

1. What goes into a zoning ordinance?

Zoning District Regulations

Type of Standard	What Gets Regulated		
Density	Number of Lots/Acreage		
Use	Allowed Uses Per District	Standards for Certain Uses	Approval Authority
Lot Dimensions	Min Lot Size	Lot Width	Setbacks
Neighborhood Design	Lot Layout	Street Layout & Design	Recreational Opportunities
Development Standards Beyond Those Applicable to All Uses	Signs	Landscape	Building Design

Development Standards

Type of Standard	What Gets Regulated		
Signs	Max Height	Size	Distance from road
Landscape	Min Width	Type	Plant material
Parking	Min Spaces	Design	Material
Building Design	Max Height	Max Size	Architecture
Lighting	Max. Height	Style of Fixture	Direction of Light
Open Space	Min. %	Types of Open Space	Activities Allowed
Additional standards for all of the above for certain uses			

2. Existing zoning districts need to be expanded to implement the Comp Plan.

Suggested New District Description	Suggested Lot Size	Existing District	Relevant Comp Plan Policies
<p>Low Density</p> <p>..maintain a rural development pattern where single-family housing is intermingled with agricultural and appropriate non-residential uses, and is not likely to have access to public water and sewer systems. This district is also designed to protect rural areas from the intrusion of non-</p>	1 acre	RA	FLU 1.7 FLU 1.13

<p>agricultural land uses that could create a nuisance, detract from the quality of life and/or present a danger to the natural environment.</p> <p>..preserve the rural community character sometimes lost in conventional development approaches by allowing greater flexibility and creativity in the design of the development with clustering lots and preserving open space</p>			
<p>Medium Density/Suburban without sewer</p> <p>..stabilize established residential neighborhoods by providing a place for medium density residential development, where public water and sewer is not available.</p>	40,000 SF	R-40	<p>FLU 1.1 FLU 1.13 FLU 1.7 FLU 4.3 FLU 4.8</p>
<p>Medium Density/Suburban with sewer</p> <p>..stabilize established residential neighborhoods by providing a place for medium density residential development, where public water and sewer is available.</p>	20,000 SF	R-20	<p>FLU 1.1 FLU 1.13 FLU 4.3 H 1.2 C 1.8</p>
<p>Higher Density/Urban</p> <p>..provide a place for higher-density residential development with a variety of housing types in compact walkable neighborhoods where public water and sewer systems are available. Variety of housing types and sizes. Focused on north side of I85.</p>	10,000 SF	R-12, R-10, RM, RM- U	<p>FLU 1.1 FLU 1.13 FLU 3.1 H 1.5</p>
<p>Rural Business</p> <p>.. accommodate existing business and commercial establishments that may be isolated from similar land uses. The rural business district is intended for such establishments located in rural areas where residential and/or agricultural operations are predominant land uses.</p>	Min 1 acre	NA	<p>C 1.5 ED 3.1</p>
<p>Neighborhood Commercial</p> <p>..accommodate retail, service and related businesses that cater to the immediate community. These sites shall have direct access to collector and arterial roads and typically located at the intersection of collector and arterial roads.</p>	Less intense uses, local roads, variety of lot sizes, focus on design	NA	<p>FLU 3.3 FLU 4.1 ED 3.1 T 1.1</p>
<p>Regional Commercial</p>	More intense uses, interstates,	NA	<p>FLU 3.5 ED 3.5</p>

<p>..accommodate a wide range of retail and service developments meeting community and area shopping needs. The district is established on large sites to provide locations for major developments that contain multiple uses, shared parking and drives, coordinated signage, and high-quality landscaping.</p>	<p>large acreages, focus on comprehensive planning and design</p>		
<p style="text-align: center;">Commercial Village</p> <p>..accommodate a wide range of retail and service developments meeting community and area shopping needs. The district is established on large sites to provide locations for major developments that contain multiple uses, shared parking and drives, coordinated signage, and high-quality landscaping. Mix of uses Small lot sizes/lower scale buildings</p>	<p>Variety of uses, highways, more emphasis on building design</p>	<p>NA</p>	<p>FLU 3.5 ED 3.5</p>
<p style="text-align: center;">Office & Institutional District</p> <p>..provide for public, semi-public and institutional business and professional office and service occupations as individual businesses or developed as a campus.</p>	<p>Schools, Offices</p>	<p>O&I</p>	
<p style="text-align: center;">Master Planned District/Residential Planned/Commercial Planned/Mixed Use Planned</p> <p>Planned Development is a conditional zoning district that encourages the comprehensive planning of large scale (25 acres or more) development sites with a variety of uses and development patterns. The district offers more flexibility and creativity in design than is possible under conventional zoning regulations and allows the flexibility for harmonious development in a particular location. Planned Developments are approved with a Master Plan and Development Standards that are binding on the property as an amendment to the Zoning Map. The land is under unified control, planned as a whole, and can be developed in phases. The suitability for this district at a given location is determined through the rezoning process and addressed through conditions that minimize the impact of the development on public facilities and services.</p>	<p>Focused on location. Flexibility balanced with more detailed development expectations.</p>	<p>NA</p>	<p>FLU 1.1 FLU 1.2 FLU 1.4 FLU 1.8 FLU 3.1 FLU 3.4 H 1.1 H 1.5 T 1.1 T 2.1 R 1.5 C 1.2 C 1.6 C 1.10</p>

<p align="center">Light Industrial District</p> <p>..manufacturing, industrial and warehousing uses of a lower intensity. These uses, by their nature, may create some nuisances which are not typically associated with residential, institutional, commercial and/or service establishments but do not detract from the development potential of nearby undeveloped properties.</p>	<p>Focused on centers of employment</p>	<p>M-1</p>	
<p align="center">Heavy Industrial District</p> <p>..areas of the community where the principle use of land is for manufacturing, industrial, and warehousing uses. These uses, by their nature, may create some nuisances which are not typically associated with residential, institutional, commercial and/or service establishments. These uses normally seek outlying locations on large tracts of land where the operations involved do not detract from the development potential of nearby undeveloped properties.</p>		<p>M-2</p>	
<p align="center">Manufactured Home District Overlay</p> <p>..regulations governing the development, as subdivisions or parks, of homes constructed to federal HUD construction standards.</p>		<p>MH-O</p>	
<p align="center">Water Protection Overlay District</p> <p>..identify the areas of the city that lie within a floodplain or water supply watershed. Established to prevent damage to land and structures located within floodplains, and to protect the water supply watershed. Lands located in this overlay district are regulated by state and federal law as adopted by Trinity in (ORDINANCE)</p>		<p>NA</p>	<p>C 1.2 C 1.3 C 1.6 C 1.9</p>
<p align="center">Corridor Overlay District</p> <p>..protect the scenic value of the view corridors that provide a sense of arrival for residents and visitors traveling the major entrance roads and gateways to the City with development standards for building architecture, building materials, lighting, signage, and site design. These standards shall preserve the character and improve the appearance of the City by providing an aesthetically appealing experience for those traveling the corridor; increase safety along the corridors by reducing visual clutter and inappropriate site design, and provide safe multi-modal transportation options for motorists, bicyclists, and pedestrians.</p>		<p>NA</p>	

<p>Scenic Corridor Overlay Districts are hereby established for the portions of Hwy 62, Surrett Rd, Hopewell Church Rd, Unity St and Finch Farm Rd located within the boundaries of the planning jurisdiction of the City. The corridors extend for a distance of (DISTANCE) from either right of way of the roads.</p>			
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