

Residential Districts and Zoning Administration Text Discussion



CARROLL COUNTY COMPREHENSIVE REZONING



A Balanced Perspective
For Tomorrow

Quality of Life Economic Development Preservation

Agenda

- Process to Date
- Review of Proposed Text Changes
- Next Steps
- Questions and Answers

Why are we amending the residential development codes?

- The Adopted 2014 County Master Plan and 2018 Freedom Community Comprehensive Plan included recommendations to review and amend the County Zoning and Subdivision regulations to facilitate the implementation of the plans
- A comprehensive review is needed to modernize, clarify, and make consistent the development regulations in the County
- A comprehensive review of the commercial and industrial code provisions was completed in December 2019

History

- Work began on the residential sections of the Code in Spring 2018 with the assistance of a citizen residential focus group
- Taking feedback from this group, draft revisions to the residential zoning districts were developed
- The county Concept Team has expanded its public engagement by hosting in-person and virtual meetings open to the public.
- Two in-person meetings were held in January & February; 3 virtual meetings were held in September and November
- Updates have been posted throughout on carrollrezoning.org
- Draft transmitted to PC January 2021; work sessions ongoing

Reminder:
What is a good
Zoning Code?

- Consistent with the Plans
- Result of public involvement
- Understandable
- Complete
- Legal
- Usable

Definitions

- Deleted obsolete/unnecessary definitions
- Clarified certain definitions
- Made definitions consistent with other sections of Code
- Relocated requirements to more appropriate section

Purposes

- Purposes of Districts
- **No** new zoning districts created
 - Made existing districts consistent with land use definitions in adopted Plans
 - R-40,000 (approx. 1 dwelling/acre)
 - R-20,000 (approx. 2 dwellings/acre)
 - R-10,000 (approx. 4 dwellings/acre)
 - R-7,500 (approx. 6 dwellings/acre)

Principal Uses

- Principal uses are primary activities for which a site is used
- Current code lists residential uses under each district; proposal utilizes Table of Uses format as in commercial/industrial districts
- Major changes include limiting **Multifamily Senior Housing** and **certain commercial uses** in the residential districts
- Restricting certain **community and recreational uses**

Principal Uses

- **Multifamily Senior Housing** – In line with new land use definitions in adopted plans, multifamily senior housing will no longer be allowed in the R-20,000 District
- **Commercial uses** – Medical/dental clinics, funeral establishments & Country Inns no longer permitted in residential districts
- **Certain community and recreational uses** that are currently permitted by right are now conditional uses

Village Senior Housing in the R-20,000 District

- The Adopted Freedom Plan Land Use Definition for Residential-Medium(R-20,000) stated *"55+ age-restricted and retirement communities are permitted provided they do not exceed the height restrictions of the zoning district, and do not exceed a total density of 3.5 units per acre"*
- While this designation no longer allows for age-restricted **multifamily housing** or **single family/townhouse** development up to **6 units/acre** in the R-20,000 District, a proposal for Village Senior Housing is proposed, which:
 - Defines Village Senior Housing as a separate use
 - Allows a mix of single-family and attached units for senior housing not to exceed **3.5 units per acre** on the site
 - Has flexible bulk requirements established by the Planning Commission

Village Senior Housing



Accessory Uses

- Accessory uses are uses that are “secondary or customarily incidental” to the principal use on the property
- No new accessory uses were created, but some were clarified
- Specific accessory uses include antiques/arts & crafts sales, accessory dwellings, beauty/barber shop, cottage industry, family day care, home occupation, private kennel and single professional office.
- Clarified, expanded and relocated certain requirements from the Definitions section

Current Bulk Requirements

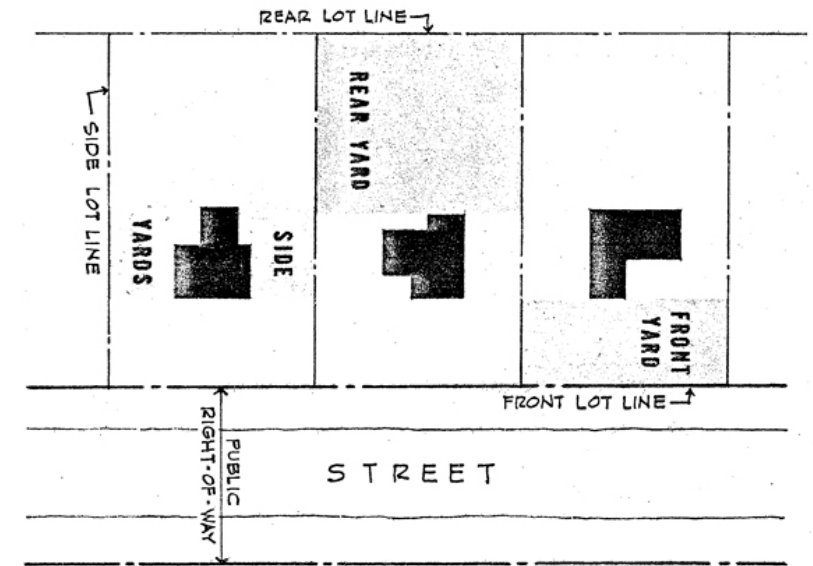
Bulk Requirements include front, side and rear yard minimums and height maximums

Front Yard- A yard extending the full width of the lot and lying between the front lot line and the nearest line of the principal building

Rear Yard- A yard extending the full width of the lot and lying between the rear lot line and the nearest line of the principal building

Side Yard- A yard between the side line of the lot and the nearest line of the principal building

Building Height – The vertical distance from grade plane to the height of the highest roof surface



Proposed Bulk Requirements

- Bulk Requirements
 - now located in one section, not under each zoning district (as was done in commercial/industrial districts)
 - Easier to read in tabular form, all the use categories will be the same

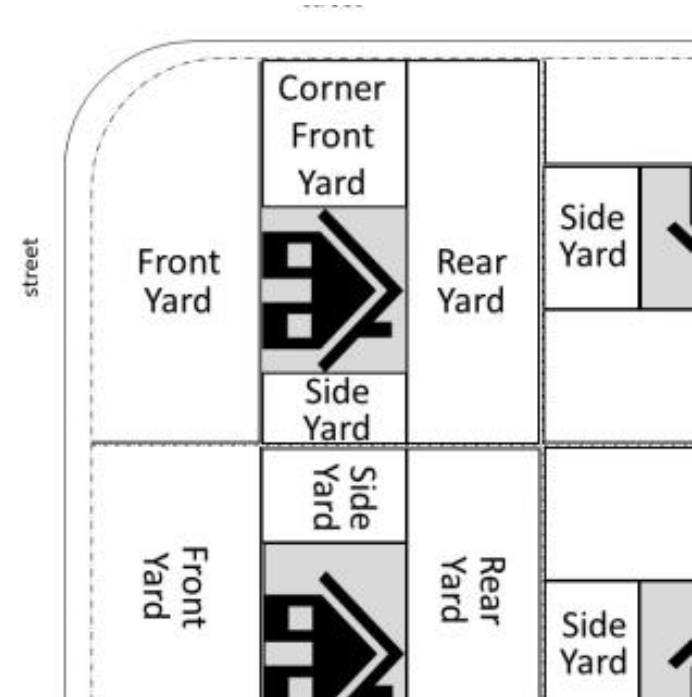
Example - Residential District Lot Area Requirements

	R-40,000	R-20,000	R-10,000	R-7,500
Single-family dwellings	40,000 SF	20,000 SF	10,000 SF	7,500 SF
Two-family dwellings	NA	NA	7,500 SF	5,000 SF
Religious Establishments	2 acres	2 acres	2 acres	2 acres
Elementary/Middle School	5 acres	5 acres	5 acres	5 acres
High School	10 acres	10 acres	10 acres	10 acres
College	15 acres	15 acres	15 acres	15 acres
Hospital	NA	5 acres	NA	NA
Other permitted or conditional uses	40,000 SF	20,000 SF	20,000 SF	20,000 Sf

Bulk Requirement Definitions

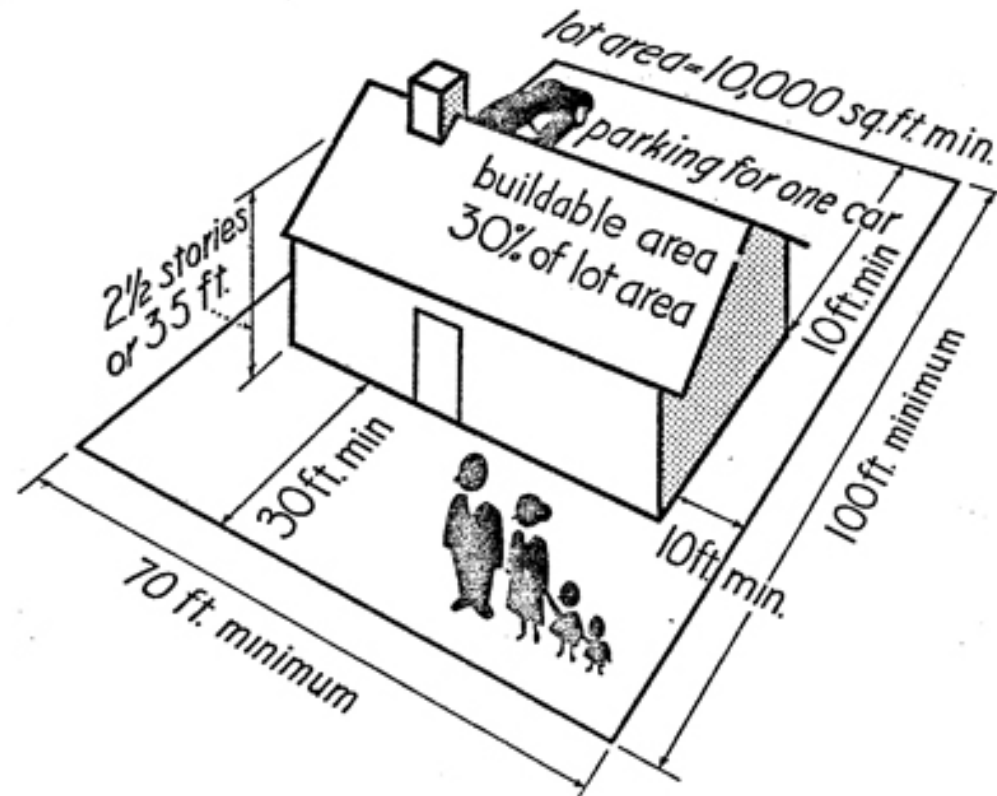
- Definitions unchanged, except for a new definition clarifying the bulk requirements for buildings on corner lots

Corner Front Yard – On corner lots, a yard fronting on a street but where the principal structure fronts on another street. The setback distance only applies to the area lying between the front line of the principal structure and the rear line of the principal structure



Bulk Requirements

- Bulk requirements will include illustrations, either in the code or an accompanying manual



other typical permitted uses

-  farming
- *  schools
- *  churches
- *  parks
- *  golf courses
- * permitted by Plan. Comm. after public hearing

Cluster Development

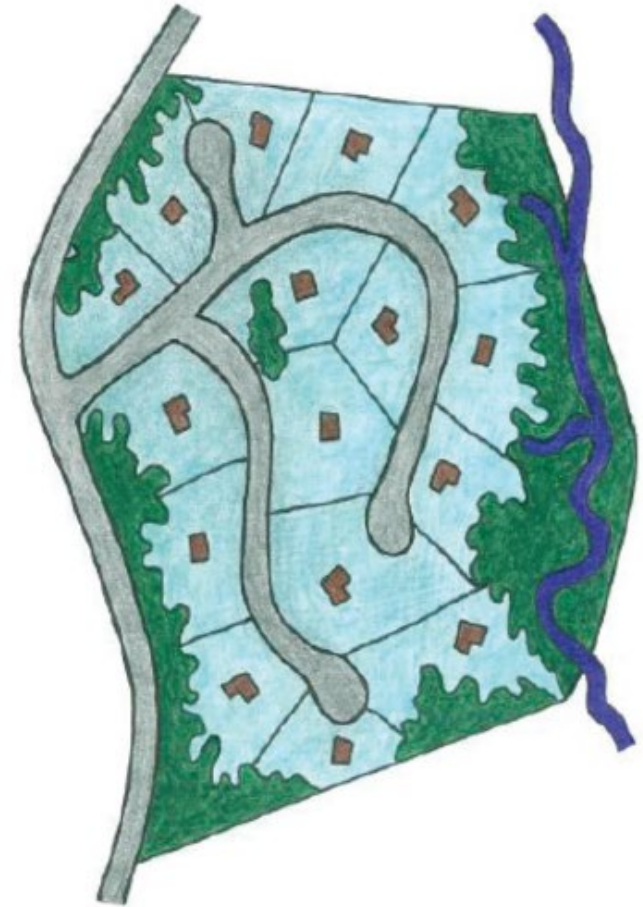
Current Cluster Regulations

- Cluster development is a land development design tool that provides a means of both preserving open space and the rural character of the land, allowing development to be directed away from natural resources considered important for protection.
- This technique allows smaller lot sizes than typically permitted in the underlying zoning district and concentrates dwelling units in a selected area.
- Cluster development allows a portion of a site's land area to be preserved in permanent open space, facilitates design flexibility, and promotes recreational opportunities for the community.
- The overall yield of the site remains the same as a conventional development
- Clustering is currently permitted in the Conservation, R-40,000, R-20,000 and R-10,000 Zoning Districts

Comparison of Cluster and Conventional Developments



Conservation / Cluster Residential Development



Conventional Residential Development

Cluster Regulations Proposed Changes

- No changes to zoning districts where it is allowed
- No changes to types of dwelling allowed – single family only
- Eliminates the requirement for submittal of a convention development plan
- Yield of zoning district may not be exceeded on the development site (e.g. 2 dwellings/acre in the R-20,000 District)
- Establishes a minimum lot size, where there is currently no minimum lot size

Zoning Administration Issues

- Goals
 - Simplify and streamline approval processes
 - Relaxation of certain requirements
 - Provide consistency and clarity for enforcement
 - Remove non-zoning issues from Chapter 158
 - Reformat to make user-friendly

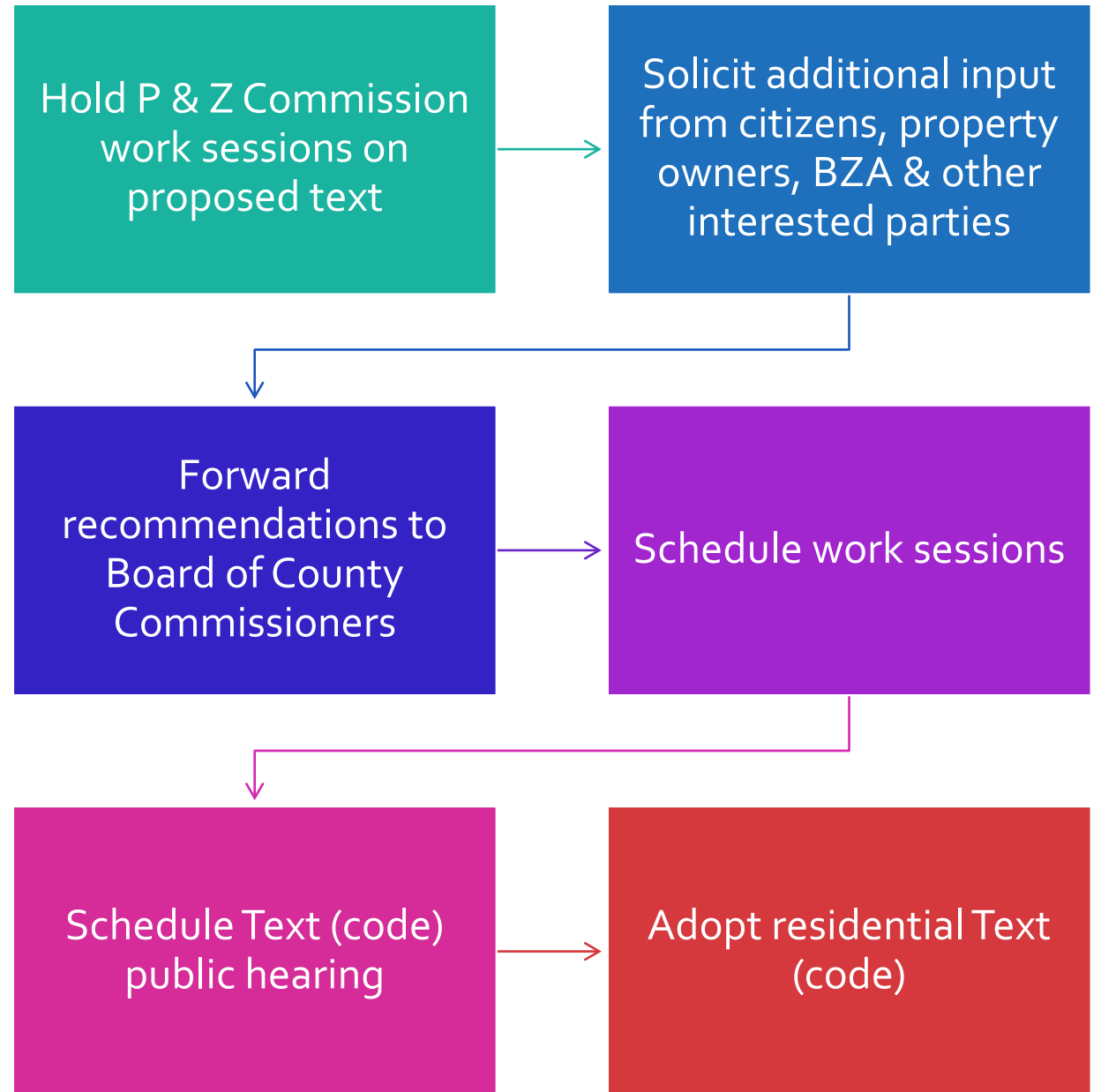
Zoning Administration Issues

- Simplify and Streamline Approval Processes
 - Differentiation between an Administrative Adjustment (approved by the Zoning Administrator) and a Variance (approved by the BZA)
 - Replaced the requirement for a public hearing for ZA administrative adjustments with the option for a hearing if requested (158.130(G))
 - Removed percentage limitations on administrative adjustments approved by the Zoning Administrator (158.130(F))
- Relaxation of certain requirements
 - Bulk requirements for properties in the Conservation District that were originally in the Ag District (158.033)
 - Replaced requirement for public hearing for certain accessory uses(home occupation and family day care) with a signed affidavit (158.075.2)

Zoning Administration Issues

- Provide Consistency and Clarity for Enforcement
 - Codified animal-related requirements regarding private stable and the keeping of fowl as an accessory use
 - Clarified the process for approval of temporary and seasonal uses
- Remove non-zoning issues from Chapter 158
 - Removed Private Kennels from the Zoning Code; the keeping of personal pets will no longer be regulated in this chapter.
- Reformat to make more user friendly
 - Consolidated certain definitions
 - Relocate requirements for temporary/seasonal uses to new section (158.060)
 - Included all requirements for accessory uses in a single subsection (158.075.2)

Next Steps





Questions