

Zoning Update District Quick Guide

General Notes:

- The updated districts take dimensional standards and apply them based on the use. While the original code may have allowed for different types of uses at the same setbacks, this code attempts to take a more granular approach.
 - Add diversity within districts with varied setbacks
 - Smaller or less intense uses may locate closer to the road than large, bulky uses
 - Example: A multi-family development or church locating in a residential zone would have a larger setback than a house in that zone
- Each district now points to a use table versus listing all of the uses in each district
 - After discussing with the steering committee it was determined that the BP should also allow for Mixed-Use developments. Given this decision additional uses that are allowed only as part of a mixed use development are now included in the district itself as well.
- The corridor overlay architecture and similar requirements are now included in all commercial districts
 - CO Standards are in as a placeholder, may need some tweaking based on district
 - Different zones may benefit from having slightly different standards, CN/NR/CS all have Corridor Overlay in them at the moment, but districts like the CS may be a good area to create unique or slightly different standards that fit the area

Residential Districts:

- Original Districts: AA (Largest), A, B, C
- Proposed: RL (**R**esidential **L**ow Density), RM (**R**esidential **M**oderate Density), RU (**R**esidential **U**rban Density)
- RL District: Combines the minimum width of the A District with the Minimum Lot size of the AA
- RM District: Utilizes the minimum width of the B District with a slightly reduced lot size, much of the balance of land is classified under this zone. Some flexibility to create smaller lots more in line with the original C district would be created through other routes (see assumption notes about cluster subdivisions below)
- RU District: A new district zoning that accounts for the smaller lots found in the urban core, alley loaded lots, etc. Primary utilization for the areas around the downtown, but could be used in other areas for alley-loaded home products on smaller lots

Commercial Districts:

- Original: PB, LB, GB, TN
- Proposed: CN (**C**ommercial **N**orth Gateway), NR (**N**ational **R**oad Gateway), TN (**T**raditional **N**eighborhood), DT (**D**owntown)
- CN: Look and feel very similar to the current PB and Corridor Overlay
- NR: Similar to the CN, but adds a few more uses and varies standards a little to better account for the current development pattern
- TN: Retains much of the same look and feel as the current TN district

- DT: Completely revised from the GB district standards, adds a loose framework of design standards for infill that should leave room for uniqueness

Industrial Districts:

- Original: I-1, Business Park, I-2
- Proposed: IM (**I**nnovation and **M**anufacturing), BP (**B**usiness **P**ark)
- Significant changes include removing I-2 from the Pennsy Trail and taking that to Business Park (may include a Recreational Trail Overlay later)

Overlays:

- Recreational Trail: Very specific design standards/form based district that adds architectural guidance to the underlying zone
- Neighborhood Commercial: The goal of the Neighborhood commercial is to open up some of the main intersections away from SR 9 to a smaller subset of commercial uses with more attention to architectural detail and styling
- PUD: Existing PUD's will have the option to stay PUD, or may find that our code works for them and reduces the amount of petitions that have to be filed, the goal moving forward is that the code provides some flexibility to not need PUD's as frequently
- Park***: TBD on whether this will be needed

Assumptions:

- Residential Design Standards: our residential design standards will be revised to a version that is more intense than what we have now but not meant to alienate or stall development
 - Design Standards can and should change or be revisited more frequently than every 20 years, the design standards that work for us now can be revised in the future
 - Revisiting can coincide with Comp Plan updates
 - Will include Multi-Family Standards from current code (modified)
- Recreational Trail Overlay will affect properties on either side of the Pennsy Trail land through the downtown District. How far it stretches outside of this will be worked out during our meetings and discussions
- Checklists, tables, and graphics will be included in the final versions of applications, the code, etc. to make sure that the code is user friendly and easy to understand
 - Downtown (DT) District Example provided to show what the code will look like fully formatted
- Cluster subdivision provisions will allow some flexibility where a developer may be able to reduce lot sizes/width etc when certain provisions are met (EX: preserving open or natural features may allow for a reduction of a percentage of lot widths, or similar)