

1. What goes into a development ordinance?

Zoning District Regulations

Type of Standard	What Gets Regulated		
Lot Size	Number of Lots		
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			

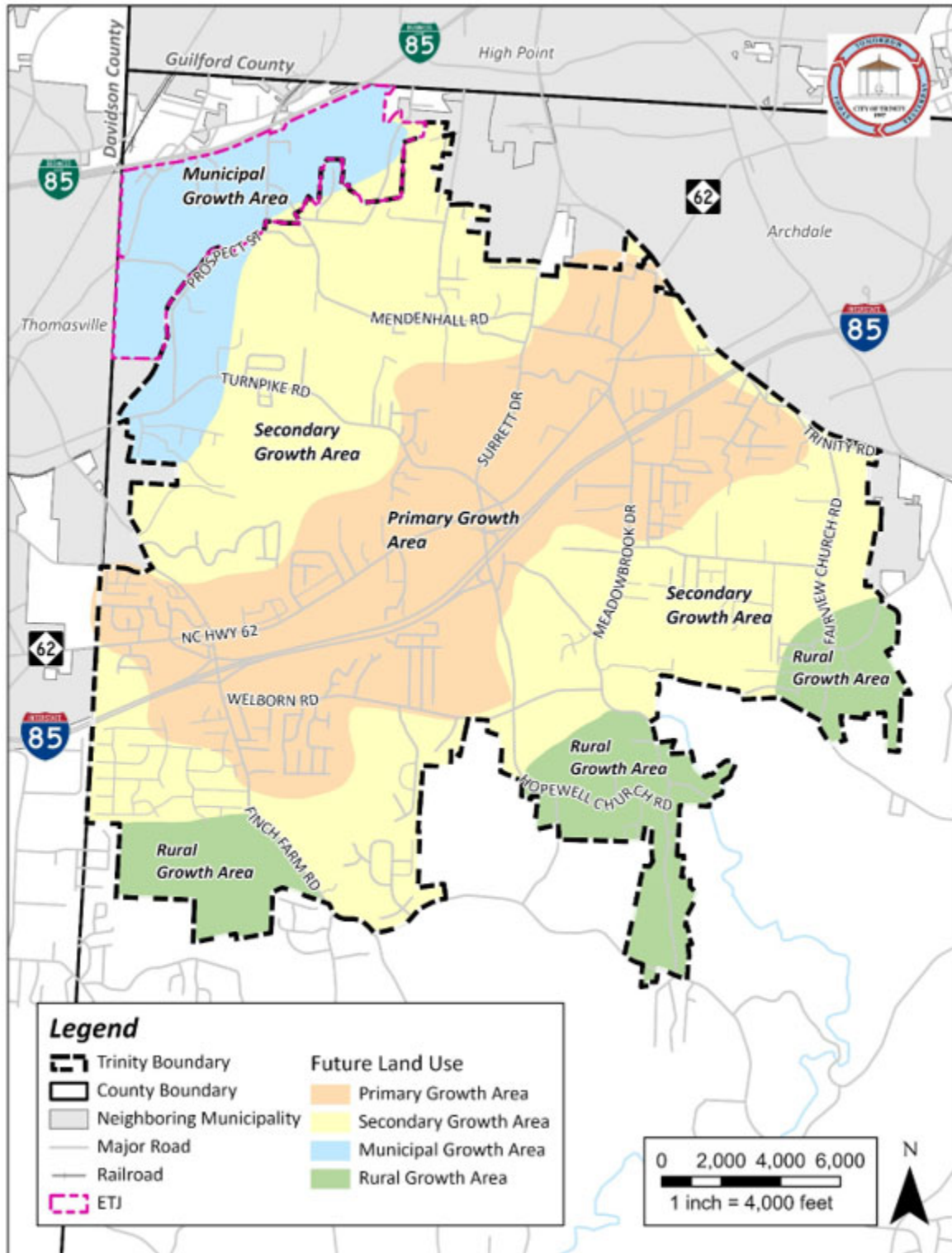
2. Zoning is described by districts on a map, and by text in an ordinance.

3. Zoning districts are General, Conditional, Overly, and/or Planned Development

4. 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 ...provides a place for agricultural operations and scattered non-farm residences on traditional rural lots. Only minor conventional residential subdivisions (three or fewer lots) are allowed in this district. Requests for higher intensity residential use or other uses, consistent with the Trinity Land Development Plan, are clustered through the rezoning process.</p>	1 acre	RA	FLU 1.7 FLU 1.13 C 1.5 ED 3.1
<p>Medium Density/Restricted ...maintain a development pattern where access to public water and sewer systems is not available. The district may be used to protect open space by clustering lots as an option. It is intended to 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>	40,000 SF	R-40	FLU 1.1 FLU 1.13 FLU 1.7 FLU 4.3 FLU 4.8
<p>Medium Density/Suburban ..stabilize established residential neighborhoods by providing a place for medium density residential development in coordination with the type or kind of (public or private) water and sewer services.</p>	20,000 SF	R-20	FLU 1.1 FLU 1.13 FLU 4.3 H 1.2 C 1.8
<p>Higher Density/Urban ...provides 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. This district is primarily found on the north side of I85.</p>	10,000 SF	R-12, R-10, RM, RM- U	FLU 1.1 FLU 1.13 FLU 3.1 H 1.5
<p>General Business ...appropriate for properties which were zoned HC under the City of Trinity's previous zoning ordinance. The district includes standards that support the continued development and use of these sites in a manner that supports the recommendations of the City's comprehensive plan.</p>	Variety of uses, highways, more emphasis on building design	NA	
<p>Neighborhood Business ...designed to accommodate retail, service and related businesses that serve the immediate community. The NB district is intended for sites with direct access to collector and arterial roads. NB districts are typically located at intersections, although mid-block sites may also be appropriate. The dimensional requirements for this district are similar to those of</p>	Less intense uses, local roads, variety of lot sizes, focus on design	NA	FLU 3.3 FLU 3.5 FLU 4.1 ED 3.1 ED 3.5 T 1.1

residential districts to foster compatibility with the character of surrounding neighborhoods.			
<p align="center">Regional Commercial</p> <p>...designed to 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. The district is intended for large sites which are suitable for major developments which contain multiple uses, shared parking and drives, coordinated signage, and high-quality landscaping.</p>	More intense uses, interstates, large acreages, focus on comprehensive planning and design	NA	FLU 3.5 ED 3.5
<p align="center">Office & Institutional District</p> <p>...provides for public, semi-public and institutional business and professional office and service uses, both on scattered sites and within a campus setting.</p>	Schools, Government Offices	O&I	
<p align="center">Planned Development</p> <p>...established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals. Planned Development shall be requested as a conditional zoning district.</p>	Focused on location. Flexibility balanced with more detailed development expectations.	NA	FLU 1.1, 1.2, 1.4, 1.8 FLU 3.1, 3.4 H 1.1, 1.5 T 1.1, 2.1 R 1.5 C 1.2, 1.6, 1.10
<p align="center">Light Industrial District</p> <p>...intended to accommodate lower-intensity manufacturing, industrial, and warehousing uses. Uses allowed in the LI district may generate some off-site impacts not typically associated with residential, institutional, commercial, and/or service establishments, but do not generally detract from the development potential of nearby properties.</p>	Focused on centers of employment	M-1	
<p align="center">Heavy Industrial District</p> <p>...intended to accommodate higher-intensity manufacturing, industrial, and warehousing uses. Uses allowed in the HI district may generate off-site impacts not typically associated with residential, institutional, commercial, and/or service establishments. Uses allowed in the HI district may require significant buffering and/or use-specific conditions to minimize impacts on nearby properties.</p>		M-2	
<p align="center">Manufactured Home District Overlay</p> <p>...intended to accommodate the development of manufactured home subdivisions or parks within the City of Trinity.</p>		MH-O	



5. Recommended changes to zoning districts

District		Min Lot Size (sq. ft. or acres)		Min. Lot Width at Bldg. Line (ft.)		Min. Front Yard Setback (ft.)		Min. Side Yard Setback (ft.)		Min. Rear Yard Setback (ft.)		Max. Height (ft.)	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
RA	RA Residential Agricultural	2.5 acres	2.5 acres	100	100	40	40	10	10	25	25	35	35
R-40	RR Restricted Residential	40,000	40,000	100	100	40	40	10	10	25	25	35	35
R-20	SR Suburban Residential	20,000	20,000	100	80	30	30	10	10	25	25	35	35
R10, R-12 RM, RM-U	UR – Urban Residential	Single family 10,000/12,000	Single family 10,000	R-10: 60 R-12: 75 RM – 60 or NA	75		30	10	10	25	25	35	35
		Two-family 20,000	Two-family 20,000	80	80		30	10	10	25	25	35	35
		Attached > two-family: add 3,000 SF for each unit over 2	Attached > two-family: add 3,000 SF for each unit over 2	“N/A”	100		15	10’ between buildings	10’ between buildings	25	25	35	35
	NB Neighborhood Business		20,000		80		30		10		25		35
HC	GB General Business		20,000		80		30		10 (20 adj to res)		25		35
	RC Regional Commercial	“N/A”	N/A	50	50	15	15	5	5	20	20	50	50
O&I	OI - Office & Institutional	“N/A”	N/A	75	75	25	25	8	8	20	20	50	50
M-2	LI	“N/A”	20,000	75	75	50	50	15	15	20	20	50	50
M-1	HI	“N/A”	40,000	75	75	50	50	20	20	20	20	50	50
	PD - Planned Development	Dimensional requirements for PD are determined at the time of rezoning along with use and density standards.											