

Land Development Code Rewrite Update 2-27-2018

What

On January 30, 2018 during a joint City Council/Planning Commission meeting, staff presented policy issues regarding the rewriting of the Land Development Code. Here is a summary of what we heard, as well as next steps in this process.

Combining Districts 7 and 9

Members of Planning Commission and City Council appeared to agree with combining Districts 7 and 9 into one commercial corridor. The new combined district is labeled as B-3 Business/Commercial Corridor and the permissible uses are listed in the use chart that follows at the end of this update.

Garage Orientation

Based on discussions at the Joint workshop, staff does not anticipate significant changes to the current garage orientation standards. Draft regulations are being prepared to ease orientation standards for new construction within existing neighborhoods where front entry garages are present and for development internal to a site, accessed by private driveways.

Housing Types

- **Cottage Housing/Pocket Neighborhoods:** Seemed comfortable with the cottage housing concept, with accommodation for buffering adjacent properties, particularly residential. Staff is preparing draft regulations for Cottage Housing/Pocket Neighborhoods to be considered as a Planned Development in Districts R-1, R-2, and R-3.
- **Senior Housing:** Based on the discussion staff is preparing draft regulations to add Senior Housing (residential, not facilities like assisted living) to Code as a Planned Development in Districts yet to be determined.
- **In-Law Suites/Accessory Structure Dwellings:** Continue to allow in Districts R-4 and B-1.
- **Vacation Rentals (Airbnb, by Owner):** Monitor types of use and need for possible future Code regulations.

Signage

- **A-Frame Signs:** Comments from the joint session indicated concerns regarding placement and design quality of A-Frame signs. Staff is drafting regulations would require the signs to be placed adjacent to storefronts. Signs will also be required to be professionally fabricated to encourage quality construction.
- **Window Signs:** Concerns were voiced over quality of window signage, especially in retail districts. Staff is preparing draft regulations allowing a slight increase in size for commercial and industrial districts. Eligible buildings would also be required to have a significant setback from the public right-of-way.

Drive-Throughs

Staff is preparing draft regulations to allow drive-through uses on Darrow Road in Districts B-3 Business/Commercial Corridor and I-1 Business/Industrial Park. Site design standards would require all circulation, vehicle stacking, and drive-through windows to be placed behind the building. Regulations would restrict direct access from the drive lanes to a public street.

District Name Changes

In the draft Code, District names will be changed to make it easier to understand and that better reflect the character of the District. See attached new District Map.

Previous Name	New Name
District 1: Suburban Residential Neighborhood	R-2 Residential Neighborhood
District 2: Rural Residential Conservation:	R-1 Residential Neighborhood
District 3: Outer Village Residential Neighborhood	R-3 Residential Neighborhood
District 4: Historic Residential Neighborhood	R-4 Residential Neighborhood
District 5: Village Core District	B-1 Downtown District
District 6: Western Hudson Gateway	B-2 Office Park
District 7: Outer Village Commercial Corridor and Office Overlay Zone	B-3 Business/Commercial Corridor
District 8: Industrial/Business Park and Hike Bike Senior Housing Overlay Zone	I-1 Business/Industrial Park
District 9: Darrowville Commercial Corridor	B-3 Business/Commercial Corridor
District 10: Ravenna Road Corridor	R-1 Residential Neighborhood

Recommended District Changes

Following is a summary of key District changes.

Recommended District Changes	
Change	Explanation
District 7 & 8 Overlays Eliminated	Eliminate overlays in District I-1 Business/Industrial Park. Senior housing is occupying scarce business/ industrial land. In District B-3 Business/Commercial Corridor, uses should be incorporated into regular zone. Transition between 7 and 3 (residential) should be handled through buffer regulations.
Consolidate Districts 10 and 2 into one District R-1 Residential Neighborhood	Districts 10 and 2 would be combined into one new District R-1 Residential Neighborhood. Only 2 properties in District 10 uses are not residential. One landscaping use could be permitted as an agricultural use. One office would be grandfathered.
Combine Districts 7 and 9 into one B-3 Business/Commercial Corridor	<ul style="list-style-type: none"> Remove auto service stations which were conditional in Dist. 7. Leave auto dealer as a conditional in District 7. Change bar/tavern from permitted to conditional. Add boarding kennel as conditional. Add family day care as conditional.

Use Changes

Following is a summary of recommended changes to the permitted uses. The rationale is to simplify the Code, and streamline the process. Concerns that previous made these Conditional Uses can be regulated through dimensional regulations. For example, concerns that made Assembly/Meeting Halls a conditional use were parking and buffering. Those can be handled in the dimensional regulations as a permitted use.

Recommend Changes from Conditional Use to Permitted Use	
Type	Notes
Duplex	Larger lot zone; would provide alternate housing type, while providing buffering due to lot size and changes to dimensional regulations. (Districts 2,3)
Multi Family	With additional dimensional requirements. (Districts 4,5, New Combined 7-9)
Single-Family Attached	Added to New District 7; changed in District 4 as these are most appropriate for higher density and multi-family. (District 4, New Combined 7-9)
Townhomes	Same as Single-Family Attached. (District 4, New Combined 7-9)
Assembly/Meeting Halls	Permitted with additional dimensional regulations. (District 8)
ATMs	District 5 is commercial hub where ATMs would be appropriate.
Convenience Stores	New Combined District 7 with dimensional regulations.
Parking Structure	Permitted as principle use just like a parking lot.
Retail	Change to permitted in commercial zones.
Service Businesses	Change to permitted in commercial zones.

Additional Use Recommendations	
Change	Notes
Assisted Living	Remove from Districts 6 & 8 due to the imbalance of residential to business. Assisted living will still be a conditional use in residential zones.
Family Day Care	Make conditional use in Districts 1, 2, 3. Currently is not permitted in those Districts.
Commercial Nurseries	Was taken out of District 2, but make want them as a conditional use that would eliminate the problem of blending Districts 10 and 2.
Medical Clinics	Remove from New Combined District 7-9.
Office	Permitted use in all commercial districts.
Resource Recovery Services	Change from permitted to conditional use in District 8
Planned Development	Currently is permitted in all districts. If we move to more flexible development, may want to make this conditional for things like cottage housing or commercial in the New Combined District 7-9.
Continuing Care	Remove from New Combined District 7-9.

Next Steps

Following are the next steps in the Land Development Code rewrite process.

- February 27, 2018 - Workshop to discuss follow up and process review.
- Final joint City Council / Planning Commission workshop.
- Formal submission of draft plan.
- Public engagement process begins.
- City Council 1st Reading and referral to Planning Commission.
- Planning Commission process and recommendation
- Council Public Hearing and 2nd Reading.
- Council Workshop (s)
- 3rd Reading