

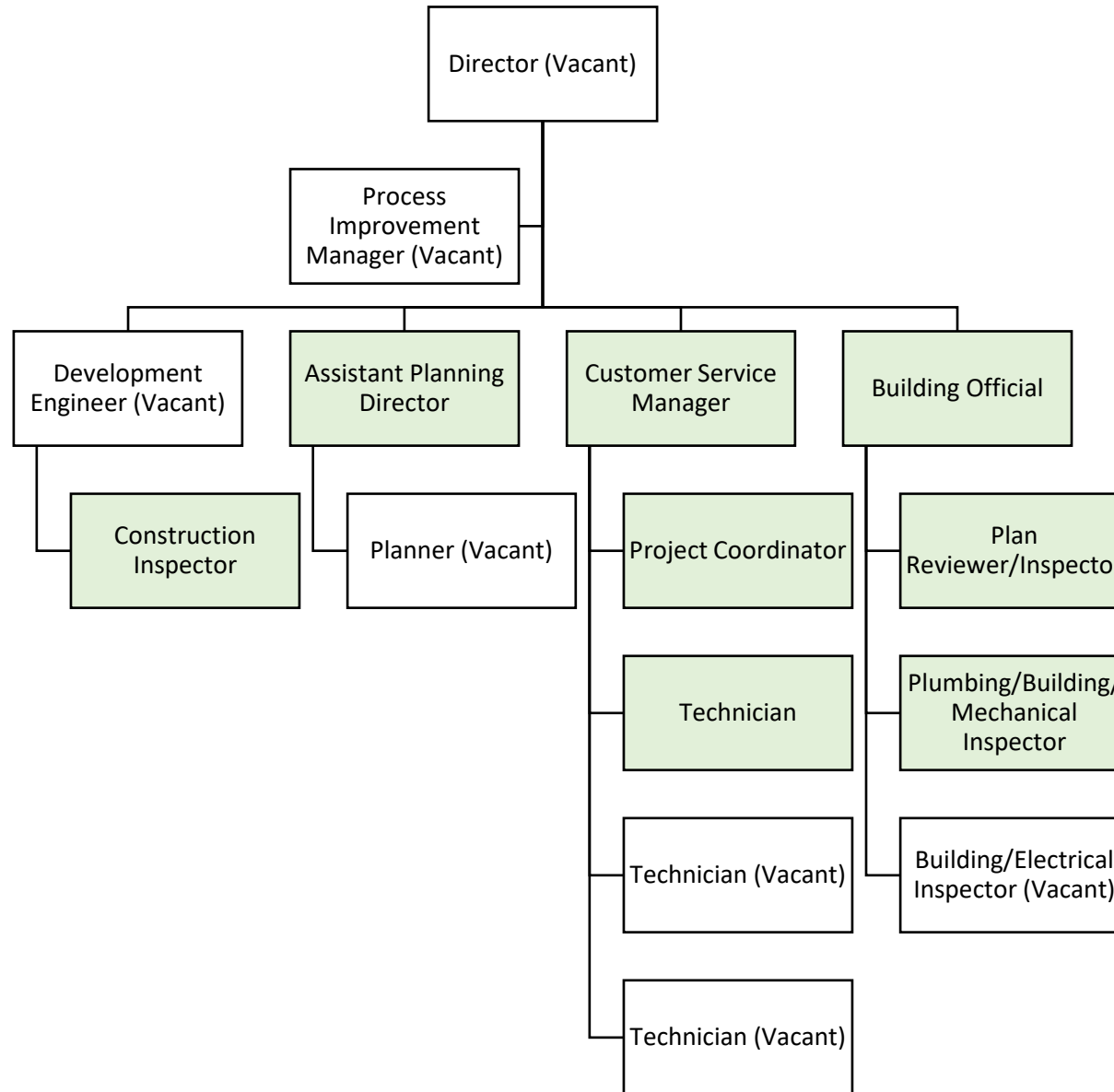


April 27, 2023

Planning and Zoning Workshop

Sylvia Carrillo , City Manager

Staff Update



B3 Code Updates

- Previously approved amendments
 - Fences
 - Glazing
 - Lot of Record
 - Non-conforming Uses and Structures
 - Reduced fees for Variances
- Newly approved items
 - Certificate of Appropriateness/Iredell Moratorium
 - Pro-rate/Developer Reimbursement Policy
 - Simplified process for trade permit submittals



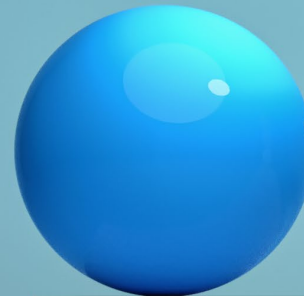
Current Items Under Review

- Certified Local Government
 - Iredell District (new boundary)
- Process Improvements
 - Residential Submittal Process
 - Commercial Submittal Process



Proposed Amendments

- 2019 Code with additional requirements
 - Shared access and circulation
 - Lighting (Dark sky “light”)
 - Landscaping
 - Safe pedestrian pathways
 - Building articulation standards (no flat metal boxes)
- Planned Unit Development (PUD)
 - Flexibility applied to each INDIVIDUAL project
 - PUD was removed in the B3 code



Proposed Amendments

- Residential
 - B3 “light” with the good features of the B3, but the flexibility to create other housing types
 - PUD
 - Design preferences (overlay)
 - Boundary?



Sec. 211.005. DISTRICTS. (a) The governing body of a municipality may divide the municipality into districts of a number, shape, and size the governing body considers best for carrying out this subchapter. Within each district, the governing body may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land.

(b) Zoning regulations must be uniform for each class or kind of building in a district, but the regulations may vary from district to district. The regulations shall be adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for particular uses, with a view of conserving the value of buildings and encouraging the most appropriate use of land in the municipality.



Questions?

