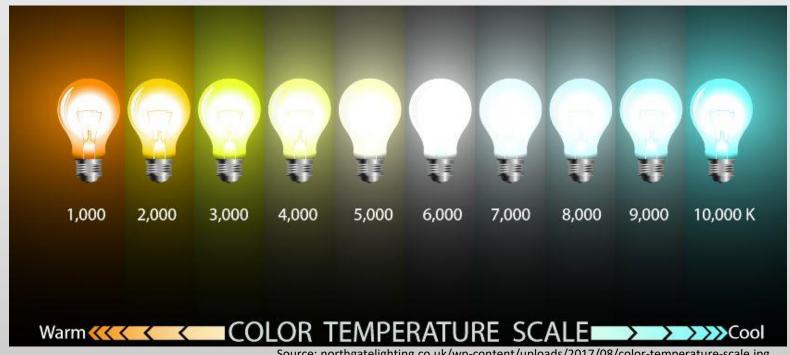
Topics on the Work Program:

- New: Color temperature
- Single family exemptions
- Motion-activated lighting exemptions
- Sports fields/courts
- Review of sports illumination plans by ARB



Color Temperature

Add a maximum 3,000K correlated color temperature standard, except for sports fields/courts



Source: northgatelighting.co.uk/wp-content/uploads/2017/08/color-temperature-scale.jpg

Exemptions – Single family dwellings

Current: light fixtures with 2,000 lumens or less are exempt Proposed changes to exemption:

Reduce lumens for exempt fixtures to 1,500 lumens (~ 100 watts incandescent)

> Exempt only from the location/shielding and full cut-off

requirements



Exemptions – Motion activated security lighting

Current exemptions:

- Single family if 6,000 lumens or less, extinguished within 5 min., and bulb not visible 5' above property line
- Other uses if bulb not visible 5' above property line

Proposed changes to exemptions:

- Reduce lumens for single family to 4,000 lumens or less (~ 267 watts incandescent)
- No change to 5 min. requirement for single family
- Replace 5' above property line standard with a requirement for light to be directed onto the property

Sports Illumination Plans

- Reduce the hours for lighting on outdoor playing fields/courts on properties that are zoned residential and developed with single family
 - > Current: 7:00 am to 11:00 pm
 - Proposed: 7:00 am to 10:00 pm
- Update the perimeter areas for playing fields/courts in coordination with FCPA
- Require ARB review of stand-alone SIPs located in Historic Overlay

Districts

