

# Zoning Ordinance Rewrite

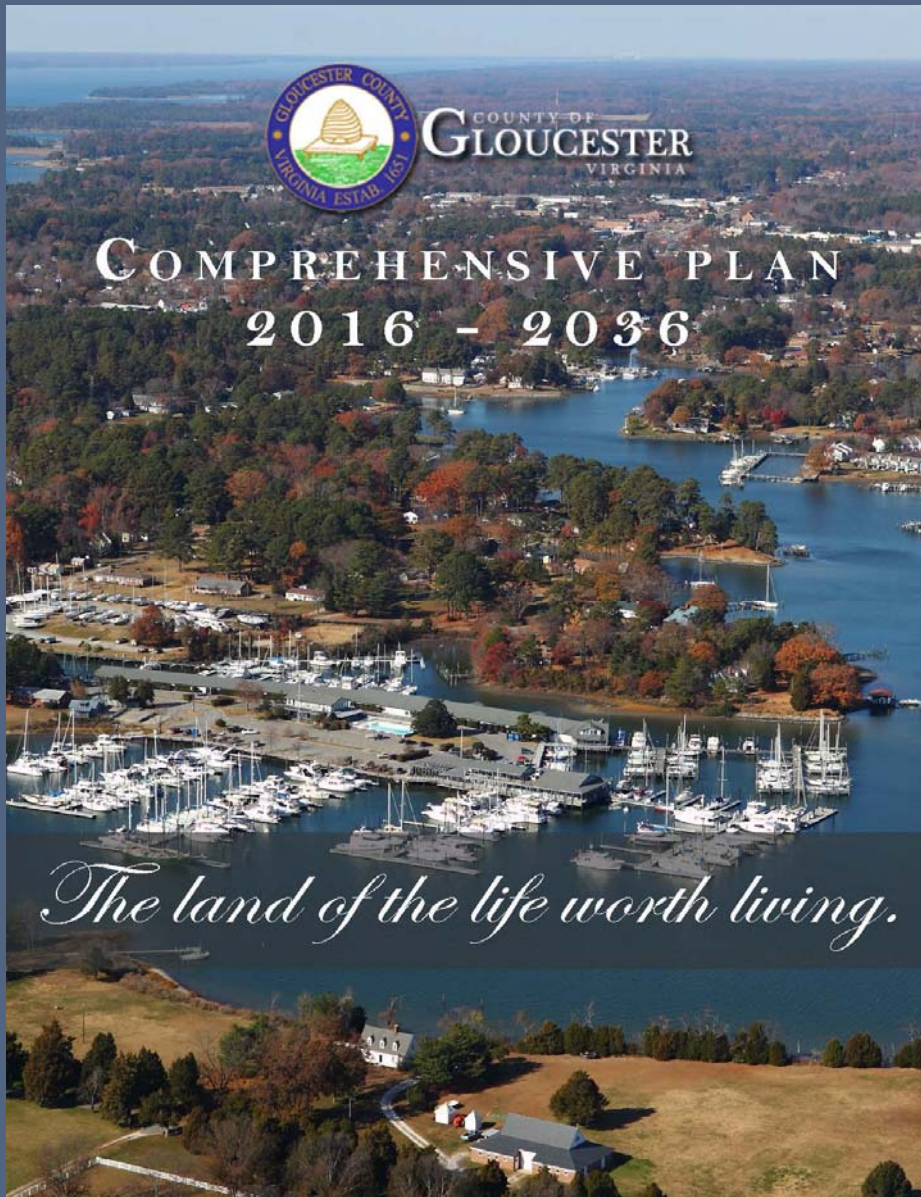
## Joint Work Session

Planning Commission & Board of Supervisors

July 31, 2018



*The land of the life worth living.*



COUNTY OF  
**GLOUCESTER**  
VIRGINIA

# COMPREHENSIVE PLAN 2016 - 2036

*The land of the life worth living.*

Implement the  
Community's Vision...



COUNTY OF  
**GLOUCESTER**  
VIRGINIA

*The land of the life worth living.*





Promote a thriving historic core...



COUNTY OF  
**GLOUCESTER**  
VIRGINIA

*The land of the life worth living.*





Preserve our rural character...



*The land of the life worth living.*





Support healthy neighborhoods...



*The land of the life worth living.*





Encourage economic development...





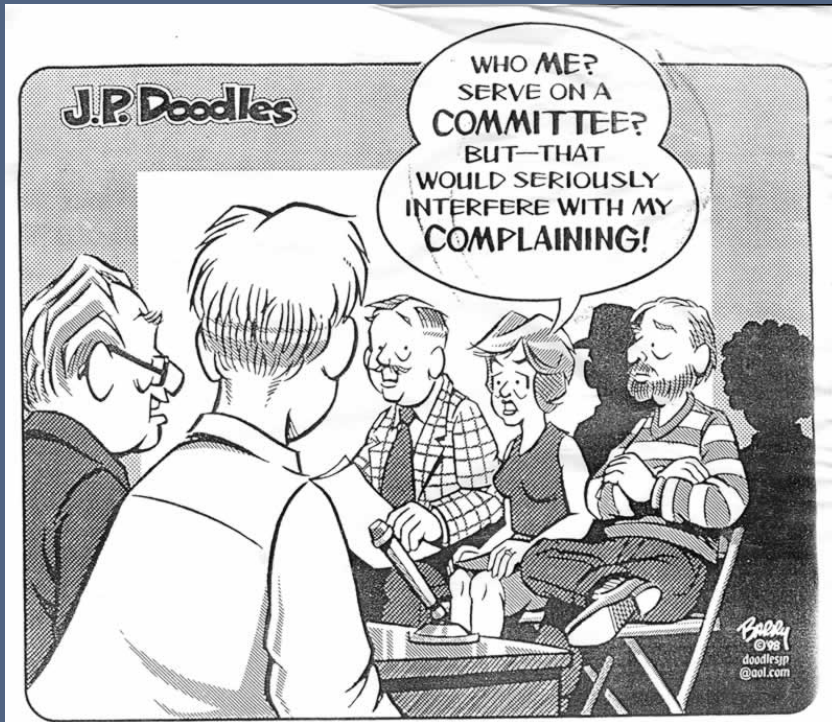
## Current Faces of Zoning...





## Future Faces of Zoning...





Setbacks, lot size requirements, etc...



“Why do we care?”

“What public purpose is being served  
by the regulation?”



COUNTY OF  
**GLOUCESTER**  
VIRGINIA

*The land of the life worth living.*





COUNTY OF  
**GLOUCESTER**  
VIRGINIA

*The land of the life worth living.*

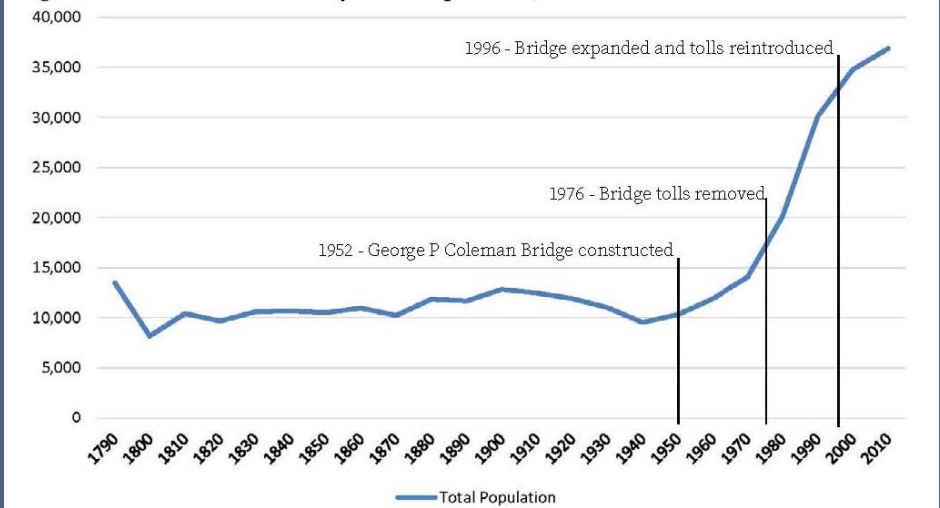




Agricultural heritage fading...

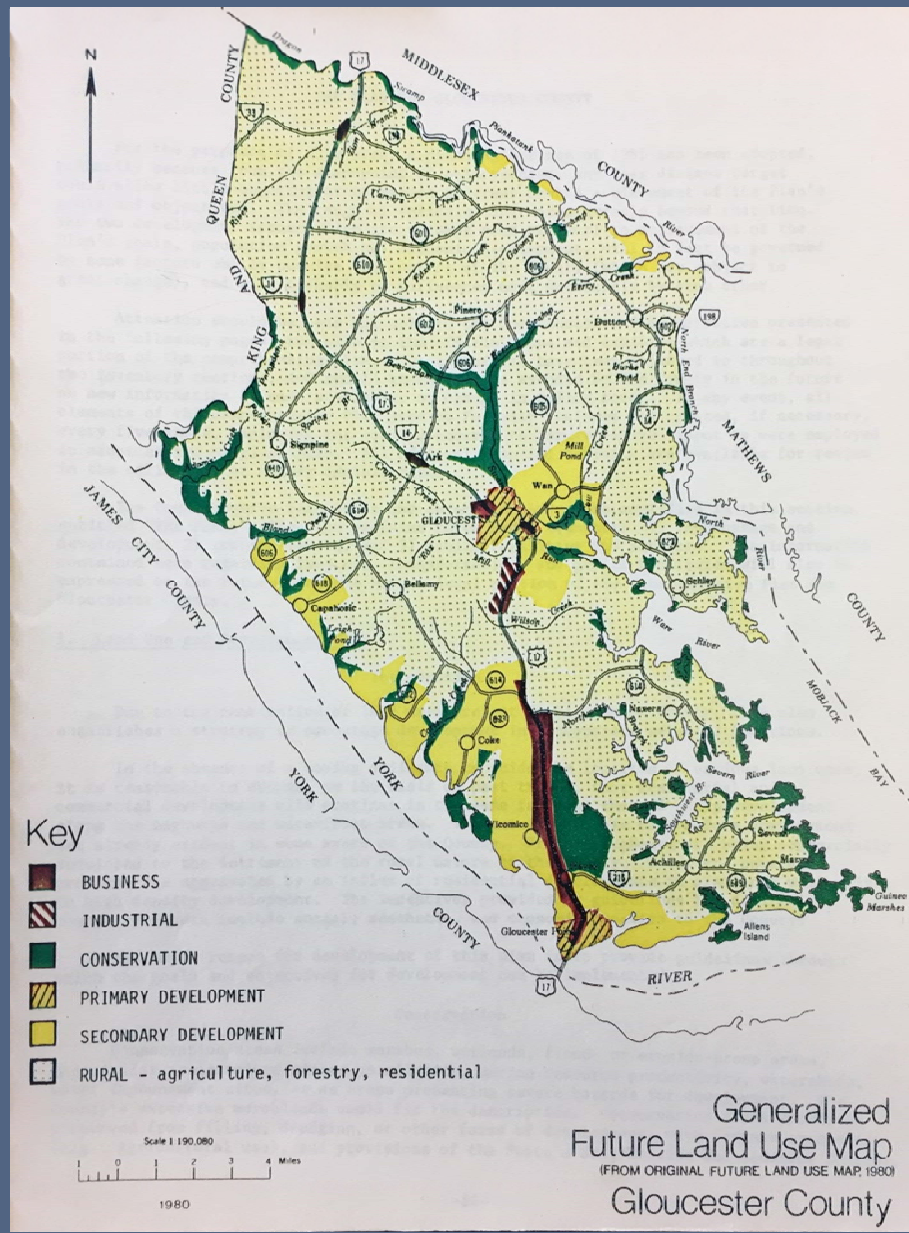


Figure EC-1: Gloucester County Total Population, 1790 to 2010



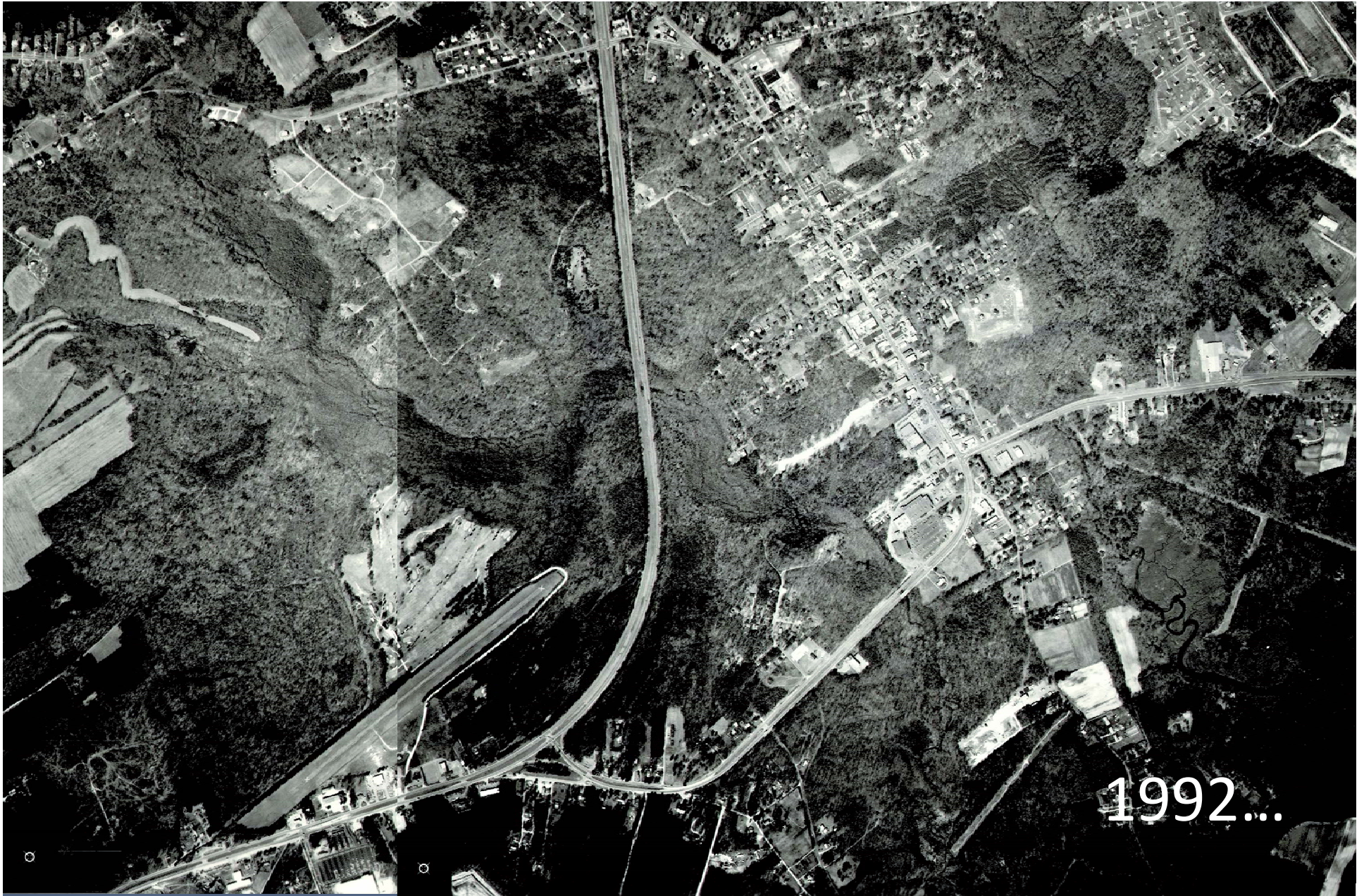
Population Growth –  
1976-1996...

1980 Future  
Land Use Map...



*The land of the life worth living.*





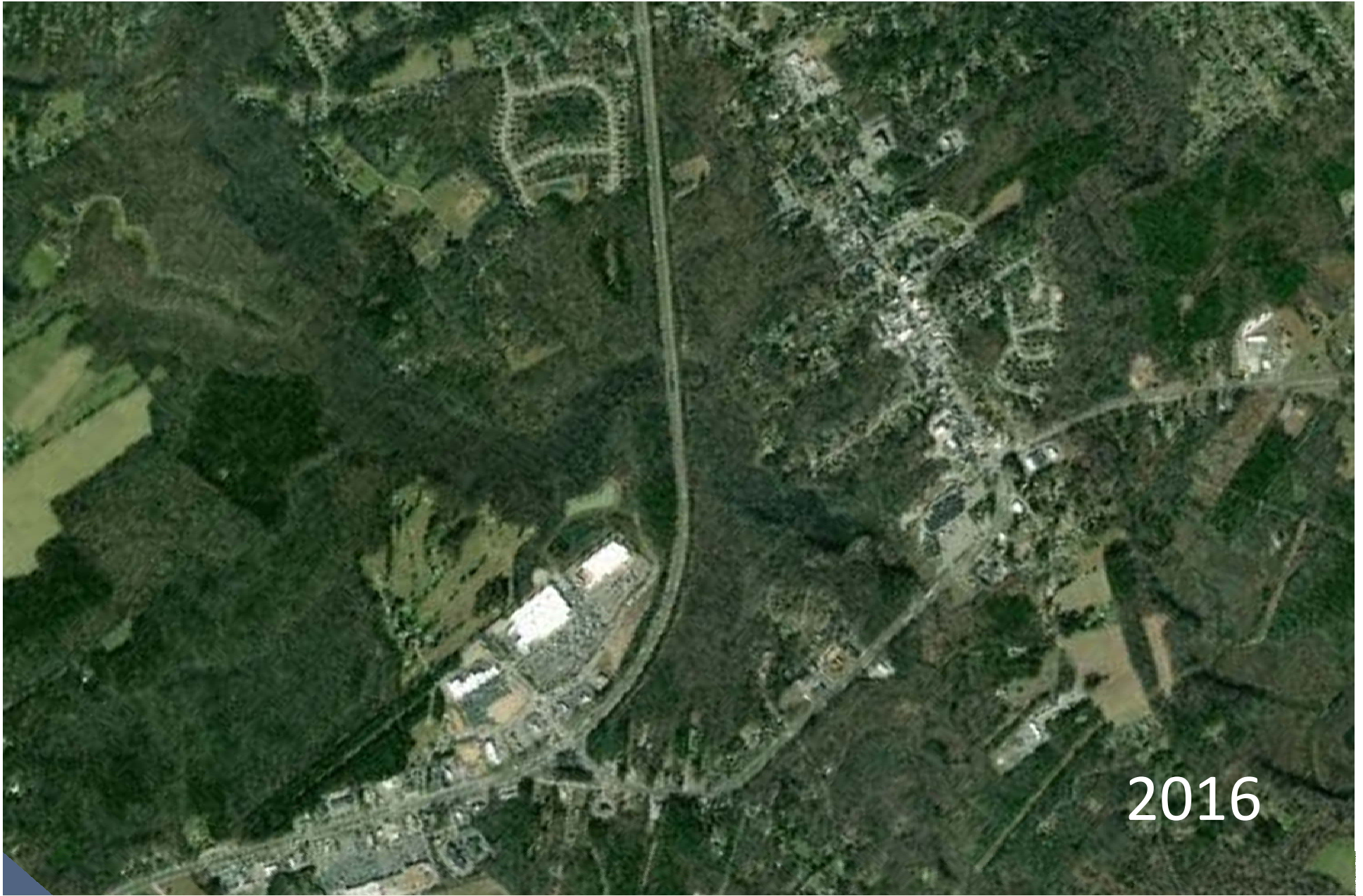
1992...



COUNTY OF  
**GLOUCESTER**  
VIRGINIA

*The land of the life worth living.*





2016



COUNTY OF  
**GLOUCESTER**  
VIRGINIA

*The land of the life worth living.*

*Official Schedule of District Regulations (Zoning District B-1)*

Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building		Minimum Yard Dimensions (ft)				Accessory Buildings			Misc. Requirements	
			Sewer and Water (acres)	Sewer or Water (acres)	On-site S & W (acres)	Width (ft)		Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	Rear Lot Lines		
Automotive and farm implement sales and service							80	45	35									
Restaurants							80	45	35									
Drive through food service							80	45	35									
Hotels and motels							80	45	50	35	70	35		35	35	35		
Guest houses and country inns							80	45	50	35	70	35		20	5	5		
Museums							80	35	35					20	5	5		
Motor lodges							80	35	50	35	70	35		35	35	35		
Commercial communications facility, Type I																		See Article 9, Supplementary District Regulations, Section 9-13.
Commercial communications facility, Type II																		See Article 9, Supplementary District Regulations, Section 9-13.
Forestry harvesting																		
Wellness and fitness center								50						20	5	5		





Economic Vitality



Connectivity

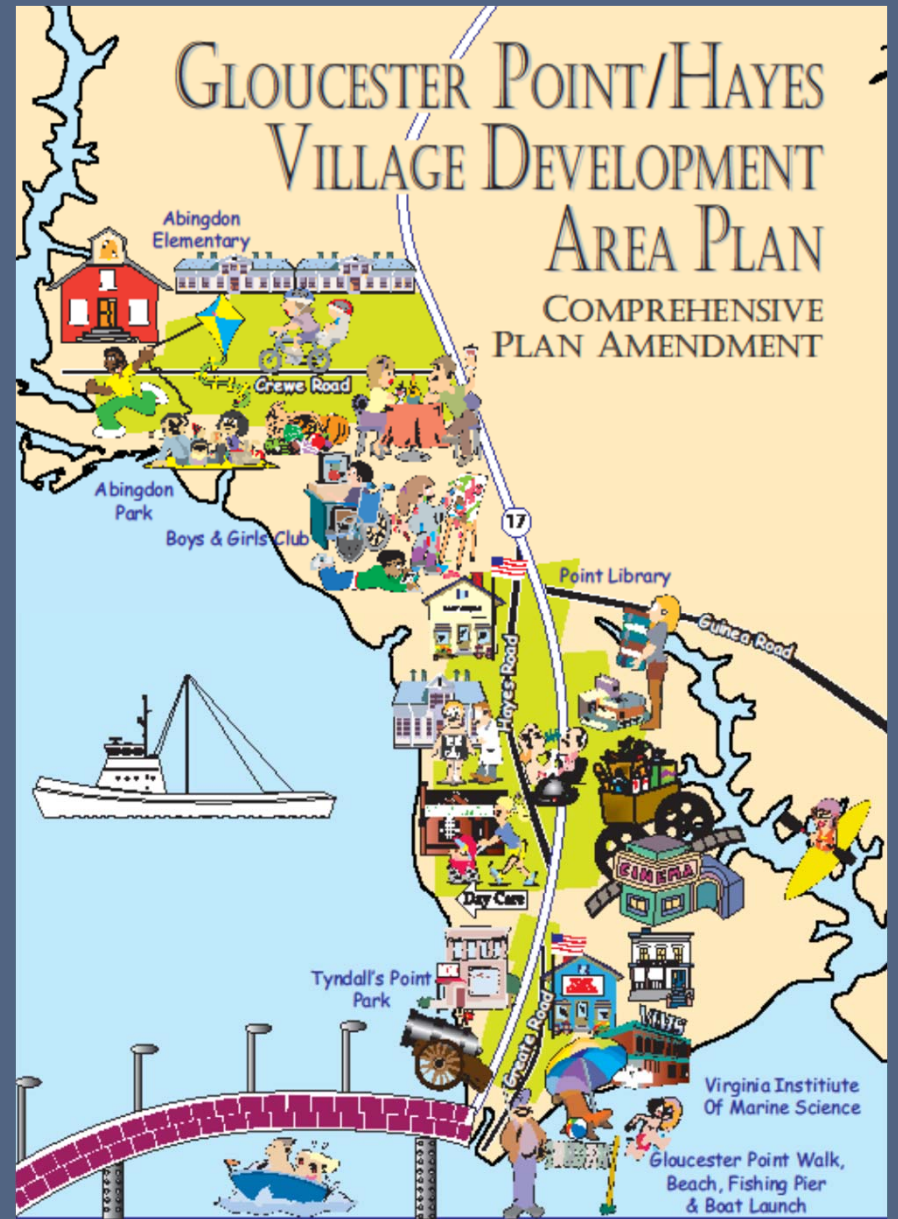


Preservation

Gloucester Court House Village Sub-Area Plan  
Adopted February 5, 2013



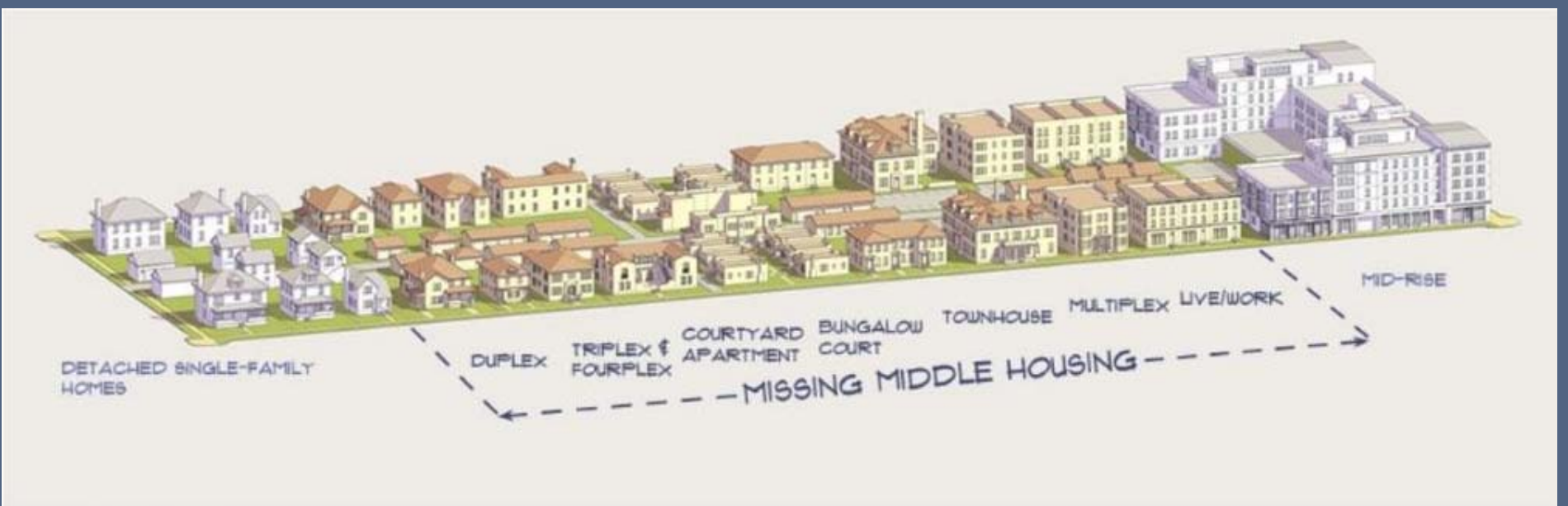
A Collaborative Effort  
of the Gloucester Main Street Preservation Trust  
and the County of Gloucester, Virginia



COUNTY OF  
**GLOUCESTER**  
VIRGINIA

*The land of the life worth living.*





Source: Opticos Design





COUNTY OF  
**GLOUCESTER**  
VIRGINIA

*The land of the life worth living.*



COUNTY OF  
**GLOUCESTER**  
VIRGINIA

*The land of the life worth living.*



Gloucester County, Virginia

Three Year Strategic Plan

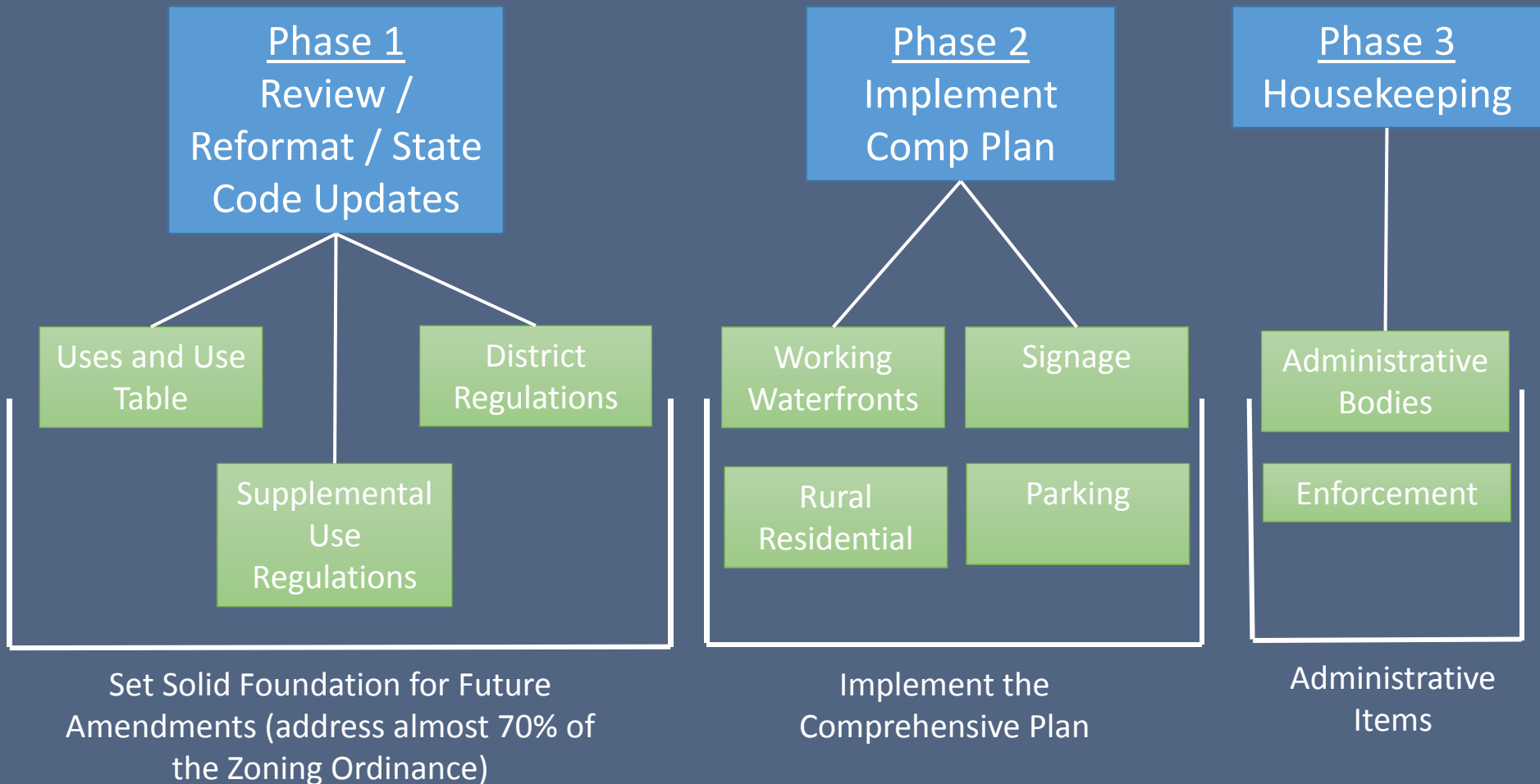
2018 Update



- Spur a thriving economy...
- Encourage a mix of uses and housing...
- Preserve rural atmosphere...
- Remove unnecessary regulations...

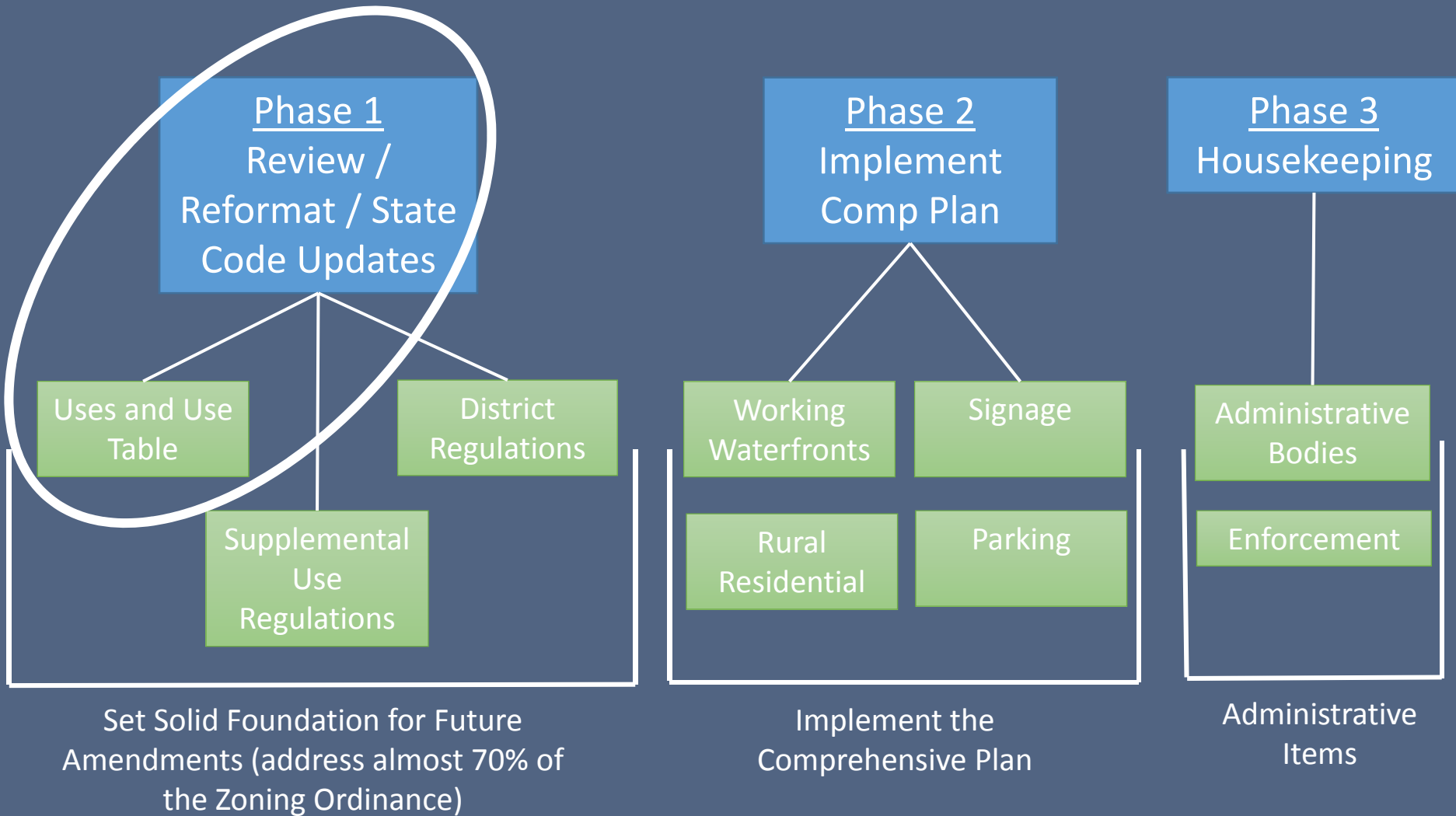


# Plan of Action





# Plan of Action





# Purpose / Plan of Action Questions?



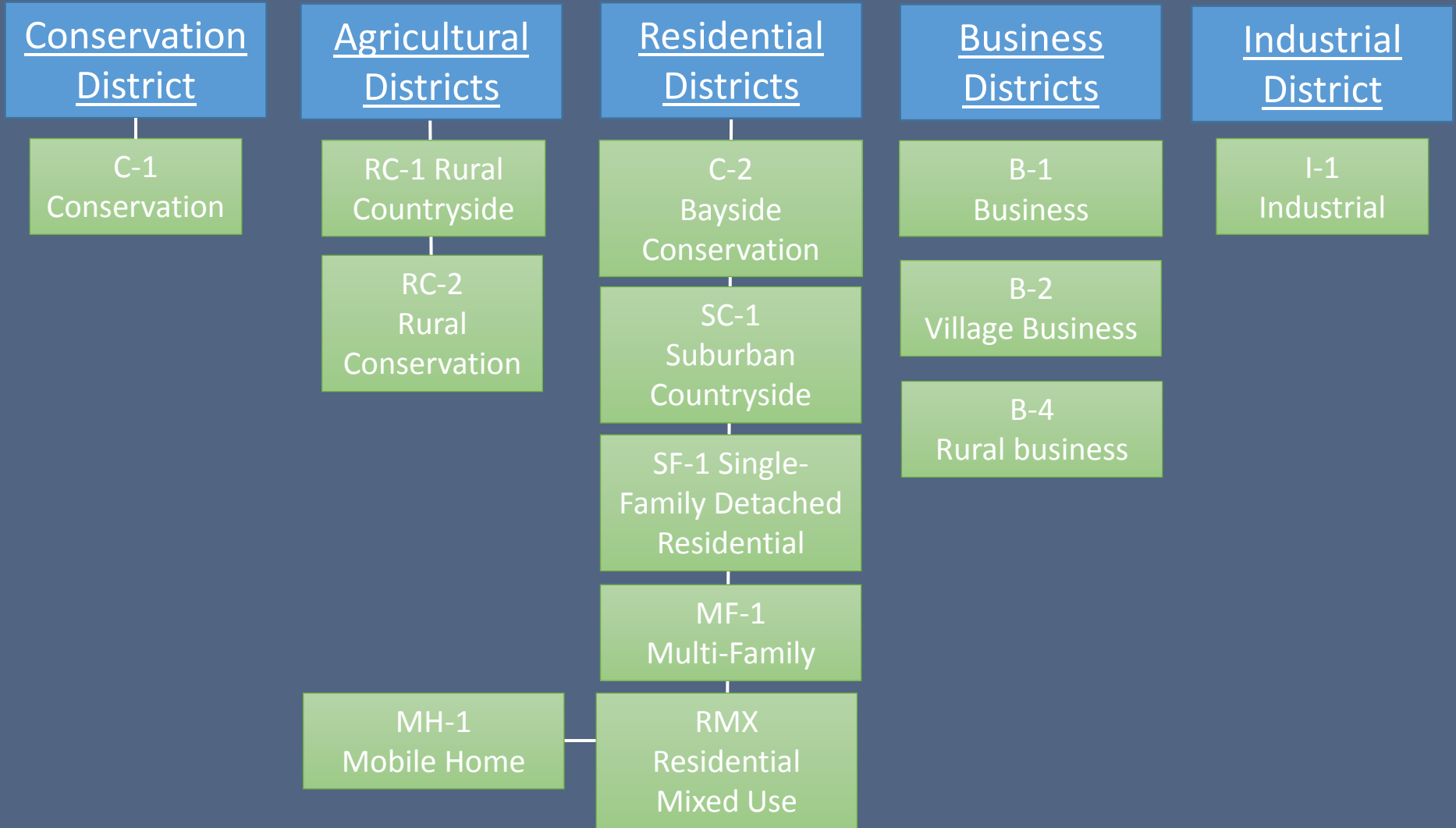
# Zoning Districts



COUNTY OF  
**GLOUCESTER**  
VIRGINIA

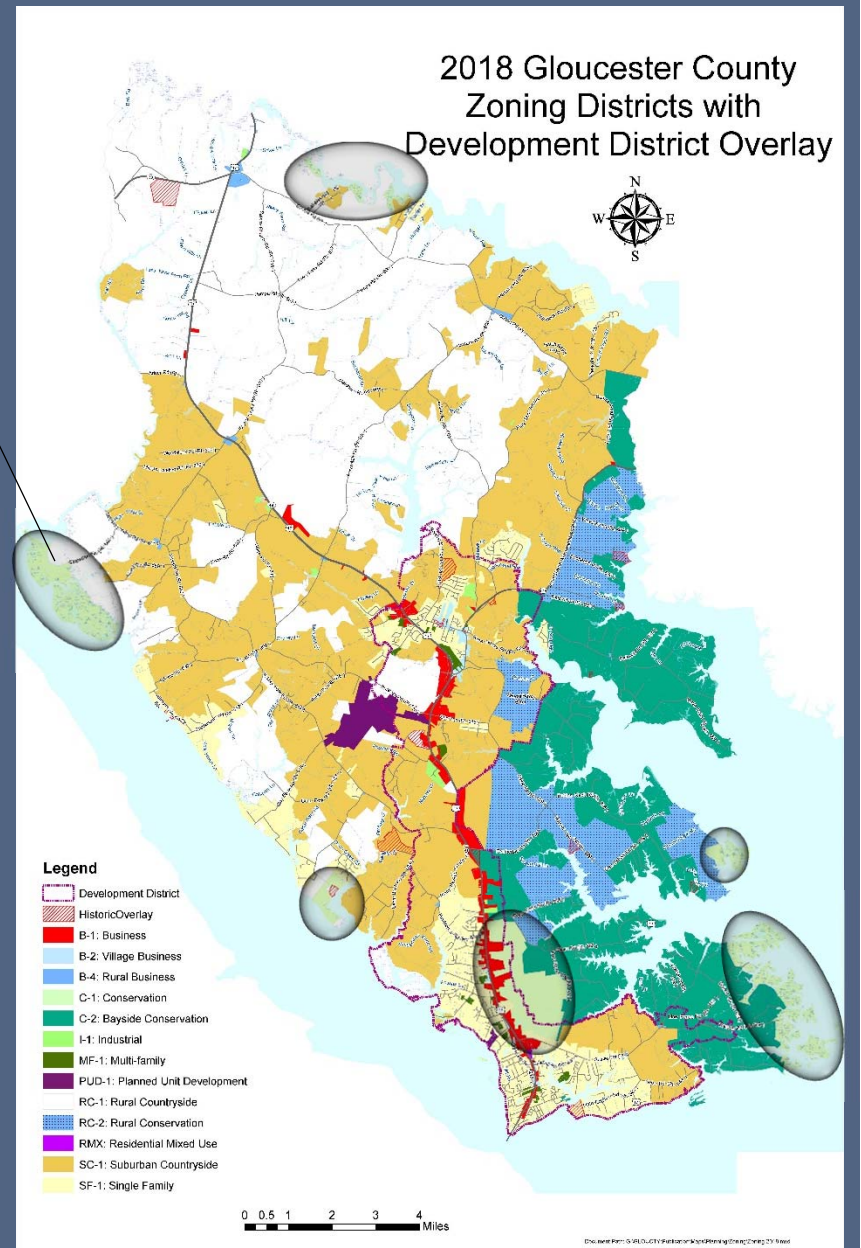
*The land of the life worth living.*

# Zoning Districts



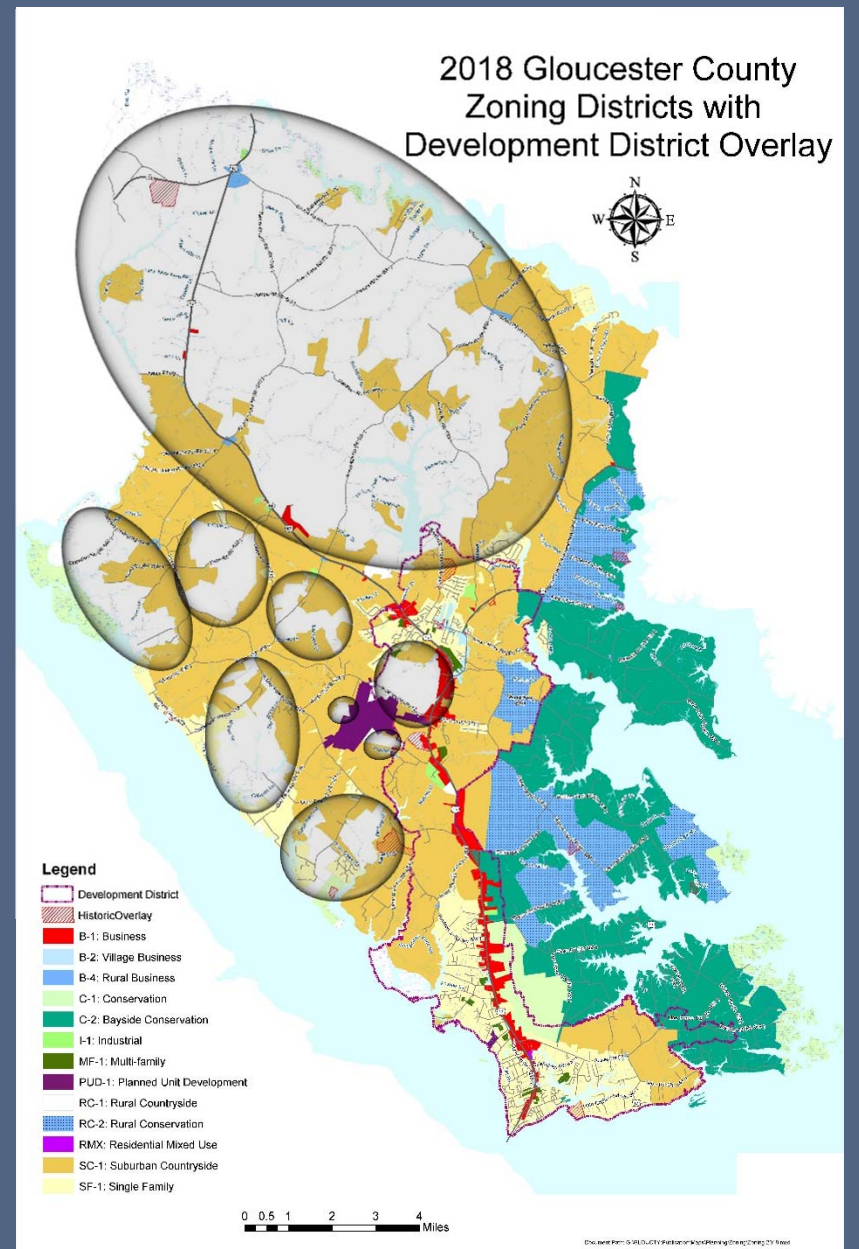


# C-1 Conservation District



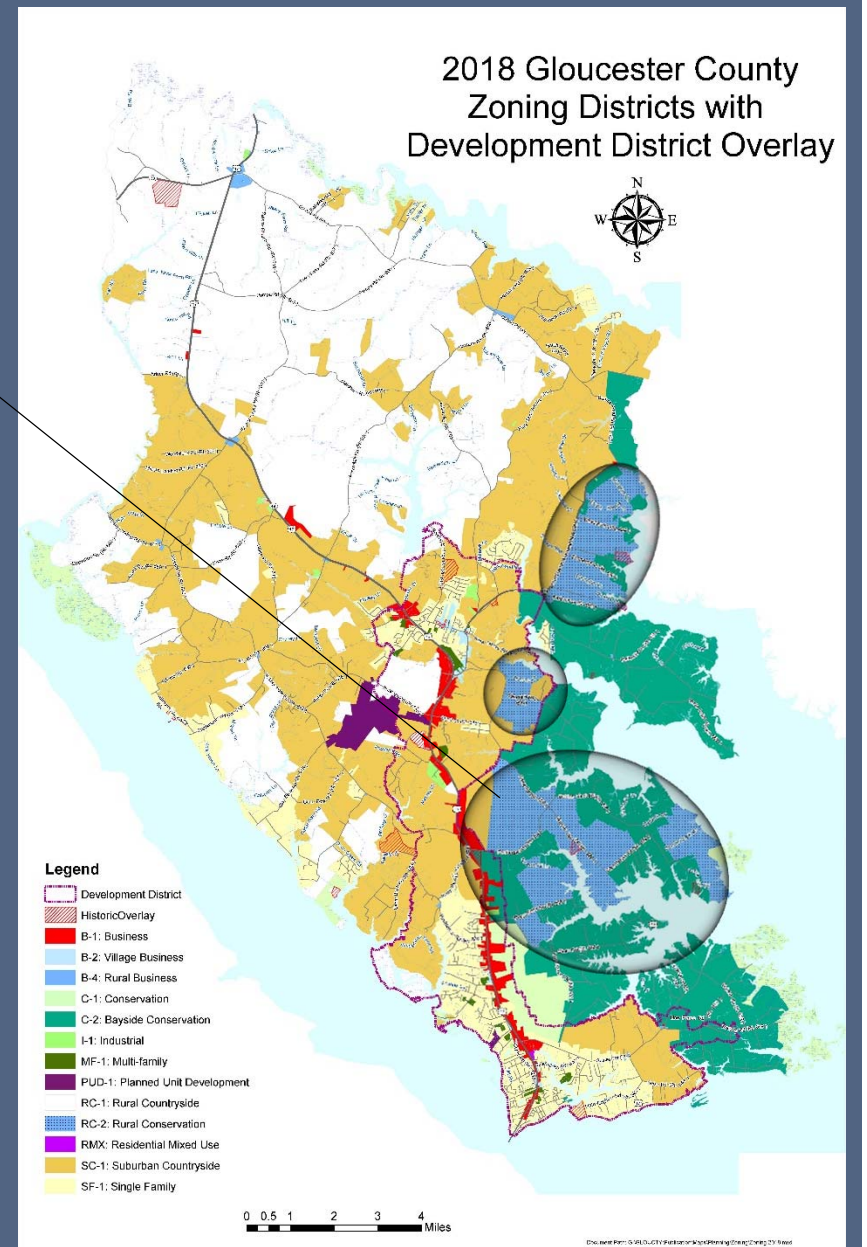


# RC-1 Rural Countryside



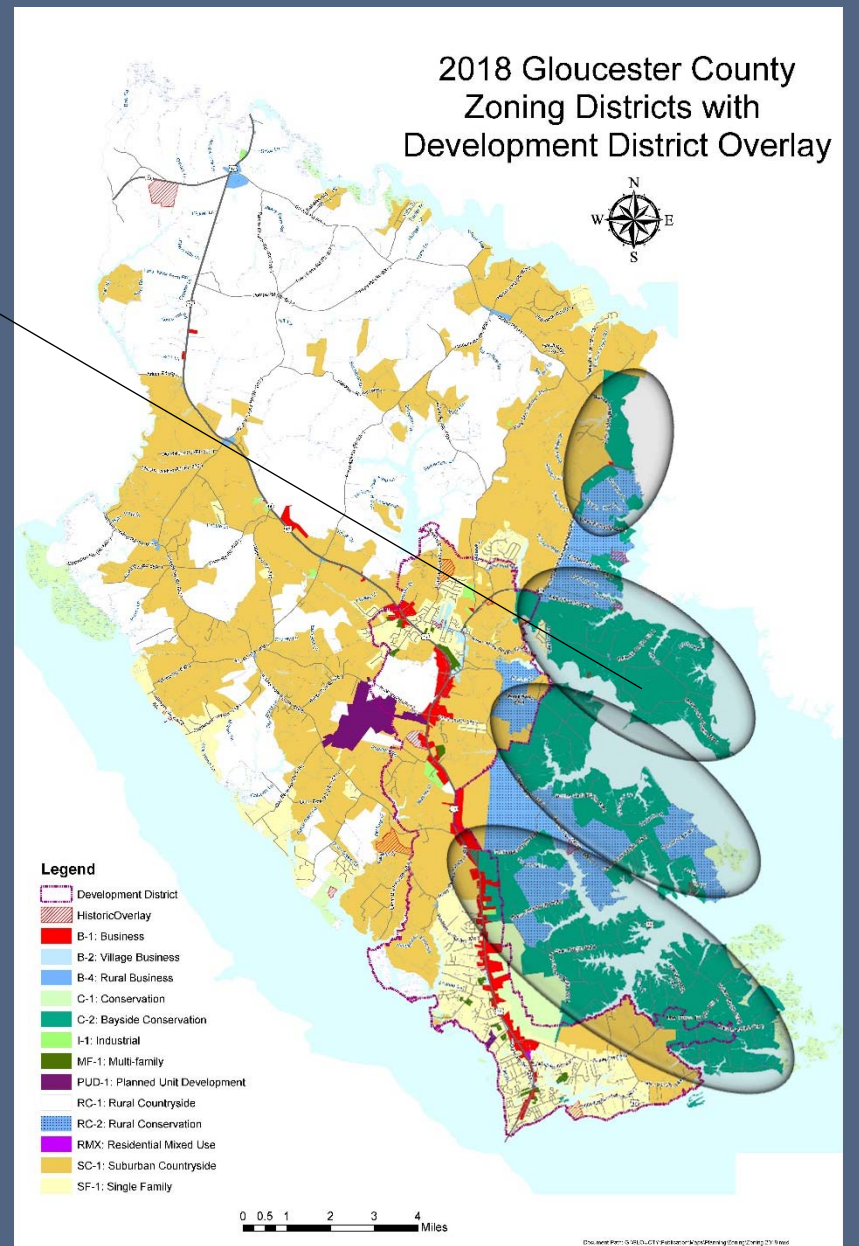


# RC-2 Rural Conservation



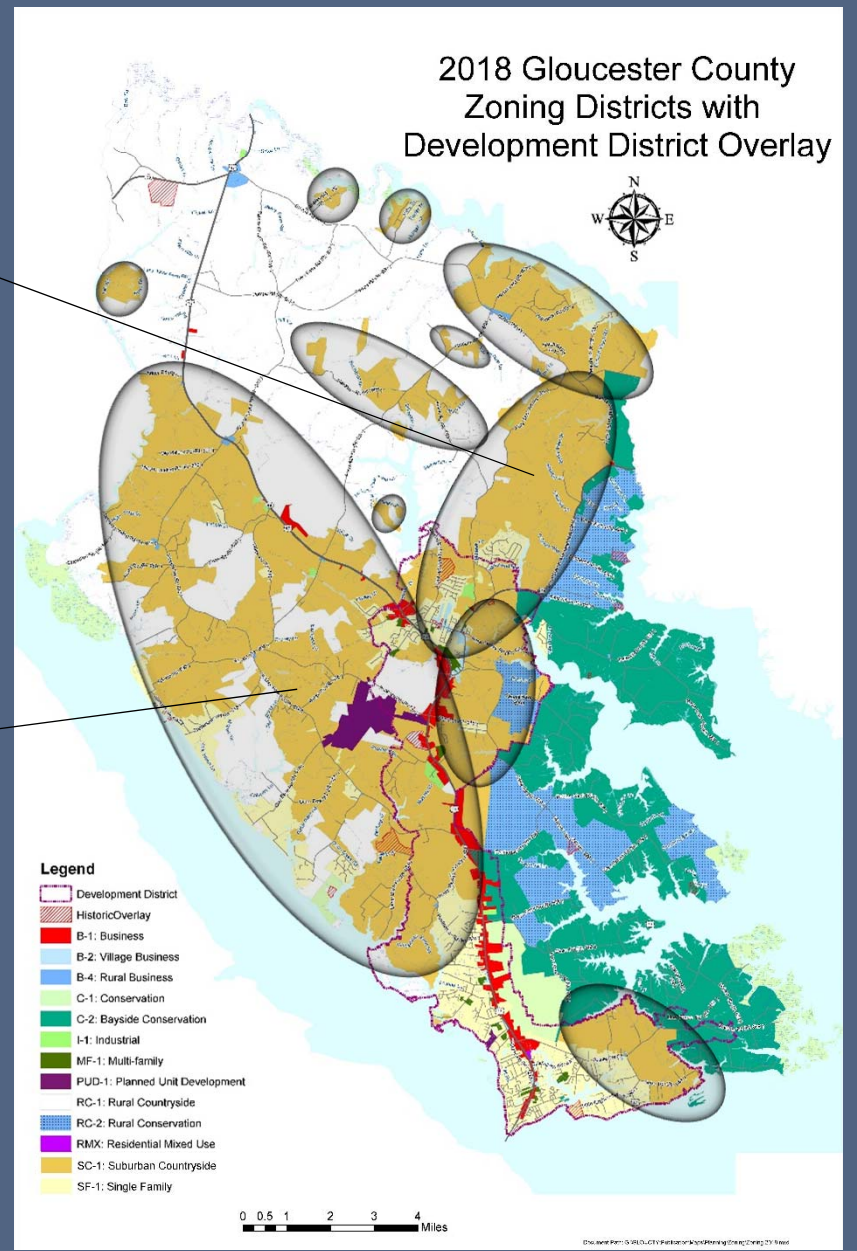


# C-2 Bayside Conservation



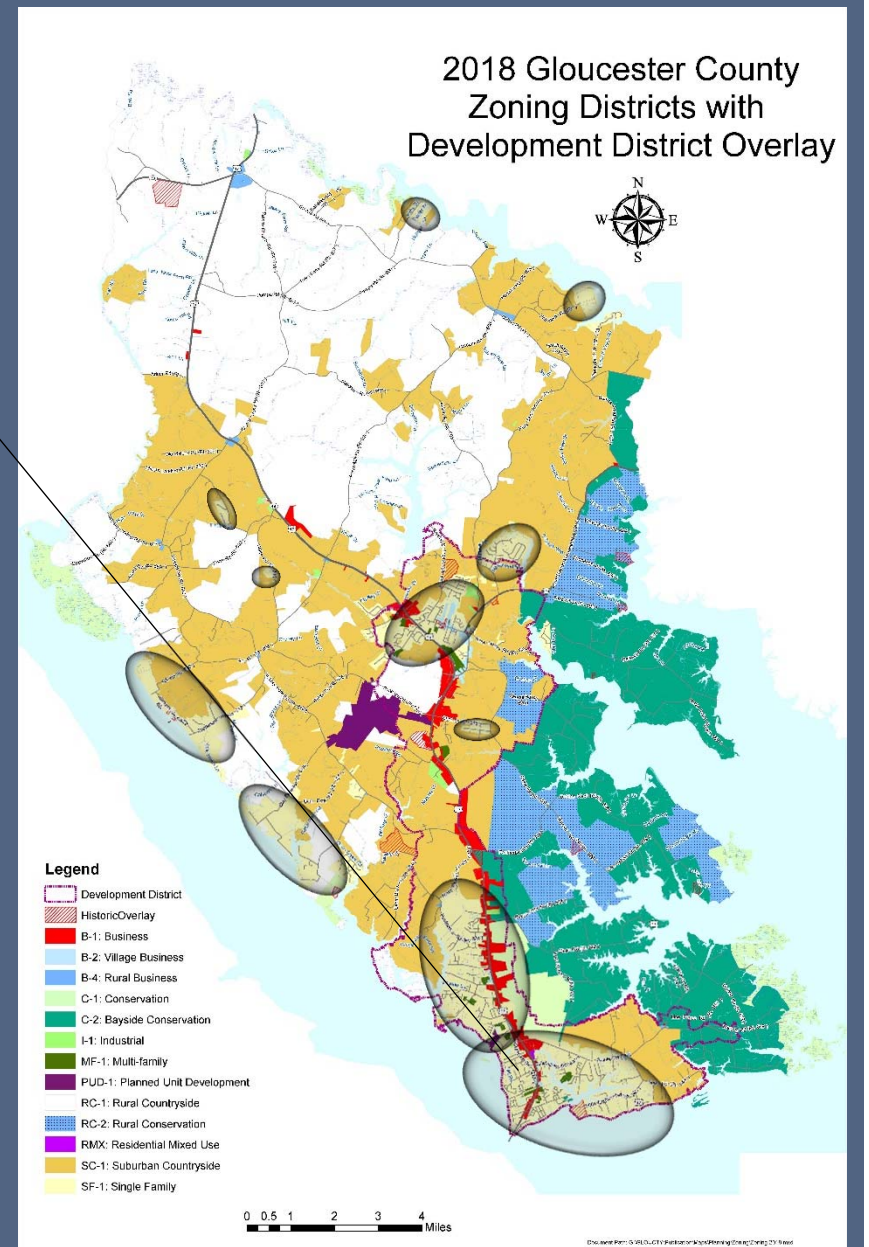


# SC-1 Suburban Countryside



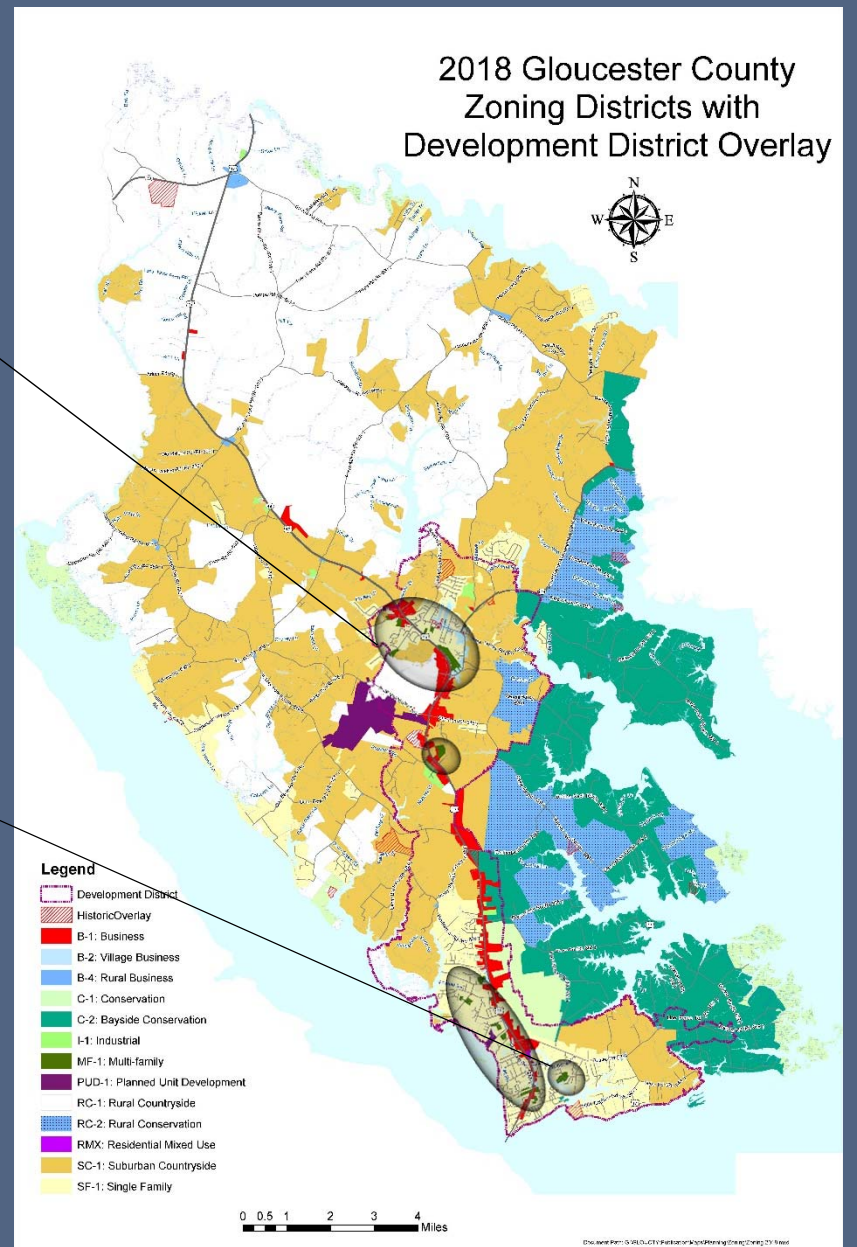


# SF-1 Single Family Detached Residential



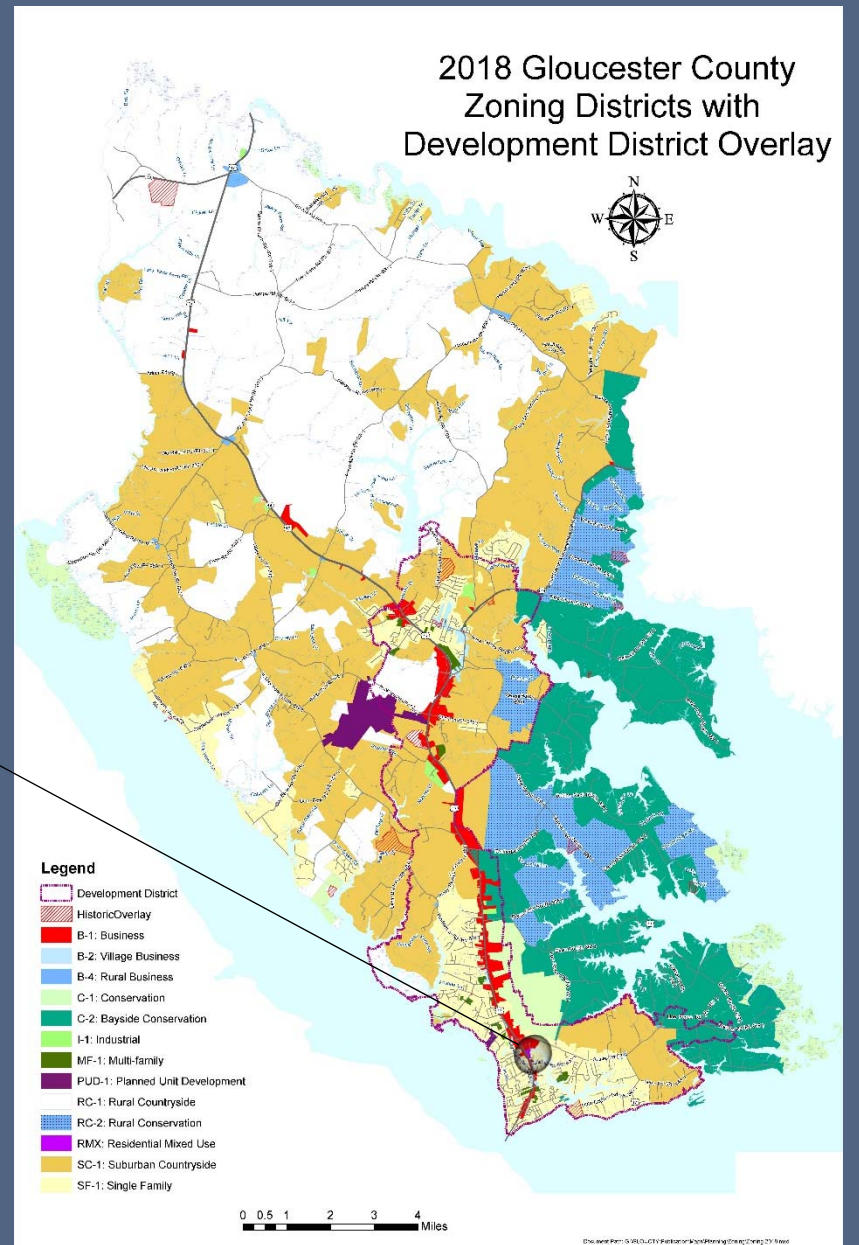


# MF-1 Multi-family



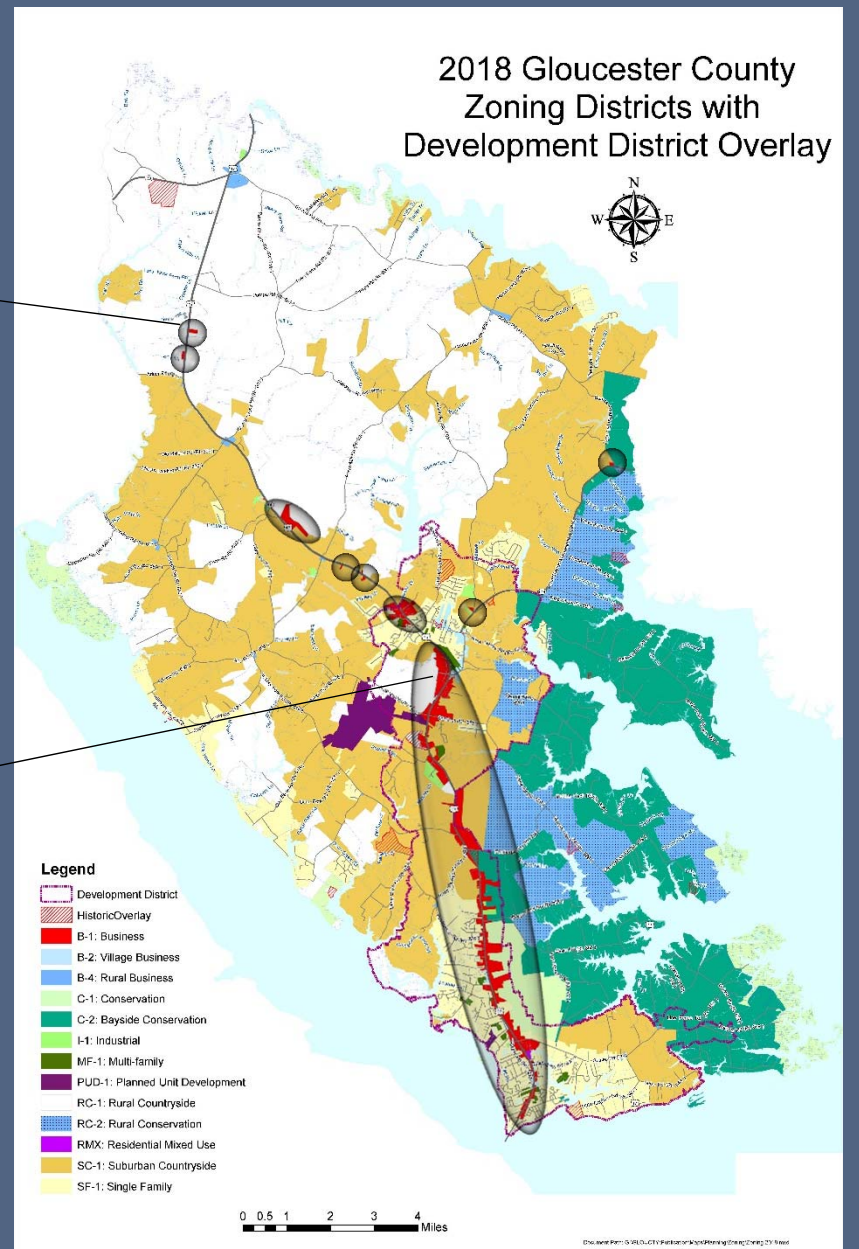


# RMX Residential Mixed Use



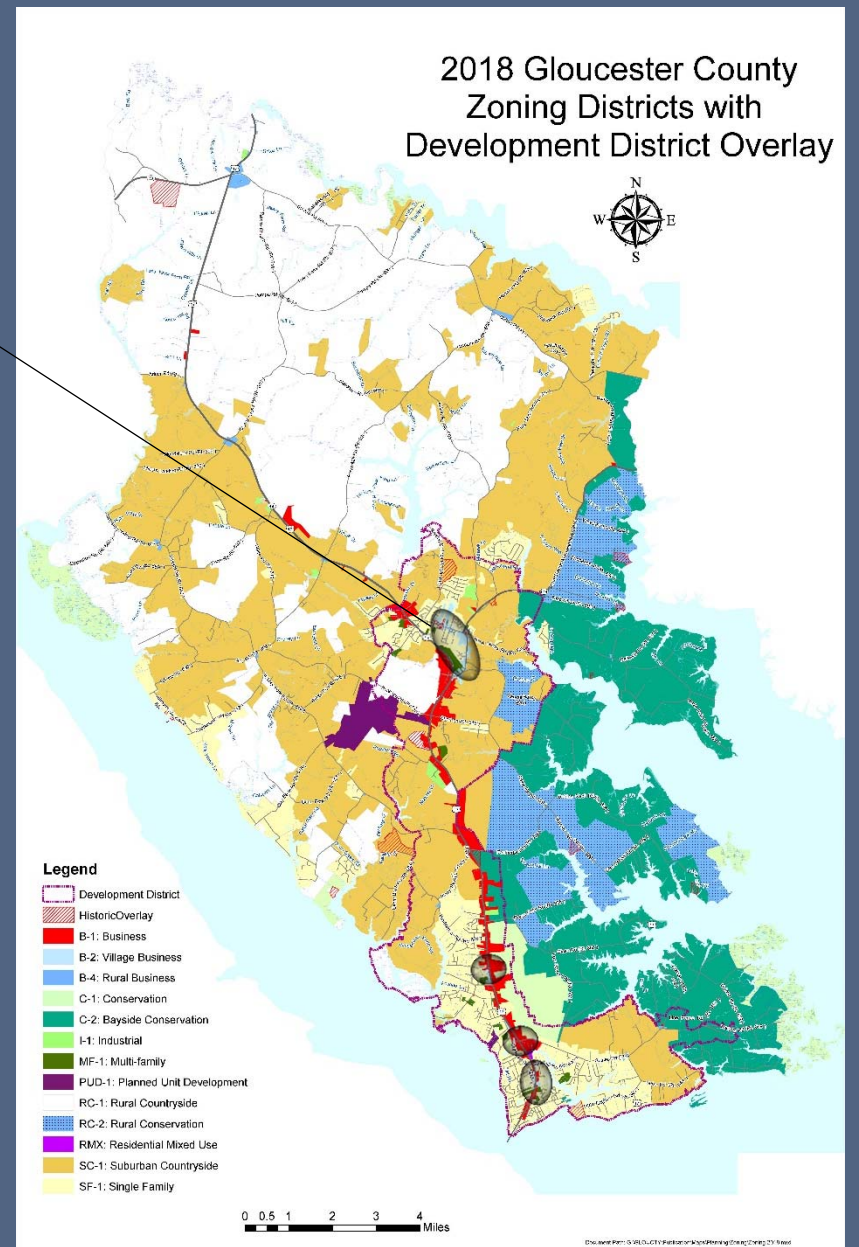


# B-1 General Business



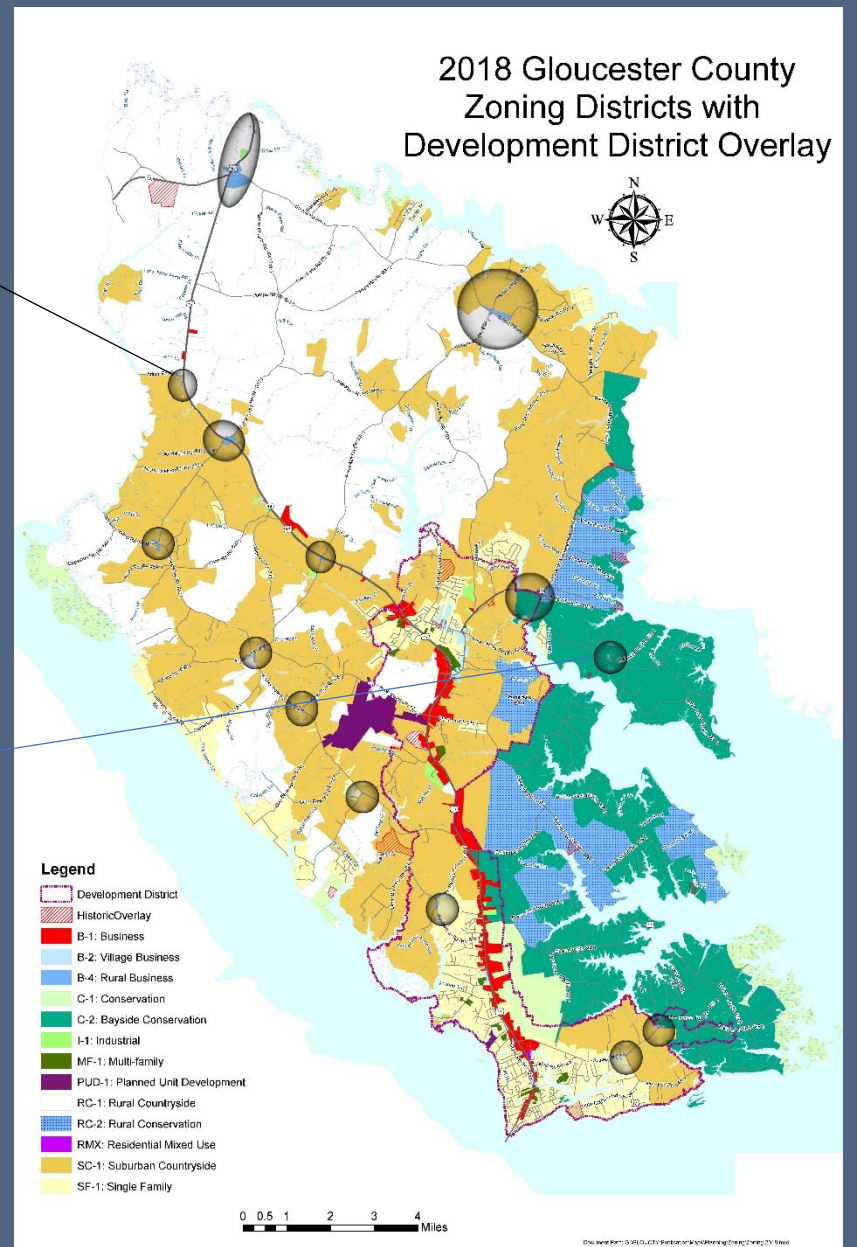


# B-2 Village Business

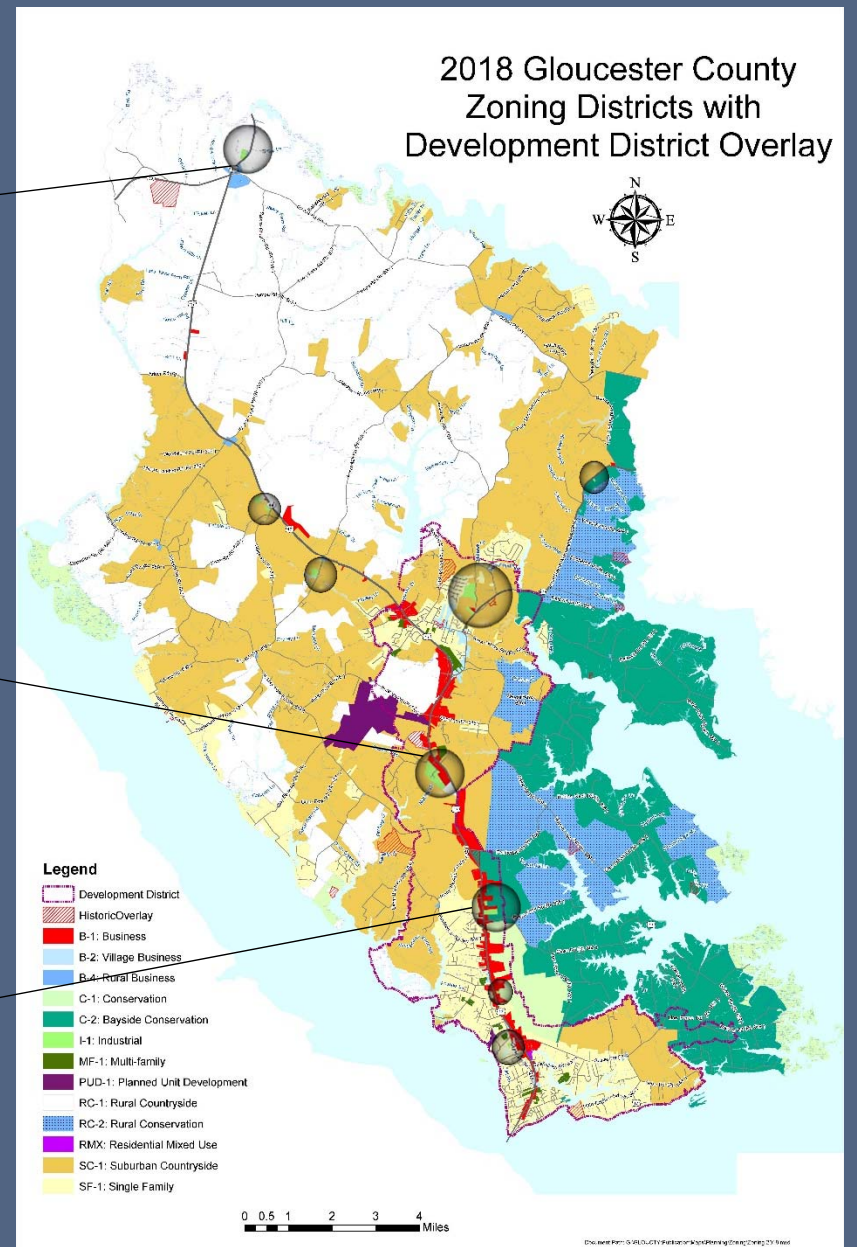




# B-4 Rural Business



# I-1 Industrial





# District Questions?



COUNTY OF  
**GLOUCESTER**  
VIRGINIA

*The land of the life worth living.*

# Existing District Regulation Format

*Official Schedule of District Regulations (Zoning District SC-1)*

Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building	Minimum Yard Dimensions (ft)				Accessory Buildings			Misc. Requirements	
			Sewer and Water	Sewer or Water	On-site S & W	Width			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height		Side Lot Lines
Single family detached dwelling (See definition of building height, single family residential)			30,000 sf or 2 acres (see Misc. Requirements)	2 acres	2 acres	100 or 200		60	50 or 75	20 or 30	40 or 60	50 or 100	2	35 or 50 See Misc. Req.	5, 20 or 30 See Misc. Req.	5, 50 or 100 See Misc. Req.	If clustered, 30,000 sq. ft. minimum or 1 acre maximum lots at a net density of 1 unit per 1.5 acres; otherwise, 2 acre minimum lots required. The larger dimensions are to be used with 2 acre lots or greater. If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.
Home gardens																	
Hunting clubs and fishing clubs			2	2	2	200		35	75	30	60	100		20	5	5	
Natural wildlife preserves and similar conservation areas																	
Churches and other places of worship			1	1	1	100		60	35	30	60	50		20	5	5	

Uses not in alphabetical order

Uses have different minimum lot size & width requirements

Misc. requirements confusing



# Proposed Use Table Format

Uses listed by use category in alphabetical order →

Supplemental Regulations section identified for certain uses. →

## Sec. 5-2. Table of Uses - Revised format (End Result)

The following uses are permitted or permissible in the districts as shown. The Zoning Administrator may permit similar uses by written determination if the Administrator determines that nature of the use is essentially the same as the listed use and that the impacts are no greater.

P- permitted                      SE - permissible by Special Exception                      CUP - permissible by Conditional Use Permit                      \* See Article 9 for Supplementary Use Regulations  
 \*\* Article 9 needed to capture notes in current table's Mis Requirements column

Uses	Supp Reg	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX	HCDD follows underlying district uses	H-1 follows underlying district uses	WW	PUD See individual ordinance s
<b>Residential</b>																		
Accessory apartment	9-27		P*	P*	P*	P*	P*					P*		P*				
Accessory dwelling, residential	9-27		P*	P*	P*	P*	P*					P*		P*				
Accessory residential dwelling unit, commercial												P	P					
Ancillary residential structure or use	Add		P**	P**	P**	P**	P**							P**				
Domestic pets			P	P	P	P	P	P	P			P	P	P				
Dwelling, multifamily dwellings	Add							P**						P**				
Dwelling, single family dwelling on a lot of record as of the effective date of this ordinance February 1, 1998																		
Dwelling, single-family attached								P						P				
Dwelling, single-family detached, cluster	5.4		P*	P*	P*	P*												
Dwelling, single-family detached, conventional dwelling	Add - varies		P**	P**	P**	P**	P**							P**				
Dwelling, two-family dwellings	Add							P**						P**				
Home garden			P	P	P	P	P	P	P									
Home occupation, Type I	9-9		P*	P*	P*	P*	P*	P*	P*			P*	P*	P*				
Home occupation, Type II	9-9		SE*	SE*	SE*	SE*	SE*	SE*				SE*	SE*					
In-home child care provider	Add		P**	P**	P**	P**												
Livestock, private use or enjoyment	9-20		P*	P*	P*	P*							P*					
Livestock, private use or enjoyment, w/ less than required acreage	9-20		SE*	SE*	SE*	SE*												
Manufactured home	Add			P**	P**													
Manufactured home park	Art 7								P**									
One dwelling unit per lot improved by a business establishment. A dwelling unit which is not within the same structure as the business shall be permitted only on a lot of 1.5 or more acres.																		
Planned unit development	Art 8 Add-5.3																	P
Town house	9-21							P**						P**				
Transitional Home				CUP					CUP									

# Proposed District Regulation Format

## Zoning District Regulations – Revised Format (End Result)

### (10) Regulations for Zoning District SC-1, Suburban Countryside District

#### a. Intent.

The intent of the SC-1 district is to allow low density residential development. The SC-1 district is intended for limited areas suitable for such development by virtue of their non-prime, non-erodible soils and their suitability for septic systems. In many cases, these areas are already largely committed to low density residential subdivisions. Cluster development is encouraged in order to protect environmental and scenic resources.

#### b. Permitted Uses (also listed in Table of Uses, Sec. 5-2).

(i) The following uses are allowed By-right, by Special Exception (SE) or by Conditional Use Permit (CUP) as identified in the table below. The uses are subject to all other applicable requirements contained in the ordinance. Certain uses have additional, modified or more stringent standards listed in Article 9 Supplementary District Regulations.

	Supplemental Regulations	By-right	CUP	SE
<b>Residential</b>				
Accessory apartment	9-27	√		
Accessory dwelling, residential	9-27	√		
Ancillary residential structure or use	9-XX	√		
Domestic pets		√		
Dwelling, single-family detached, cluster	9-XX	√		
Dwelling, single-family detached, conventional	9-XX	√		
Home garden		√		
Home occupation, Type I	9-9	√		
Home occupation, Type II	9-9			√
In-home child care provider	9-XX	√		
Livestock, private use or enjoyment	9-20	√		
Livestock, private use or enjoyment, w/ less than required acreage	9-20			√
<b>Commercial Products &amp; Services (commercial)</b>				
Hospital, veterinary				√
Recreation and amusement enterprises				√
<b>Commercial Products and Services (commercial) Lodging</b>				
Bed and breakfast				√
<b>Institution and Civic Uses</b>				
Adult day care center				√
Cemetery or graveyard				√
Child care center				√

#### c. Minimum lot requirements.

(i) When served by public sewer and water:

1. Area: 2 acres
2. Frontage:

(ii) When served by public sewer or water:

1. Area: 2 acres
2. Frontage:

(iii) When served by on-site well and septic

1. Area: 2 acres
2. Frontage:

#### d. Lot coverage.

(i) Maximum lot coverage for total building footprints and paved surfaces:

1. \_\_\_ percent for uses in the categories of Institutional and Civic Residential; Lodging; and Industrial, Automotive, Utilities, and Construction
  2. \_\_\_ percent for uses in the categories of Consumer Products and Services, Agricultural/Animal-related and Telecommunications.
- (Uses are designated in the Table of Uses, Sec. 5-2).

#### e. Minimum setback requirements.

(i) Front yard

1. Principal Structures: 75
2. Accessory structures: X feet

(ii) Side yard

1. Principal structures: 30 feet
2. Accessory structures: 5 feet

(iii) Rear yard

1. Principal structures: 100 feet
2. Accessory structures: 5 feet

#### f. Building Requirements.

- (i) Maximum height of principal building: 35 feet
- (ii) Maximum height of accessory buildings: 20 feet

Uniform minimum lot sizes, setbacks, building heights, etc.



Permitted uses listed by use category in alphabetical order / Supp Regulations identified →



# Format Questions?



*The land of the life worth living.*

# Proposed Use Changes

## Summary of each category

### D Residential 1 Summary

Use Type Changes		
Type	Existing Uses	Proposed Uses
Accessory Residential Uses	• Ancillary residential structure	• Ancillary residential structure <b>or use</b>
	• Home occupation, Type I	• Home occupation, Type I
	• Home occupation, Type II	• Home occupation, Type II
	• <del>Domestic pets</del>	N/A – Regulated by animal control
	• <del>Home garden</del>	N/A – Considered an accessory or ancillary use
Residential Dwelling Types	• Dwelling, multifamily	• Dwelling, multifamily
	• Town house	• <b>Dwelling, single-family attached</b> (townhouse)
	• Dwelling, single family	• <b>Dwelling, single-family detached, cluster</b>
	• Dwelling, two-family	• Dwelling, single-family <b>detached, conventional</b>
	• Manufactured home	• Dwelling, two-family
	• <del>Accessory apartment</del>	• Manufactured home
	• <del>Accessory dwelling</del>	
	• <del>Accessory residential unit</del>	• <b>Dwelling, secondary</b>
	• <del>One dwelling unit per lot improved by a business establishment</del>	
	• <del>Single family dwelling on a lot of record as of the effective date of this ordinance (B-2)</del>	N/A – Only applied to B-2 District. Village Implementation Committee recommended removal. Existing residential uses would fall under non-conforming.
	• <del>Manufactured home park</del>	N/A – Not regulated as a use; definition kept
	• <del>Planned Unit Development</del>	N/A – Not regulated as a use; definition kept

Supportive Definition Changes		
Type	Existing Definitions	Proposed Definitions
Residential Community Types	• Cluster development	• Cluster development
	New definition proposed	• <b>Condominium</b>
	• Manufactured home park	• Manufactured home park
	• Planned unit development	• Planned unit development
Residential Dwelling Types	• Dwelling unit	• Dwelling unit
	• Temporary family health care structure	• Temporary family health care structure
Other Related Definitions	New definition proposed	• <b>Camping Unit</b>
	New definition proposed	• <b>Recreational vehicle</b>
Deleted Definitions	• <del>Garage, private</del>	N/A – considered an accessory use and ancillary use
	• <del>Residence, primary</del>	N/A – will clarify meaning in referenced Sec 9-27
	• <del>Vacation home or secondary home</del>	N/A – will clarify meaning in referenced Sec 9-27



# Proposed Use Changes

# District Changes

## D - Residential 2 - Use Table

### Sec. 5-2. Table of Uses

The following uses are allowed By-right (P), by Special Exception (SE) or by Conditional Use Permit (CUP) as identified in the table below. The Zoning Administrator may permit similar uses by written determination if the Administrator determines that nature of the use is essentially the same as the listed use and that the impacts are no greater. The uses are subject to all other applicable requirements contained in the ordinance. Certain uses have additional, modified or more stringent standards listed in Article 9 Supplementary District Regulations.

Residential Uses	Supp Reg	Zoning Districts												Revision Notes	
		C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1		RMX
Ancillary residential structure or use	9-xx		P	P	P	P	P							P	No district changes proposed.
Home occupation, Type I	9-9		P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>		P	Added as by right use to B-1, B-2, & B-4 where residential is allowed as a primary or secondary use.
Home occupation, Type II	9-9		SE	SE	SE	SE	SE	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>		<u>SE</u>	Added as by right use to B-1, B-2, & B-4 where residential is allowed as a primary or secondary use.
Domestic pets			P	P	P	P	P	P				P			Regulated by Animal Control.
Home garden			P	P	P	P	P								Considered an accessory or ancillary use.
Dwelling, multifamily	9-xx							P			<u>P</u>			P	Added as a by-right use to B-2 District to incorporate recommendations of the Village Implementation Stakeholder Group.
Town house-Dwelling, single-family attached (townhouse)								P			<u>P</u>			P	Added as a by-right use to B-2 District to incorporate recommendations of the Village Implementation Stakeholder Group.
Dwelling, single-family detached, cluster	9-xx		P	P	P	P									New use to clearly identify where cluster developments are allowed per 5-4 Conservation and Countryside District Development Provisions and easily locate supplemental regulations.
Dwelling, single-family detached, conventional			P	P	P	P	P							P	No district changes proposed.
Dwelling, two-family	9-xx							P						P	No district changes proposed.
Manufactured home	9-xx			P	P				<u>P</u>						Added to MH-1 (Manufactured Home Park District).

# Proposed Use Changes

- SE → CUP
  - CUP – 2 public hearings (Planning Commission and Board of Supervisors).
    - Case by case land use decisions that the Zoning Ordinance requires PC review and BOS approval fall under this process.
  - SE – 1 public hearing (Board of Zoning Appeals).
    - Case by case land use decisions that the Zoning Ordinance delegates to the BZA fall under this process.



# Proposed Use Changes

# Definition Changes

## D - Residential 3 - Definitions

Residential Use Types and Supportive Definitions							
SUB-CATEGORY	ITEM	EXISTING DEFINITION	DEFINITION W CHANGED TRACKED	PROPOSED DEFINITION	STATUS	TYPE	REVISION NOTES
Accessory Residential Uses	Ancillary residential structure <u>or use</u>	A noncommercial structure, which is of a nature customarily incidental and subordinate to a permitted principal use within the district, and which is owned and maintained for the personal use, benefit and enjoyment of the property owner, their family members or guests. Ancillary residential structures include sheds, garages, workshops, carports, gazebos, greenhouses, pools, docks, piers and similar unoccupied accessory residential structures located on property without an existing principal structure. This definition does not apply to structures listed in the official schedule of district regulations for the district or regulated elsewhere in the ordinance, such as private stables and freight containers.	A noncommercial structure <u>or use, which is being</u> of a nature customarily incidental and subordinate to a permitted principal use within the district, and which is owned and maintained for the personal use, benefit and enjoyment of the property owner, their family members or guests. Ancillary residential structures include sheds, garages, workshops, carports, gazebos, greenhouses, pools, docks, piers and similar unoccupied accessory residential structures located on property without an existing principal structure. This definition does not apply to structures listed in the official schedule of district regulations for the district or regulated elsewhere in the ordinance, such as private stables and freight containers.	A noncommercial structure or use, being of a nature customarily incidental and subordinate to a permitted principal use within the district, and which is owned and maintained for the personal use, benefit and enjoyment of the property owner, their family members or guests. Ancillary residential structures include sheds, garages, workshops, carports, gazebos, greenhouses, pools, docks, piers and similar unoccupied accessory residential structures located on property without an existing principal structure. This definition does not apply to structures listed in the official schedule of district regulations for the district or regulated elsewhere in the ordinance, such as private stables and freight containers.	Existing Mod/Fed	Use Type	Added "or use" to clarify that typical residential accessory (ancillary) uses are allowed in addition to structures.
Accessory Residential Uses	Home occupation, Type I	An accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services in accordance with section 9.9 of this ordinance, and which does not generate any employee or customer traffic.	An accessory use of a dwelling unit <del>for gainful employment</del> involving the provision of goods and/or services in accordance with section 9.9 of this ordinance, and which does not generate any employee, <u>volunteer</u> or customer traffic.	An accessory use of a dwelling unit involving the provision of goods and/or services in accordance with section 9.9 of this ordinance, and which does not generate any employee, volunteer or customer traffic.	Existing Mod/Fed	Use Type	Added "volunteer" to clarify and regulate based on impacts not type of home based occupation.
Accessory Residential Uses	Home occupation, Type II	An accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services in accordance with section 9.9 of this ordinance, and which generates employee and/or customer traffic.	An accessory use of a dwelling unit <del>for gainful employment</del> involving the provision of goods and/or services in accordance with section 9.9 of this ordinance, and which generates employee, <u>volunteer</u> and/or customer <u>or other traffic in excess of what would typically be expected from a single family home.</u>	An accessory use of a dwelling unit involving the provision of goods and/or services in accordance with section 9.9 of this ordinance, and which generates employee, volunteer and/or customer or other traffic in excess of what would typically be expected from a single family home.	Existing Mod/Fed	Use Type	Added "volunteer" to clarify and regulate based on impacts not type of home based occupation.  Added "in excess..." to clarify traffic related to excess deliveries, etc.
Accessory Residential Uses	Domestic pets	Animals kept for private use or enjoyment, including dogs, cats, fish, birds, and other similar animals not herein defined as livestock.	<del>Animals, not herein defined as livestock, kept for private personal use or enjoyment and in accordance with the Gloucester County Animal Control Ordinance, including dogs, cats, fish, birds, rabbits, and other similar animals not herein defined as livestock that have been bred and/or raised to live in or about the habitation of humans and are dependent on people for food and shelter.</del>		Deleted	Use Type	Zoning shouldn't regulate types of pets. Allow all pets that animal control will allow. Avoid listing types of animals, let the Animal Control definition for Companion Animals do that. Only need to differentiate when it becomes a business.
Accessory Residential Uses	Home garden	A garden for the production of vegetables, fruits, and flowers for use and/or consumption by the occupants of the premises.	<del>A garden for the production of vegetables, fruits, and flowers for use and/or consumption by the occupants of the premises.</del>		Deleted	Use Type	Delete this definition and delete it from the use table - it will be included under "Ancillary residential structure or use"
Residential Dwelling Types	Dwelling, multi-family	A building, or portion thereof, containing three (3) or more dwelling units.	A building, or portion thereof, containing three (3) or more <u>primary</u> dwelling units.	A building, or portion thereof, containing three (3) or more primary dwelling units.	Existing Mod/Fed	Use Type	Added "primary" to differentiate it from "secondary"
Residential Dwelling Types	<del>Townhouse</del> Dwelling, single-family attached (townhouse)	A one-family dwelling in a row or combination of no less than three (3) such units and no more than ten (10) dwelling units, with each unit having separate outside access, each unit separated from any other by one (1) or more common fire-retardant walls, and each unit located on a separate lot.	A one-family dwelling in a row or combination of no less than three (3) such units and no more than ten (10) <u>primary</u> dwelling units, with each unit having separate outside access, each unit separated from any other by one (1) or more common fire-retardant walls, and each unit located on a separate lot.	A one-family dwelling in a row or combination of no less than three (3) such units and no more than ten (10) primary dwelling units, with each unit having separate outside access, each unit separated from any other by one (1) or more common fire-retardant walls, and each unit located on a separate lot.	Existing Mod/Fed	Use Type	Do we want to limit to 10 units in a row and does each need to be located on a separate lot?
Residential Dwelling Types	Dwelling, single-family detached, cluster		<u>A building consisting of one (1) primary dwelling unit in a cluster subdivision.</u>	A building consisting of one (1) primary dwelling unit in a cluster subdivision.	Proposed	Use Type	Added separate use for single-family cluster developments for clarity. Currently regulations are in the "Miscellaneous Requirements" column and are confusing.
Residential Dwelling Types	Dwelling, single-family detached, conventional	A building consisting of one (1) dwelling unit.	A building consisting of one (1) <u>primary</u> dwelling unit.	A building consisting of one (1) primary dwelling unit.	Existing Mod/Fed	Use Type	Added "detached conventional" to differentiate it from "cluster" developments. Added "primary" to differentiate it from "secondary"

# Proposed Residential Use Changes

- Accessory Residential Uses
  - Home Occupations – no changes
  
- Residential Dwelling Types
  - Secondary Dwellings
  - B-2 implementation of housing



# Home occupations – Type I & II

## Section 9-9 Supp. Regs.

- Can be in residence or accessory building
  - No more than 25% of the finished floor area of the residence can be used (no more than 10% for storage)
- Reasonably compatible with the district
- Character of the dwelling must stay the same
- No sign advertising the home occupation allowed.

## Type II

- Generates traffic
- Will need to meet Building Code if public access is granted



# Accessory dwellings

## Existing

- Accessory apartment
- Accessory dwelling
- Accessory residential unit
- One dwelling unit per lot improved by a business establishment

## Proposed

- Dwelling, secondary





# Accessory dwellings

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Accessory apartment		P	P	P	P	P				P			P
Accessory dwelling,		P	P	P	P	P				P			P
Accessory residential unit										P			P
One dwelling unit improved by a business establishment											P		
<u>Dwelling, secondary</u>		P	P	P	P	P			<u>P</u>	P	<u>P</u>		P

# B-2 District Changes

Added as by-right uses

- Dwelling, single family attached
- Dwelling, multi-family



Colemans Crossing – Single Family Attached



Multi-family



Carriage Point – Multi-family



Questions?

Other Residential uses  
to Discuss?

# Proposed Institutional and Civic Use Changes

- Government Services
  - Fire and Emergency Services
- Education
  - Schools, post secondary
- Day Care
  - Family Day Homes, 5-12 children
- Housing
  - Assisted Living Facilities and Group homes, 9+
  - Correctional Facility



# Government Services

## Fire and Emergency Management

- New use. By-right in all districts.



# Education



Schools, elementary/secondary (Elem, Middle, High)



Schools, post secondary



# Education

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Schools, <u>elementary/</u> secondary		P	P	P	P	SE <u>P</u>	SE <u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		P
Schools, <u>post secondary</u>		P	<u>P</u> <u>CUP</u>	P	<u>P</u> <u>CUP</u>	SE <u>CUP?</u>	SE		P	SE <u>P</u>	<u>P</u>	<u>P</u>	P

# Day Care

Family day homes, 5-12 children



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Family day home, 5-12 children</u>		P	P	P	P	<u>SE?</u>	<u>SE?</u>			<u>P</u>	<u>P</u>		<u>SE</u>



# Assisted living facilities and group homes



	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<b><u>Assisted living facilities and group homes, 1-8 individuals</u></b>		P	P	P	P	P	P	P		P			P
<b><u>Assisted living facilities and group homes, 9+ individuals</u></b>		<u>SE CUP</u>	<u>SE CUP</u>	<u>SE CUP</u>	<u>SE CUP</u>		<u>SE CUP</u>			<u>P</u>	<u>P</u>		<u>CUP</u>

# Correctional Center

New use. CUP in I-1.



Wise Correctional Center

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Correctional Facility</u>												<u>CUP</u>	



# Questions?

## Other Institutional or Civic uses to Discuss?

# Proposed Consumer Products and Services Use Changes

- Office
  - General and Veterinary
- Recreation
  - Recreation and Amusement Enterprises
- Sales
  - Retail sales indoor/outdoor
- Lodging
  - Lodging – Hotel/motel vs Inn



# Office



Professional Offices



Banks and other financial institutions



Medical Offices



Veterinary Clinic

# Office

## Existing

- Business, office type
- Banks and other financial institutions
- Business, services
- Newspaper and commercial printing shops
- Veterinary hospital

## Proposed

- Office, general
- Veterinary clinic and other animal related services



# Office

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Business Office, type-general</u>									P	P	P	P	<u>P</u>
<u>Banks and other financial institutions</u>									P	P	P		
<u>Business services</u>									P	P		P	
<u>Newspaper and commercial printing shops</u>									P	P			
<u>Veterinary hospital-clinic &amp; other animal related services</u>		SE	SE	SE	SE				P	<u>P</u>	P		

# Recreation and amusement enterprises





# Recreation and amusement enterprises

## Existing

- Recreational and amusement enterprise

## Proposed

- Commercial indoor amusement, entertainment, sports
- Commercial outdoor amusement, entertainment, or sports, minor
- Commercial outdoor amusement, entertainment or sports, major



# Recreation and amusement enterprises

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Recreation and amusement enterprises		SE	SE	SE	SE				SE	SE	SE		
<u>Commercial indoor amusement, entertainment, sports</u>									<u>P</u>	<u>P</u>	<u>P</u>		<u>CUP</u>
<u>Commercial outdoor amusement, entertainment, sports, major</u>			<u>CUP</u>						<u>CUP</u>	<u>CUP</u>	<u>CUP</u>		
<u>Commercial outdoor amusement entertainment sports, minor</u>			<u>CUP</u>	<u>CUP</u>					<u>P</u>	<u>P</u>	<u>P</u>		<u>CUP</u>



# Sales, indoor/outdoor



General Store, Country



Sales, indoor



Sales, Outdoor



# Sales, indoor/outdoor

## Existing

- General store, country
- Business, general
- Retail stores and shops
- Building supplies and services
- Automotive and farm implement sales and service
- Farm, forestry, and construction equipment sales and service
- Manufactured home and trailer sales

## Proposed

- Sales, general store, country
- Sales, retail/wholesale indoor
- Sales, retail/wholesale outdoor



# Sales, indoor/outdoor

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Business, general									P	P			
Building supplies and services									P				
<u>Sales, retail /wholesale stores and shops, indoor</u>									P	P	P		
<u>Sales, general store, country</u>			SE	SE	SE						P		
Automotive, and farm implement, sales and service									P				
Farm, forestry, and const. sales			SE	SE	SE						SE	SE	
Manufactured home/trailer sales												P	
<u>Retail sales, outdoor</u>			<u>SE / CUP?</u>						<u>P</u>		<u>P</u>	<u>P</u>	

# Lodging



Hotel or Motel



Motor Lodge



Guest House



Bed and Breakfast



# Lodging

## Existing

## Proposed

- Hotel or motel → • Hotel or motel
- Motor lodges → • Inn
- Guest house → • Inn
- Bed and breakfast → • Bed and Breakfast

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Hotel or motel									P	SE			
Motor lodge									P				
Guest house <u>Inn</u>		SE <u>CUP</u>	SE <u>CUP</u>	SE <u>CUP</u>					P	P	P		
Bed and breakfast		SE	SE	SE	SE	SE			<u>P</u>	P	P		<u>P</u>

# Questions?

## Other Consumer Product or Service uses to Discuss?



# Proposed Agriculture, Animal, Outdoor Use Changes

- Agriculture
  - Agritourism
  - Aquaculture
  - Farm winery, distillery, brewery
- Animal
  - Animal sheltering facility
- Outdoor
  - Campground
  - Wetland Mitigation Bank
  - Nature Based Tourism Activity
  - Outdoor Recreational Club

# Agriculture



Agriculture



Aquaculture



Farm winery, brewery, or distillery



Agritourism



# Agriculture

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Agriculture</u> <u>Agricultural</u> <u>operation</u>	P	<u>SE</u> <u>CUP</u>	P	P	<u>SE</u> <u>CUP</u>								
<u>Agritourism</u> <u>activity</u>		<u>SE</u> <u>CUP</u>	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>	<u>SE</u> <u>CUP</u>								
Aquaculture facility	SE	<u>SE</u> <u>CUP</u>	<u>P</u>	<u>P</u>	<u>CUP</u>				P		P	<u>P</u>	
Farm winery		<u>CUP</u>	P	P	<u>CUP</u>								
Limited_Farm brewery, <u>limited</u>		<u>CUP</u>	P	P	<u>CUP</u>								
Limited_Farm distillery, <u>limited</u>		<u>CUP</u>	P	P	<u>CUP</u>								

# Animal

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Kennel</u> <u>Animal</u> <u>sheltering</u> <u>facility</u>		SE	SE	SE	SE				SE <u>P</u>		SE <u>P</u>		





# Campground

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Campground		SE	SE	SE	SE								





# Outdoor



Nature Based Tourism



Wetland Mitigation Bank



Outdoor Recreational Club



# Outdoor

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Wetland mitigation bank</u>		<u>CUP</u>	<u>CUP</u>	<u>CUP</u>									
<u>Nature based tourism activity</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>CUP</u>								
<u>Outdoor recreational club</u>		<u>CUP</u>	<u>SE</u>	<u>SE</u>									
Hunting and fishing clubs	SE	P	P	P	P								

# Questions?

## Other Agriculture, Animal, or Outdoor uses to Discuss?



# Proposed Industrial and Utilities Use Changes

- Landfill / Scrapyard
  - Recycling facility
- Manufacturing
  - Industry, light, medium, heavy
  - Manufacturing, craft
  - Manufacturing, food and beverage
- Commercial communication facilities

# Landfill / Scrapyards



Dredge Spoil Site



Recycling Facility

# Landfill / Scrapyards

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
Dredge spoil site		<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP</u>	<u>SE</u>								
<u>Recycling facility, indoor</u>									<u>P</u>		<u>P</u>	<u>P</u>	
<u>Recycling facility, outdoor</u>									<u>CUP</u>		<u>CUP</u>	<u>P</u>	



# Manufacturing



Industry, Heavy



Manufacturing, Craft



Manufacturing, Food and Beverage

# Manufacturing

	Industry		
	Light	Medium	<u>Heavy</u>
Adverse impacts / External effects (smoke, noise, odor, dust)	No	No	Yes or No*
Outdoor Activities	No	Storage or Operations	Storage or Operations
Traffic	Little industrial traffic	Heavy truck traffic	Little or Heavy*
Hazardous materials	No	No	Yes or No*
Permitted By Right	B-1, B-2, B-4, I-1	I-1	
CUP		B-1	I-1

\* Heavy Industry must include at least one of these items.

# Manufacturing

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Manufacturing Industry, light</u>			<u>SE</u>	<u>SE</u>	<u>SE</u>				<u>SE</u> <u>P</u>	<u>P</u>	<u>P</u>	P	
<u>Manufacturing Industry, medium</u>									<u>CUP</u>			P	
<u>Industry, heavy</u>												<u>CUP</u>	
<u>Manufacturing, craft</u>			<u>SE</u>	<u>SE</u>					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Manufacturing, food &amp; beverage</u>			<u>CUP</u>	<u>CUP</u>					<u>P</u>		<u>P</u>	<u>P</u>	



# Commercial Communication Facilities



Commercial Communication Facility, Minor



Commercial Communication Facility, Major

# Commercial Communication Facilities

	Districts												
	C-1	C-2	RC-1	RC-2	SC-1	SF-1	MF-1	MH-1	B-1	B-2	B-4	I-1	RMX
<u>Commercial communication facility, minor</u>	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Commercial communication facility, major</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

Questions?

Other Industrial or  
Utility uses to Discuss?



Questions?

Final Thoughts?



*The land of the life worth living.*