

Staff Report

Subject: Amendment to Article II – Definitions; Article V - Uses Permitted in Districts, Sections 5.6. R-3 Multifamily; 5.8. R-6 Single Family Residential; 5.9. B-1 Neighborhood Commercial; 5.10. B-2 General Commercial; and 5.11. B-3 Highway Commercial.

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Department: Development Services

Meeting Date: February 15, 2022

Item Description: Consideration to amend Article II – Definitions; Article V - Uses Permitted in Districts, Sections 5.6. R-3 Multifamily Residential; 5.8. R-6 Single Family Residential; 5.9. B-1 Neighborhood Commercial; 5.10. B-2 General Commercial; and 5.11. B-3 Highway Commercial.

Summary Recommendation: In order to accommodate development proposals while promoting growth that is orderly and predictable, with the least amount of disturbance to landowners and to the citizens of the county, staff recommends approval of the revised Definitions, R-3, R-6, B-1, B-2, and B-3 zoning districts.

Executive Summary/Background:

- The revisions include an update and expansion of Zoning Ordinance definitions, to clarify the county's interest in promoting growth that is orderly and predictable, with the least amount of disturbance to landowners and to the citizens of the county:
 - Clarify open space, multifamily, and mixed use residential definitions.
- Expanded information and guidance for development in the R-3 zoning district:
 - Maximum density reduced from 12 to 9 units per acre,
 - Specific open space requirements per unit, and increased guidance on open space calculations.
- Expanded guidance for development in the R-6 zoning district:
 - Maximum density reduced from 6 to 4.5 units per acre,
 - Increase in minimum lot size from 6,600 sf (.15ac) to 8,500 sf (.19ac)
 - Reduction in open space requirement from 20% to 15% of net usable area, and a reference to the new common open space definition which excludes ponds, lakes, and buffers if not usable by residents for recreation purposes.
- Revision of permitted uses in B-1, B-2, and B-3 zoning districts to clarify intent regarding residential /commercial development; maximum density of 12 units per acre established for mixed use.
- Expansion of lot and building requirements for multifamily development in B-2 zoning district.
- Removal of warehouse operations and freight terminals as conditional uses in B-3.

Alternatives for Commission to Consider

1 – Approve an amendment to Article II – Definitions; Article V - Uses Permitted in Districts, Sections 5.6. R-3 Multifamily Residential; 5.8. R-6 Single Family Residential; 5.9. B-1 Neighborhood Commercial; 5.10. B-2 General Commercial; and 5.11. B-3 Highway Commercial.

2 – Take no action.

Recommended Alternative: 1

Other Alternatives: N/A

Department Review: Development Services; County Attorney

Funding Source: N/A

Attachments:

1. Proposed ordinance revisions: V7 Multi-family and high-density residential