

Zoning Ordinance Amendments

Section 3:

- Updated definition to remove “birthing center” as a Hospital Services use. Birthing Center can now be classified as a Medical Clinic or Hospital Service since it would no longer be explicitly defined within Hospital Service

GUIDING PRINCIPLES

Healthy Community

- Ensure public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice and safe neighborhoods.

Section 4:

- Allows two-family (duplex) units to be constructed in Townhome zoned areas so long as the two-family units follow the development standards for the Two-Family district

Land Use Goal 6 – A Place of Character Where Everyone Prospers and No One is Left Behind.
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Safeguard and encourage additional access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels, while still allowing for incremental, organic change at a scale that encourages investment by anyone without resulting in displacement.
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LU. 2	Amend development regulations to ensure appropriate standards for new residential development encourage a range of product types and lot sizes.
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ED. 14	Encourage diverse housing in terms of type and affordability to align with workforce needs.
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Section 5:

- Allows single-family detached units to be constructed in the Manufactured Home (MH-1) district so long as the single family detached unit follows the development standards of the SF-2 (Single Family Standard) district

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Section 6:

- Condition related to Section 4 that requires Two-family units built in Townhome districts to follow Two-Family development regulations

Section 7:

- Condition related to Section 5 that requires Single Family units built in Manufactured Housing (MH-1) districts to follow SF-2 development regulations

Section 8:

- Permitted with Conditions, indicated by (C), was added to uses that sell alcohol. Condition will be adherence to a revised Article 4.02 Alcoholic Beverages that will restrict the sale of alcohol within 300 feet of church, public or private school, or public hospital. Uses with this Condition added are: Alcoholic Beverage Establishments, Brewery (Micro and Regional), Brewpub, Club or Lodge, Distillery (Micro and Regional), Event Center, Food Sales, Liquor Sales, Restaurant, and Restaurant Drive-in.
- Adds Medical Clinic, Medical Offices, and Professional Offices into C-1 Light Commercial, C-2 Medium Commercial, and C-3 Heavy Commercial as a use requiring a Specific Use Permit.
 - Those uses were taken out of C-1, C-2, and C-3 when we created the General Office (GO) land use. This left mostly sales tax generating commercial uses in C-1, C-2, and C-3. However, as we get larger developments, there is a demand for a mix of tenants that include both retail and office. Adding these 3 uses back into C-1, C-2, and C-3 as a use requiring a Specific Use Permit would allow the Planning and Zoning Commission and City Council to consider each request on a case-by-case basis to ensure the use is appropriate and development maintains an acceptable balance of sales tax generating uses and office uses.

Economic Development Goal 2 – Improve the balance of jobs-to-residents. Attracting commercial and industrial tax base to offset the dependence on residential land uses.

ED. B - Diversify the tax base to reduce reliance on residential uses for municipal revenue.

ED. C - Make commuting out of the City a choice rather than a requirement by improving the balance of jobs-to-residents and aligning job creation to residents' skills.

Section 9:

- Adds the condition to all the uses involving alcohol that the use needs to refer to Article 4.02 Alcoholic Beverages. This is where the provisions relating to distance will be added.

Section 10:

- Increases the dwelling unit of Downtown Business (DB) to 30 units per acre from 15 units per acre.
 - DB lots are typically small – from 5,750 sf (one lot) to 28,750 sf (half block) so the number of permitted dwelling units would still remain relatively low. For example, a 28,750 sf lot (.66 acres) under current code (15 du/acre) is permitted 10 dwelling units. Increasing to 30 du/acre would permit up to 20 dwelling units. Developments would still have the same parking requirements so they would still be limited in the number of units based on the number of parking spaces they could accommodate. DB also requires commercial in order to have a residential use, so developments could not be entirely residential.

Land Use Goal 1 – Diverse Land Use Patterns to Support Access to Opportunities. Promote dense and diverse transit-ready and pedestrian-oriented development patterns, particularly in downtown but also other areas of Manor, with complementary land uses and development patterns that support diverse housing and retail choices, greater transportation options, and access to economic and educational opportunity.

LU. A – Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.

LU. B – Promote more compact, higher density, well-connected development within appropriate infill locations.

	LU. 1 - Encourage innovative forms of compact, pedestrian friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives.
LU. 2	Amend development regulations to ensure appropriate standards for new residential development encourage a range of product types and lot sizes.
LU. 3	Develop standards to accommodate higher density residential development, encouraging urban-style design rather than suburban garden apartments.
LU. 9	Develop regulations that reduce development impact without substantially increasing cost (eg. Impervious cover, natural drainage, building orientation, density, bike/pedestrian connectivity).
LU. 53	Create a regulatory ecosystem that encourages mixed-use and particularly vertical mixed-use and, where compatible with adjacent areas, high-density developments, creating the types of engaging spaces attractive to residents and corporate employers.
ED. 14	Encourage diverse housing in terms of type and affordability to align with workforce needs.
DU.11	Increase development of housing units close to multi-modal infrastructure and mixed-use developments, including in Downtown.

Section 11:

- Permits developments to include a portion (half) of an adjacent alley's width when calculating setbacks.
 - This helps make development more practical and feasible within the historic district because the lots are generally smaller but the setbacks for commercial zoned land are based on new, larger platted lots so developments on the older, smaller platted lots in the historic district face some obstacles in site design when accommodating setbacks written for larger lots. Alleys within the historic district are 20' and provide greater separate between properties than elsewhere

in the city where alleys do not exist. This code provision would allow a development to count 10' of an alley as part of their setback, which would provide their lot more buildable area.

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LU. 44	Evaluate regulations for potential barriers that discourage location of businesses that could draw high foot traffic from neighborhoods within a five-minute walk of those neighborhoods.
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Section 12:

- Accessory structures, including detached garages, are limited in size to 25% of the gross floor area of the first floor of the principal building. This works for sheds and detached patios, but not for detached garages which typically are a minimum of 400 sf. A two-story home may not have 1,600 sf on a first floor, so this code amendment allows up to 100% of the GFA of the first floor of the principle structure when determining the maximum size of a detached garage.

Sections 13-17:

- Removed the zoning district classifications from each section and replaced them with “in permitted districts”.
 - This change makes it easier to provide the correct architectural standards to a project based on the use/type of project rather than the zoning classification it is constructed in. For example, C-3 Heavy Commercial is a mix of commercial and industrial uses. Prior, the code said C-3 Heavy Commercial developments follow the architectural guidelines for office, commercial, and institutional developments. Those standards though do not work well for industrial uses, which have their own standards, so if an industrial building constructed in a C-3 Heavy Commercial zoning district they technically would need to follow the more restrictive commercial architectural standards rather than the industrial ones. By changing the wording to “in permitted districts” that means any industrial development that is constructed in any district where it is permitted would follow the industrial architectural standards.

Section 18:

- Modifies that certain site arrangements from commercial, office, and institutional developments only apply when the property is 10 acres or larger and contains three (3) or more buildings. Current code has any development 10 acres or larger being subject to certain site arrangement conditions. These include pedestrian spaces and plazas. These types of features are more suitable to developments that can incorporate them in a functional way, such as when there are multiple buildings that can be arranged to provide these spaces. Having the requirements on any commercial, office, and institutional development that’s 10 acres or larger could be impractical for single-tenant developments that intend to have one large building and associated parking.

LU. 48	Establish provisions for public spaces within nonresidential and mixed-use developments, such as outdoor plazas, dining and activity areas. Such standards should be designed to achieve meaningful, useful and engaging spaces appealing to users and not be afterthoughts.
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Section 19:

- Same as Sections 13-17. Removed the zoning district classification and changed to “in permitted districts”

Section 20:

- Updated the acreage for which a Planned Unit Development can be considered to match the acreage in the development standards table. That table lists the minimum acreage for a PUD as 25 acres. This section had said the minimum acreage was three acres, so it has been updated to 25 acres be consistent throughout the code.

Section 21:

- Removed that Preliminary Planned Unit Development Site Plans can be considered at the same time as Final Planned Unit Development Site Plans

Section 22:

- Added a Comprehensive Plan Amendment procedure now that the city has an adopted Comprehensive Plan with a Future Land Use Map and Thoroughfare Plan. Only the Future Land Use Map and Thoroughfare Plan can be requested to be modified, other provisions of the Comp Plan cannot be changed by this process.