zoning code rewrite

Water Quality Advisory Group
April 16, 2012
presentation

background

project today

addressing ESD

remaining schedule
of the current ordinance

last comprehensive revision 1977

123 zones

over 1200 pages

more than 400 uses

over 480 footnotes

rules for approval vary across zones
result
lack of coordination or broad vision
reactive, piecemeal changes
complex, redundant, outdated code
unable to respond to market changes
zoning rewrite

update single-use commercial zones

minimize changes to residential zones

create greater certainty linking use, density, height

improve development review and approval process

address environmental site design issues
goal

promote established neighborhoods, allow for infill of appropriate scale and intensity & help create walkable neighborhoods where sustainable design enhances public space
zoning tomorrow

user-friendly
ESD friendly
fewer zones
one use table
reflect the emphasis of quality infill
incorporate design standards
preserve existing neighborhoods
project today - preliminary drafts complete

article 59-2 zoning districts

article 59-3 uses and use standards for all zones

article 59-4 zoning district regulations

article 59-6 optional method

article 59-7 general development regulations

article 59-8 administration & procedures

article 59-9 definitions
need to complete

introductory section to the code

sections on floating, overlay and TDR zones
what's new

building types -
standards
forms
context

consolidating and updating use table
permitted – allowed under zone standards
limited – allowed under additional nondiscretionary standards
conditional – board of appeals and/or hearing examiner
measurement & exceptions:

- angular plane setbacks
- infill compatibility standards
- simplify measurement of height
- encroachments for ESD & renewable energy
general regulations

recreational facilities – point system

parking – based on parking study, min/max in parking districts and other locations

landscape & lighting – buffering & illumination standards
potential zone conversion

master plan guided process

review of every commercial property in every master
Environmental site design

Important consideration in code rewrite

DEP consultant code analysis for ESD
  • chapter 59 recommendations

Interagency and stakeholder review
remaining schedule

consolidated review draft - june

staff draft to planning board – sept

planning board draft to county council – dec
Outreach

website – comment board, all drafts, materials, and meetings
listserv of 400+ recipients
zoning advisory panel meetings
meetings with civic, community, stakeholder groups
6 open house meetings over next 4 weeks
additional open house meetings in June/July
materials available online

drafts

use comparison charts

presentations and taped zoning advisory meetings

fact sheets – comparison zone to zone, issue-based

video – what is zoning? multiple cable show segments
questions?