

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 8/30/23
Hearing Date: _____
Voting Date: _____

Department: Community Development

Presenter(s) & Title: Steve Green

Zoning Administrator

Agenda Item Title:

Updated zoning categories and other proposed UDC amendments

Summary:

Attached please find a memo comparing the existing zoning categories with the proposed zoning categories. Also within the memo is a list of other proposed UDC amendments.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☐ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:**Reviews:**

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:



MEMO

TO: Mayor and City Council

FROM: Steve Green, Zoning Administrator

CC:

SUBJECT: Updated zoning districts and other UDC amendments

DATE: August 31, 2023

Currently the Unified Development Code (UDC) has 20 different zoning districts. The staff has looked at reducing this number by eliminating some of the districts and combining others into a single district.

The residential zoning districts (the R districts) would be combined into a single district labeled as R-10. We will the current development standards such as setbacks and lot coverage. This will be shown as a permitted use in the Land Use Table. Anyone one wishing to develop property with lots less than 10,000 square feet and vary from the development standards will be required to submit a Master Plan and Conditional Use Permit for approval by the Mayor and Council. Language will be added to the UDC explaining the process.

The RA-6 zoning district will be eliminated. All RA-6 zoned properties will be zoned as RA-8. This designation may offer increased development potential to property previously zoned RA-6.

The NC zoning district will be eliminated. All existing NC zoned properties (two I believe which are located on Hickory Flat Highway near I-575) will be zoned GC. This will give these parcels more development potential.



The OR-T zoning district will be eliminated. A visual inspection will be required to designate them with the proper zoning designation. Either R-10 or O-I will be used depending on the current use of the property.

The PD-Business/Office and PD-Traditional Neighborhood Development districts will be eliminated. Currently there are no developments within the City that have these designations.

Should these changes be approved there are numerous amendments to the UDC that will be required such as eliminating all references to the deleted/combined districts, updating the allowed uses table, updating the minimum development standards table...etc.

There are some additional housekeeping amendments to be considered as well. These include amending Ch.105.03 to Board of Appeals, in the CBD district change townhomes to a "C" and not "P", consider better define building and structure, have Cottage Housing as an allowed use in the CBD as either Permitted or Conditional, establish a minimum and maximum parking requirement for amenity areas and add breweries/distilleries as either a Permitted or Conditional use in the CBD.

There are also several mapping errors that have been discovered on the zoning map. These are properties that Mr. Patton had designated as one zoning district but were incorrectly labeled in the 2014 approved zoning maps. These might be considered as scrivener errors and be changed administratively or they may require the adoption of a new zoning map as corrected. This is a question for our City Attorney, Mr. Dyer.