THE CODE, THE COMP PLAN, and NEXT STEPS

The Code Update has the potential to address

17%

of the objectives created in the Comprehensive Plan.

The Comprehensive Plan has over 120 small and large objectives. While this sounds like a large number, many have been addressed or are in progress. The Code Update addresses another large chunk of objectives such as:

- Creating a mixed use district for the Downtown and key areas
- Creating landscape standards community-wide
- Creating overlays for unique opportunities like the Pennsy Trail
- Updating design standards for all types of development

And many others. One of the major goals for this Code was that the end-user would see more visuals, graphics, and a layout that helped clarify some of the requirements for development.

The Comprehensive Plan also discussed how changes in utility districts and annexation should trigger an evaluation about how land is used and remaining land developed:

- The zone code increases areas zoned TN to allow some additional small businesses to be established along popular neighborhood routes.
- Adds opportunities for apartments and mixed-use developments in the Downtown and some commercial districts
- Continues and expands the idea of neighborhood nodes
- Upcoming trail overlay for development along the Pennsy Trail

Incremental Changes to Density and Growth
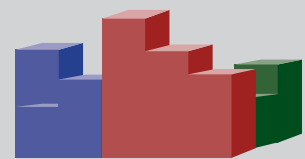
Next Steps

The remaining chapter drafts will come to the Plan Commission for first review, while public engagement will begin to address the revision of the districts and inclusion of other topics. Generally the process from now to adoption may include:

- Public Engagement, needed to address Accessory Dwelling Units, design standards, etc.
- Surveys and workshops to dig in to parts of the code
- Meetings on final versions (multiple) and sample scenarios
- Code Adoption (ideally by end of year, new year/new code)
- Creation of quick-guides to help users transition from the old to the new code

QUICK GUIDE TO DISTRICT CHANGES

Residential Districts:
- Original Districts: AA (Largest), A, B, C
- Proposed: RL (Residential Low Density), RM (Residential Moderate Density), RU (Residential Urban 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 (Cluster Subdivison standards TBD)
- 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 (e.g. neighborhood node setting)

NOTE: Current examples such as Cricket Reel and The Meadows at Springhurst are zoned B but actually built to A or AA standards. Ultimately, while this code reduces the number of zones, the market still has the flexibility to build what buyers are seeking.

Commercial Districts:
- Original: PB, LB, GB, TN
- Proposed: CN (Commercial North Gateway), NR (National Road Gateway), Commercial South (CS) TN (Traditional Neighborhood), DT (Downtown)
- 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
- CS: Geared toward smaller-scale commercial and employment
- 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 (Innovation and Manufacturing), BP (Business Park)
- 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 details
- PUD: Existing PUD's will have the option to stay PUD, or may find that our code works for them and reduces barriers to expansions
- Park***: TBD on whether this will be needed

RESIDENTIAL LOW

RESIDENTIAL MODERATE

RESIDENTIAL URBAN

COMMERCIAL NORTH GATEWAY

NATIONAL ROAD GATEWAY

COMMERCIAL SOUTH GATEWAY

TRADITIONAL NEIGHBORHOOD

DOWNTOWN

INNOVATION AND MANUFACTURING

BUSINESS PARK

NEIGHBORHOOD COMMERCIAL (TBD)

WHAT ELSE IS NEW FOR THIS CODE?

SETBACKS

Setbacks are driven by use versus blanket setbacks in a district or driven by road classification.

Why?

Add diversity in development patterns within a district and promote appropriate infill

Allow development closer to the road similar to the corridor overlay / SR 9 (ROW still req)

Retain larger setbacks for bulkier developments, example: large industrial

DOWNTOWN ZONE

The GB (General Business) transforms to a Downtown District with additional TN to promote appropriate development

FORMATTING

This update includes pictures and diagrams to try to further explain concepts and requirements of districts

Some graphics are in as smaller thumbnails currently but may be larger or have larger labels as needed in the final format.

ACCESSORY USES

Pending survey on accessory dwelling units, max size of accessory structures to be revised due to variances

UPDATE DESIGN STANDARDS

Placeholders are added for standards in all commercial zones. Residential standards to be updated.

Why?

Adjust standards from the corridor overlay to create templates for each commercial distrct

Update residential standards to improve on existing but provide flexibility

Create design standards for the Downtown and Pennsy Trail to promote unique areas

USE TABLE

All districts point to a use table, which helps a user quickly identify where they can build their project

Why?

Allows district chapters to focus more on the fabric and pattern of development

Permit smaller uses by right and larger uses by additional approval (ex: commercial)

Easy visualization for permitted, conditional, and development plan