

# **Proposed Zoning Ordinance Changes**

Planning Commission: Feb. 22, 2022

Town Council: March 22, 2022 & April 19, 2022

## **Traffic Analysis**

Summary: This is an entirely new section, largely drawn from the Town of Summerville; Berkeley County also uses a version of this code. Any development with more than 50 trips at peak hour to have study done by the Town at developer's expense, allowing the Town to manage the study and the results.

## **Separation of R-3, Multi-Family Residential into Two Zones**

Summary: Dividing R-3, Multi-Family Residential into two new zones: R-3, Single Family Attached Residential and R-4, Multi-Family Residential. R-3 will now be reserved for townhouses, duplexes, and other horizontally attached residential. R-4, Multi-Family Residential will be the newly-created zone for apartments and condominiums, and other vertically attached residential units.

Also added: Townhouses are to be 22' wide on average, with 20' as an absolute minimum.

## **TD District**

Summary: Clarify the relationship between the TD District and the R-1 & C-1 Districts.

## **Expand C-1 Uses**

Summary: Allow boutique restaurant and retail in the C-1 District, less than 2,000 s.f. per business with no restaurant drive throughs.

## **Changes to C-2, General Commercial District and M-1, Light Industrial District**

Summary: Move spectator sports and certain event uses from the C-2 to the M-1 District

## **Negotiated Districts**

Summary: Explains differences between Planned Developments, Development Agreement Zones, and Conditional Zoning. Planned Developments without a Development Agreement are permitted if the DA not allowed by state law (i.e. less than 25 acres of highlands), while the Development Agreement District can be used if the project allows for the use of a DA but has only one land use and therefore cannot be a PD by state law. Single-use districts less than 25 acres can be zoned conditionally.

Sidewalks, street trees, stormwater facilities outside of ROW, customized street signs, crosswalks, amenities and private streets shall be maintained by the HOA.

Descriptive Statement, concept map, and development agreement (if permitted) required.

Public Notice: Negotiated developments must place a 4' x 6' public notice sign on all major street bordering the development. Sign must feature meeting dates, contact information, a link to further information, a description of the development (i.e. number of house & townhomes, min. lot size, any amenities) and a sketch of the development and/or the proposed houses. This sign must be installed on site at least 15 days prior to the Planning Commission meeting.

No private streets allowed in the negotiated districts unless by Ordinance the County will not accept maintenance, such as in a townhouse development or rear alley.

Design Requirements:

- Hardiplank or other cementitious material required on front façade and sides
- Buffer required along exterior road if houses placed on edge of development do not address that road
- Developments must meet the Rule of Seven; developments less than 50 units meet the Rule of Five
- Two trees and five shrubs in each yard
- Townhouses must have variation in design
- House plans/facades must be approved by Zoning Administrator to ensure variation in façade appearance.
- Sides of houses facing roads have trees or architectural features
- Floor Area Ratio implemented, creating minimum house sizes on smaller lots.
- Main boulevards must be wider and all street have on-street parking on one side only

### **Wetlands Setbacks**

Summary: Explains when wetland delineation is required, and mandates a setback of 20' from said wetlands.

### **Architectural Standards**

Summary: No metal buildings permitted except in the industrial zones. Clarifies the use of color and lighting.

### **Recreational Vehicle, Camper, and Trailer Parking & Usage**

Summary: No recreational vehicles, motorhomes, tow-behind campers or boats shall be used for habitation for more than a two-week period, with a maximum of three two-week periods per year. Likewise, no lot may allow the use of a such a vehicle for habitation for more than a two-week period, with a maximum of three two-week periods per year. This rule does not apply to businesses licensed as a campground.

Neither these listed vehicles, nor any trailers, shall be allowed to park in the right-of-way.

### **Public Notice of Certain Developments**

Summary: Rezonings of over 5 acres, 20 residential units, or attached residential must provide public notice in the same fashion as negotiated developments, above.