

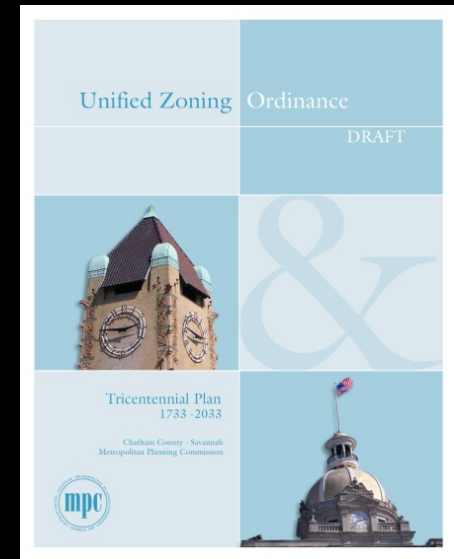
Unified Zoning Ordinance
Overview of Component 3:
Zoning Districts & Use
Regulations

Planning Session

April 8, 2008

Proposed Table of Contents

- Article 1.0: **General Provisions**
- Article 2.0: Review Bodies and Administrators
- Article 3.0: Development Application Review Procedures
- Article 4.0: **Measurements of Standards**
- Article 5.0: **Base Zoning Districts**
- Article 6.0: **Special Purpose Districts**
- Article 7.0: **Historic and Other Overlay Districts**
- Article 8.0: **Use Standards**
- Article 9.0: General Site Development Standards
- Article 10.0: Nonconformities
- Article 11.0: Violations, Penalties, Enforcement
- Article 12.0: **Definitions**



Yellow = Component 3 work underway

Existing Table of Contents

COUNTY ZONING ORDINANCE

- Section 1: Enactment, Short Title, Jurisdiction and Purpose
- Section 2: Definitions
- Section 3: General Provisions
- Section 4: Zoning Districts
- Section 5: Exceptions and Modifications
- Section 6: Off-street Parking and Loading Requirements
- Section 8: Nonconforming Uses
- Section 9: Administration & Enforcement
- Section 10: Board of Appeals
- Section 11: Amendment
- Section 12: Remedies and Penalties
- Section 13: Conflict with Other Laws
- Section 14: Separability
- Section 15: Effective Date

CITY ZONING ORDINANCE

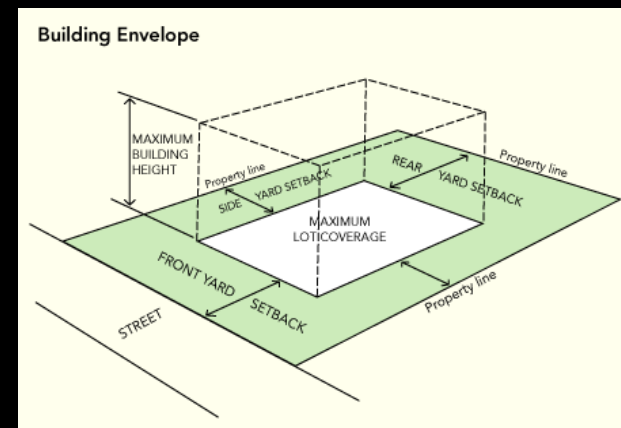
- Article A: Generally
- Article B: Zoning Districts
- Article C: Exceptions & Modifications
- Article D: Off-street parking and Service Requirements
- Article E: Signs
- Article F: Nonconforming Uses
- Article G: Administration & Enforcement
- Article H: Board of Appeals
- Article I: Amendments
- Article J: Wireless Telecommunications Facilities
- Article K: Mid-city Zoning
- Article L: New Hampstead PUD

Article 1.0: General Provisions

- Sets up purpose and the legal authority for the zoning ordinance
- Will address issues such as:
 - Jurisdiction
 - Authority
 - Effective date of ordinance
 - Conflict with other laws
 - State of emergency

Article 4.0: Measurements of Standards

- Provides a central location that identifies how certain measurements are to be made.
- Examples of revisions:
 - Density (from net area to gross area)
 - Front yard setback (from ROW centerline to front property line)
 - Parking Spaces (from leasable area to gross area)



Approach to Uses and Zoning Districts

Develop Master List of Uses

Develop Zoning Districts

Article 2 Districts and Uses

2.6 Permitted Uses
2.6.2 Permitted Use Table

*R- R.E. R-15, R-10, R-8, R-6		KEY: BLANK CELL = NOT PERMITTED ■ = PERMITTED □ = SPECIAL USE APPROVAL																								
USE CATEGORY	PRINCIPAL USE	OS	FW	CA	CIV	R-MP	R-*	R-3	RS-1	RS-2	RU-1	RU-2	RU-3	RU-4	OG	CMU-1	CMU-2	CMU-3	CBD	CMP-1	CMP-2	EMP	WD	IH	Use Standard	
Household Living (see 2.10.2A)	Single-Family Detached																									
	Conventional																									
	Side Yard House																								2.7.1A	
	Cottage																									
	Single-Family Attached																									
	Semi-attached																									
	Two-Family																									
	Multifamily																									
	Townhouse																									
	Large Home																									
	Stacked Townhouse																									
	Apartment																									
	Upper-Story Residential																									
	Live-Work																									
	Group Living (see 2.10.2B)	Manufactured Home (Type A), Modular																								2.7.1B
		Manufactured Home (Type B)																								2.7.1C
Manufactured Home Park																									2.7.1D	
Boarding House, Rooming House, Single Room Occupancy																									2.7.1E	
Fraternity, Sorority, Dormitory																									2.7.1F	
Monastery, Convent																									2.7.1G	
Nursing Home, Full-time Convalescent, Hospice																									2.7.1G	
Personal Care Home for the Elderly																									2.7.1G	
Residential Home for the Elderly, Assisted Living Facility																										
Supportive Living Facility																										
CIVIC	Museum, Library																								2.7.1G	
	Neighborhood Arts Center or Similar Community Facility (public)																									
	Philanthropic Institution																									
Community Service (see 2.10.3A)	Police, Fire, EMS Substation																									
	Adult day-care program																								2.7.2A	
	Family Day Care Home (5 to 7 persons)																								2.7.2B	
	Group Day Care Home (8 to 12 persons)																								2.7.2B	
	Day Care Center (13+ persons)																								2.7.2B	
	Drop-in Child Care Center (15+ persons)																								2.7.2B	
Day Care (see 2.10.3B)	Nursery School, Preschool																								2.7.2B	

Determine if Use is Permitted, a Special Use or not permitted

Determine Use Standards (if any)

Step #1: Develop List of Uses

- A “Master List” of uses has been identified
-Likely to be modified as ordinance is drafted
- Uses are more comprehensive than existing uses

For example:

EXISTING

Shrubbery Sales

Hydraulic Jack Repair

PROPOSED

Plant Nursery

Light Industrial

- Some uses will be less comprehensive to account for differences

EXISTING

Rehabilitation and Correction
Institution

PROPOSED

Correctional Transition Facility
Substance Abuse Facility

Step #2: Uses and Definitions

(Attachment 2)

Attachment 1: Example of Uses and Definitions

Group Living:	
Group living is characterized by the residential occupancy of a building by a group of people who do not meet the definition of "household." Tenancy is usually arranged on a monthly or longer basis. Group living arrangements typically have a common eating area for residents. The residents may receive care, training, or treatment, as long as the care givers also reside at the site.	
Assisted Living Facility	A state-licensed facility where individuals permanently reside and are provided custodial care, but who do not require convalescent or chronic care. May include individuals who are elderly, developmentally disabled, mentally disabled, or physically disabled.
Boarding House (not including Rooming House)	An owner-occupied building where lodging, including meals, is provided to individuals. Only one kitchen/cooking facility can be provided, and tenancy must be no less than one month. Does not include Rooming House or Single Room Occupancy.
Children's Home	A state-licensed facility for the foster care of children.
Correctional Transition Facility	A facility where individuals who have been placed on probation, released on parole, or admitted for correctional purposes reside on a semi-permanent basis under full-time, on-site supervision. May also be referred to as a "half-way house."
Dormitory	A building or buildings owned by or affiliated with a primary school, academic or professional college, university, seminary or other recognized institution of higher learning exclusively for the purpose of housing registered students and/or staff at such institution. May include short-term residence of non-students who are registered for sanctioned events on campus.
Fraternity; Sorority House	A building maintained exclusively for members of an organization that is affiliated with an academic or professional college, university, seminary or other recognized institution of higher learning. May include on-site management by non-members.
Monastery; Convent	A building or buildings maintained by a religious group used exclusively for the purpose of permanently housing nuns, monks or friars. May include on-site residential management by staff who may not be affiliated with the religious group.
Nursing Home; Hospice	A state-licensed facility which provides full time convalescent or chronic care, or both, for individuals who by reason of advanced age, chronic illness or infirmity, are unable to care for themselves and require full-time skilled medical staff.
Rooming House (not including Boarding Home)	A building where lodging, not including meals, is provided to persons who do not meet the definition of household and do not require supervised care including medical, correctional or substance-related. Individual rooms must be provided but can be shared by no more than two residents. Only one kitchen/cooking facility can be provided. An on-site residential manager is required. Does not include Boarding House or Single Room Occupancy.

Definitions

- Most uses will be defined with a new definition
- Federal, state and local law reviewed for guidance and consistency

Step #3: Identify Zoning Districts

- Determine which base districts are needed by category of land use:
 - Conservation
 - Agriculture
 - Single Family Residential
 - Multi-Family Residential
 - Office
 - Commercial
 - Mixed Use
 - Industrial
- Most land use categories will have multiple zoning districts

Step #3: Identify Zoning Districts

- **Elements of a district:**
 - Purpose statement defines the desired character
 - Uses (Permitted, Limited, Special Use)
 - Bulk and Height standards
 - Other development standards that may be district specific
- **Example:** At this time, three industrial districts are proposed:
 - Industrial Transition
 - Light Industrial
 - Heavy Industrial

Step #4: Identify Existing Zoning Districts to be Revised or Eliminated

- Existing Zoning Districts

City

- Light Industrial (IL)
- Light Industrial Business (ILB)
- Planned Light Industrial (PILT)
- Heavy Industrial (IH)
- PUD Industrial (PUD-IN)

County

- Light Industrial (IL)
- Planned Light Industrial (PILT)
- Manufacturing (M)
- Heavy Industrial (IH)
- Waterfront Industry (WI)
- PUD Industrial (PUD-IN)
- Planned Industrial Landfill (PD-R-IL)
- Planned Development Sanitary Landfill (PD-R-SL)

Step #5: Draft Zoning District Sections (Attachment 2)

Attachment 3: Example of Zoning District Section by Use Classification

Note: These standards are still under development. Hand-out is to be used only to illustrate a concept.

Sec. 1.1 Industrial Districts

1.1.1 District Descriptions

a. Industrial Transition (IT)

The IT District is established to accommodate heavy commercial, office, light manufacturing, research and development, and small-scale warehousing and processing uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development must be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

b. Light Industrial (IL)

The IL District is established to provide for a wide range of research and development, light manufacturing, warehousing, and wholesaling activities as well as offices and some support services, all subject to minimum design standards intended to ensure such development is compatible with high visibility areas. Standards of this district are designed to minimize impacts on the environment and to assure compatibility with the surrounding area. It is the intent of this district to offer sites for those industries whose operations, exposure, location or traffic have minimal impact on adjacent properties.

c. Heavy Industrial (IH)

The IH District is established in order to provide sites for activities which involve large-scale warehousing, processing, manufacturing facilities, major transportation terminals, and waste-related facilities that have a greater impact on the surrounding area than industries found in the IT and IL districts. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential and commercial development.

1.1.2 Permitted Uses

Permitted uses within the Industrial districts are located in the Use Table in Sec. 5.X.

1.1.3 Accessory Structures and Uses

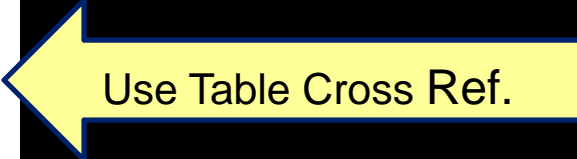
Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use permitted in accordance with 1.1.2. All accessory structures and uses shall meet the standards as set forth in Sec. 8.X.

1.1.4 District Development Standards


Development in any Industrial district shall meet to the development standards as set forth below.



Intent Statements



Use Table Cross Ref.



Accessory Uses

Step #6: Identify Bulk and Height Standards (Attachment 3)

Attachment 3: Example of Zoning District Section by Use Classification

Note: These standards are still under development. Hand-out is to be used only to illustrate a concept.

I Districts	IT	IL	IH
Lot Dimensions (minimum)			
Lot area (square feet)	10,000	22,000	43,560 (1 acre)
Lot width (feet)	50	50	75
Building			
Building Coverage (maximum)	75%	75%	75%
Height (maximum feet)	50	50	60
Ground floor area (maximum square feet)	n/a	n/a	n/a
Building Setback (minimum feet)			
Front	25	30	40
Side (street) [1]	X	X	25
Side/rear abutting single family	X	X	X
Side/rear abutting multi-family, nonresidential (except industrial)	X	X	X
Side/rear abutting lane	X	X	X
Building separation	10	10	10
Accessory Structure Setback	See Sec. X	See Sec. X	See Sec. X
Parking Setback (minimum feet)			
From rights-of-way, not including lanes	X	X	X
Abutting single-family	X	X	X
Abutting multi-family, nonresidential (except industrial)	X	X	X
Abutting lane	5	5	5

[1] Not required when abutting a railroad.

1.1.5 General Development Standards

Development in any Industrial district shall meet the general development standards as set forth in Article 9.0.

Standard	Section
Access and Circulation	Sec. X
Off-street Parking and Loading	Sec. X
Landscaping, Screening and Buffers	Sec. X
Outdoor Lighting	Sec. X
Outdoor Storage and Display	Sec. X
Groundwater Recharge Area Protection	?
Wetlands Protection	?

1.1.6 Additional Requirements Applicable to Industrial Districts

District Standards

Cross Ref. Site Dev. Standards

District Specific Standards

Step #7: Identify Uses in Each Zoning District (Attachment 2)

Chapter 404. Use Regulations

Article 2. Use Table

Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	RT-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	Standards
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																								
Business and Professional Services	Business and professional services, except as listed below													P	P	P	P	P	P	P	P	P		
	Bank or financial institution															P	P	P	P	P				
	Radio or television station, excluding towers																		P	P	P	P	P	
Personal Services	Personal Services														P	P	P	P	P	P				
Overnight Accommodations	Hotel or Motel														P		P	P	P	P				SE
	Bed and breakfast	L			L	L	L					L												\$404.70
	Rooming House								P			P												
	RV Park/ Campground									L														\$404.71
Retail Sales and Service	Retail Sales and Service, except as listed below															P	P	P	P					
	Neighborhood convenience center															L	L	L	L					\$404.72
	Convenience store															L	L	L	L	L			L	\$404.73
	Pharmacy														L	L	L	L	L	L				\$404.74
	Furniture store															P	P	P	P	P				
	Dance or similar studio											P											SE	
	Media sales and rental															L	L	L	L					\$404.75
	Media, sexually oriented																		L	L				\$404.67
Sex shop																			L				\$404.67	

Permitted →

Cross Ref. Use Std. →

Limited →

Special Use →

Step #8: Create Use Standards

(Attachment 4)

Attachment 4: Example of Use Standards (Cross-reference to Use Table)

Note: These standards are still under development. Hand-out is to be used only to illustrate a concept.

Sec. 8.1 Group Home Standards

The following use standards shall apply to all limited and special uses, as set forth in the district regulations of Article 5.0, Base Zoning Districts.

1.1.1 Boarding House

- a. Such use shall be owner-occupied and managed.
- b. Such use shall provide at least one meal a day to residents.

[City: no existing standards; County: no existing standards]

1.1.2 Children's Home

- a. Such use shall have on-site supervision on a 24-hour basis.
- b. Such use shall...
- c.

[Note: City and County have foster home licensing reqs. Does this apply to a Children's Home? No existing standards in county or city zoning ordinances.]

1.1.3 Correctional Transition Facility

- a. Such use shall have a full-time resident manager and on-site supervision on a 24-hour basis.
- b. Such use shall not be located within 1,000 feet, as measured in direction from property line to property line, of any other correctional transition facility.
- c.

1.1.4 Dormitory

- a. Such use shall have a full-time resident manager.
- b. Such use shall not exceed the residential density of the zoning district in which it is proposed to be located.

1.1.5 Nursing Home; Hospice

- a. Maximum number of residents based on zoning districts (TBD)
- b. Such use shall have on-site supervision on a 24-hour basis.

1.1.6 Rooming House

- a. Such use shall have a full-time residential manager and on-site supervision on a 24-hour basis.
- b. At least 15 square feet of common living area other than kitchens, hallways, bathrooms, and bedrooms shall be provided per guest room.

Questions?

