

ZONING AMENDMENTS

DEFINITION EDITS & DISTRICT REVIEWS

Gloucester County Planning Commission
Presentation – February 7, 2019
Joint meeting follow-up February 12, 2019



The land of the life worth living.

Topics of Discussion

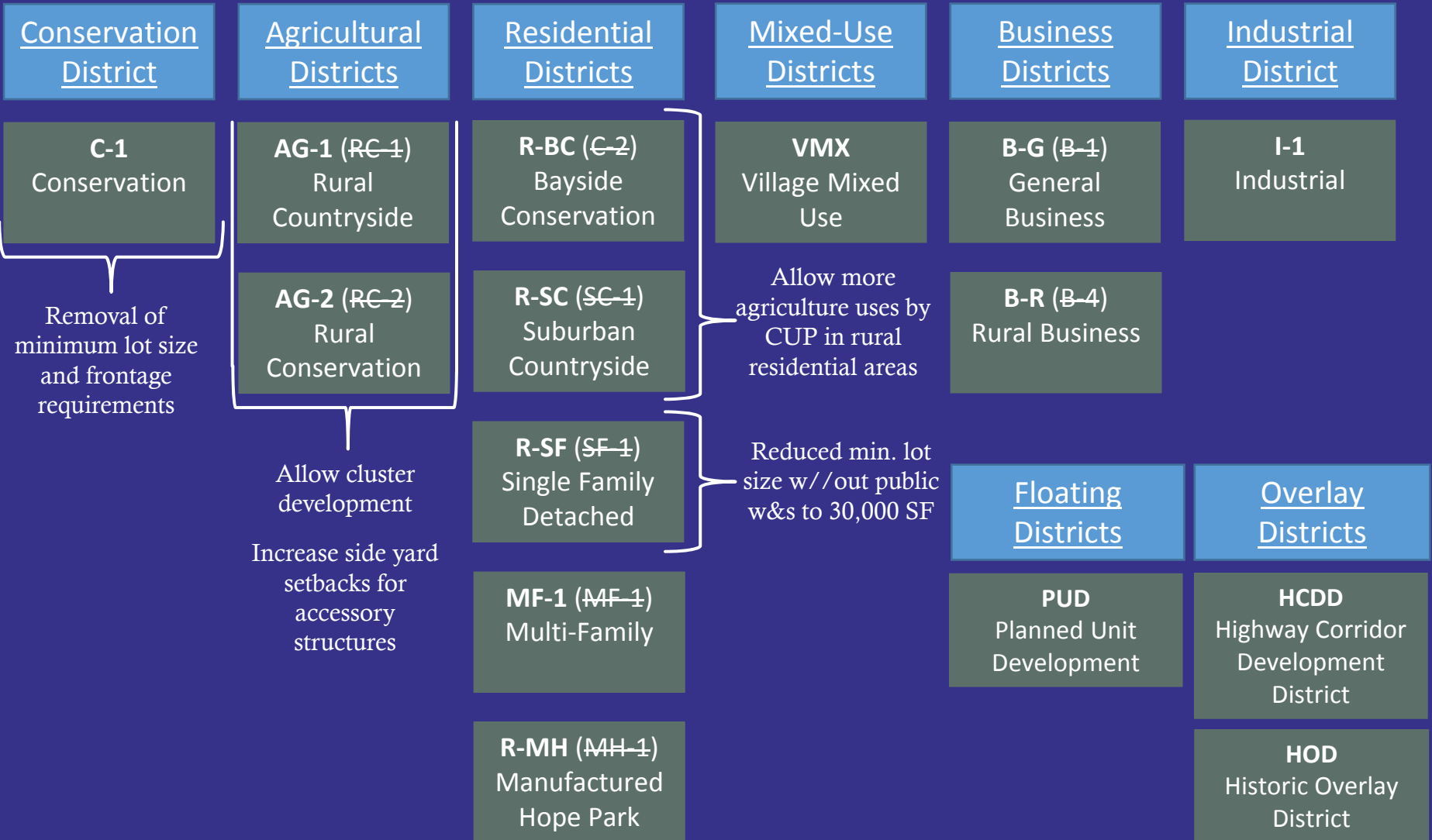
- Recommended District Names
- District Summaries
 - Use Changes
 - District Regulations
- Specific Definition Reviews



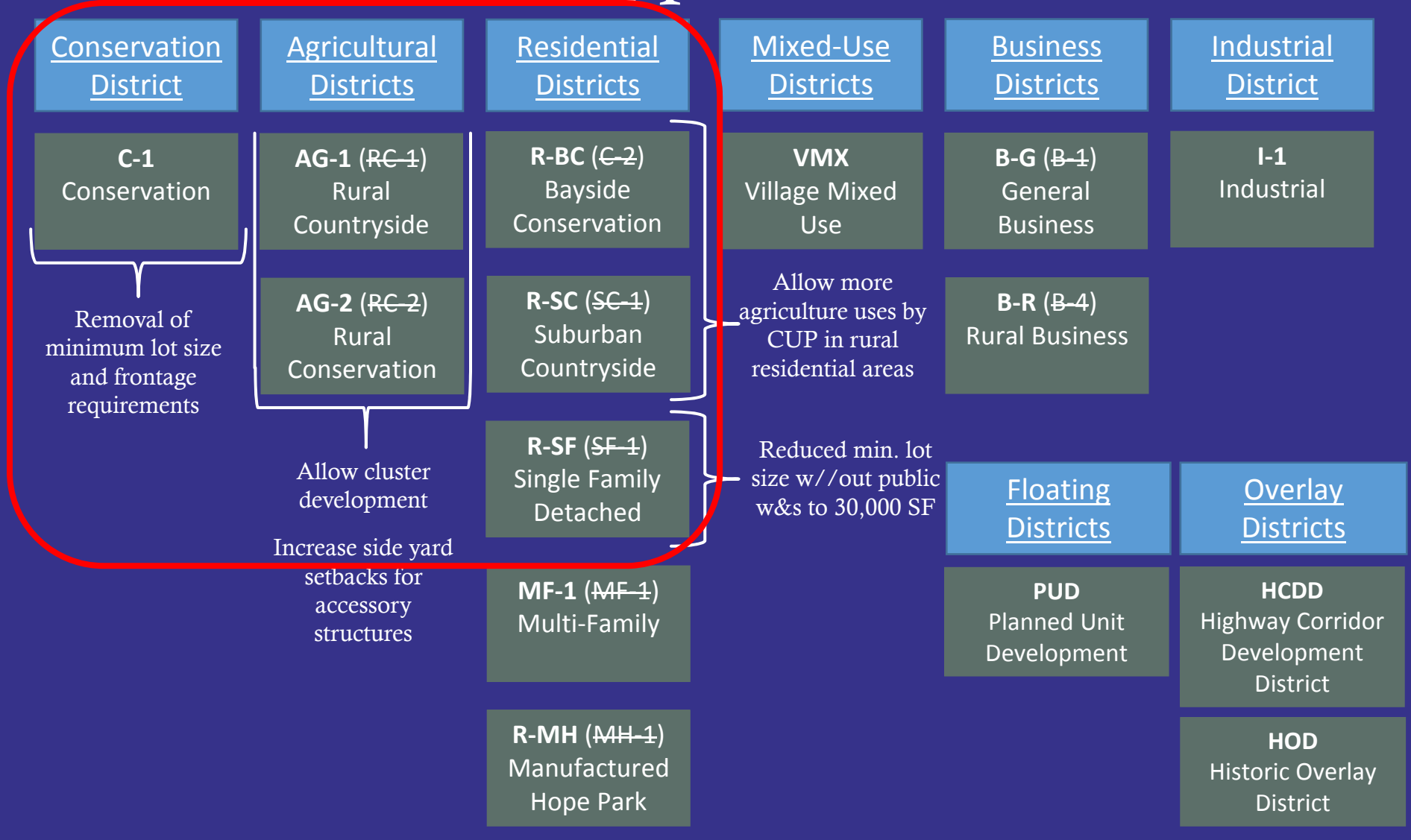
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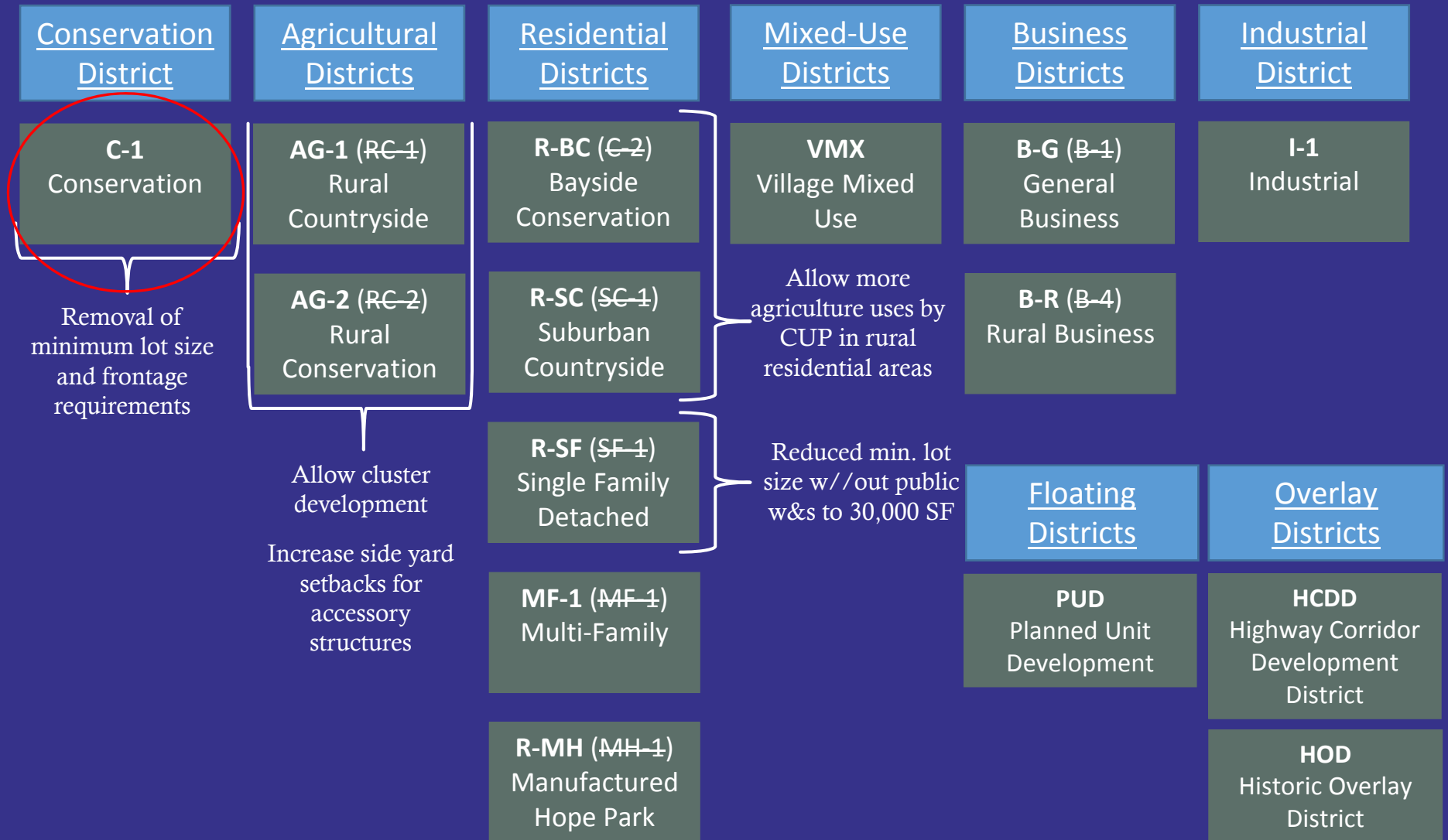
District Types/Names



District Types/Names

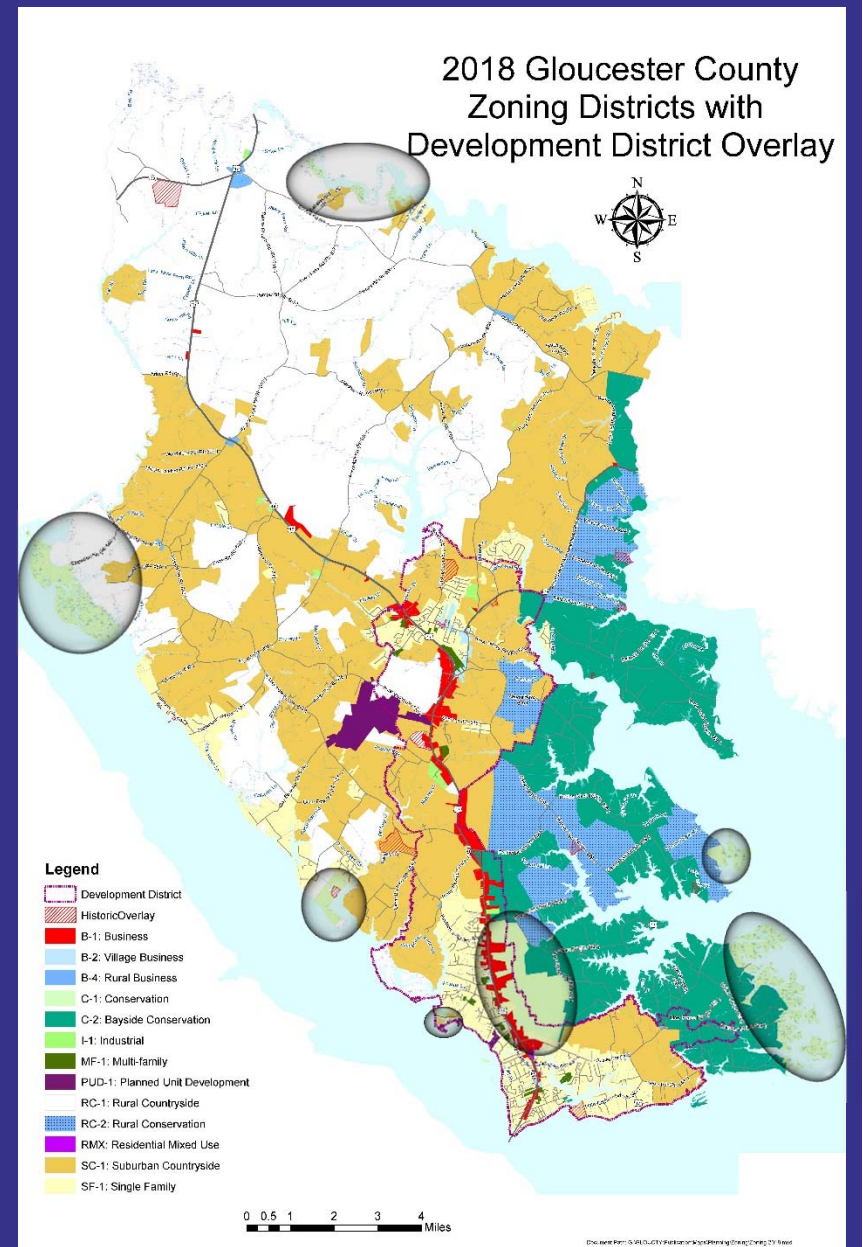


District Types/Names



C-1 District Intent

- C-1 Conservation
 - To conserve water and wildlife resources,
 - To reduce soil and shore erosion, to protect watersheds,
 - To reduce hazards from flood and fire, to protect the wetlands, and
 - To set aside large areas as open space by permitting only those uses compatible with natural areas.



C-1 District Areas



Starvation Road



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C-1 District Areas



Coleman Swamp

C-1 District Areas



Carmines Island Road

Browns Bay - Shackelfords

BOS/PC Comments: Permit Ag operations and Seafood Processing by CUP. Also invite someone from VDOF to discuss forestry in C-1.

C-1 Proposed Use Changes

Use	Proposed Change
Agricultural operation	Use no longer permitted CUP
Firing Range, <u>outdoor</u>	Use no longer permitted
Seafood Processing	Use no longer permitted CUP
Solar Energy Facility, Utility Scale	Use no longer permitted
<u>Nature based tourism activity</u>	New use permitted by CUP

BOS/PC Comment: Remove the maximum coverage in this district.

C-1 District Regulations –Lot

	Existing	Proposed
Minimum lot area	None*	None
Minimum lot frontage / Average lot width	None for most 250' for seafood processing	None
Maximum lot density (Dwelling Units – DU's)	N/A	N/A
Minimum open space / Maximum lot coverage	None	50%

* Except for seafood processing 5-acres and hunting clubs 2-acres.



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C-1 District Regulations - Setbacks

Setbacks	C-1	
	Existing	Proposed
Principal		
Front	Varies (0, 30, 100 feet)	75 feet
Side	Varies (0, 5, 100 feet)	50 feet
Rear	Varies (30 & 100 feet)	100 feet
Accessory		
Front	Not addressed	75 feet
Side	Varies (0 & 50 feet)	5 feet*
Rear	Varies (0 & 50 feet)	5 feet*

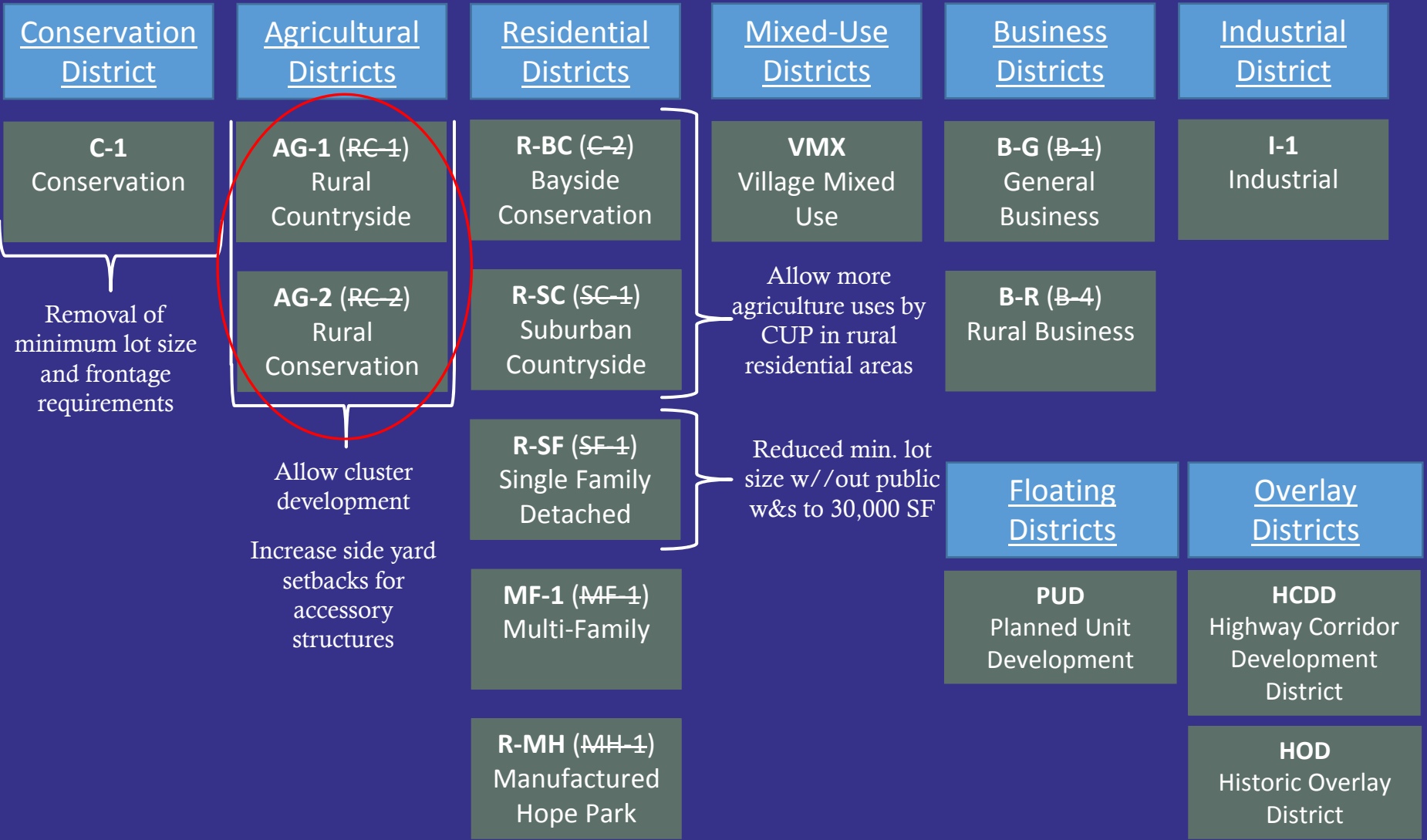
* Setback may be reduced if waived by the Gloucester County Building Official based on fire code.

C-1 District Regulations - Buildings

Buildings	C-1	
	Existing	Proposed
Principal		
Max. footprint	None	None
Max. height	Varies (20 & 35 feet)	50 feet
Accessory		
Max. footprint	None	None
Max. height	Varies (20 & 120 feet)	35 feet*

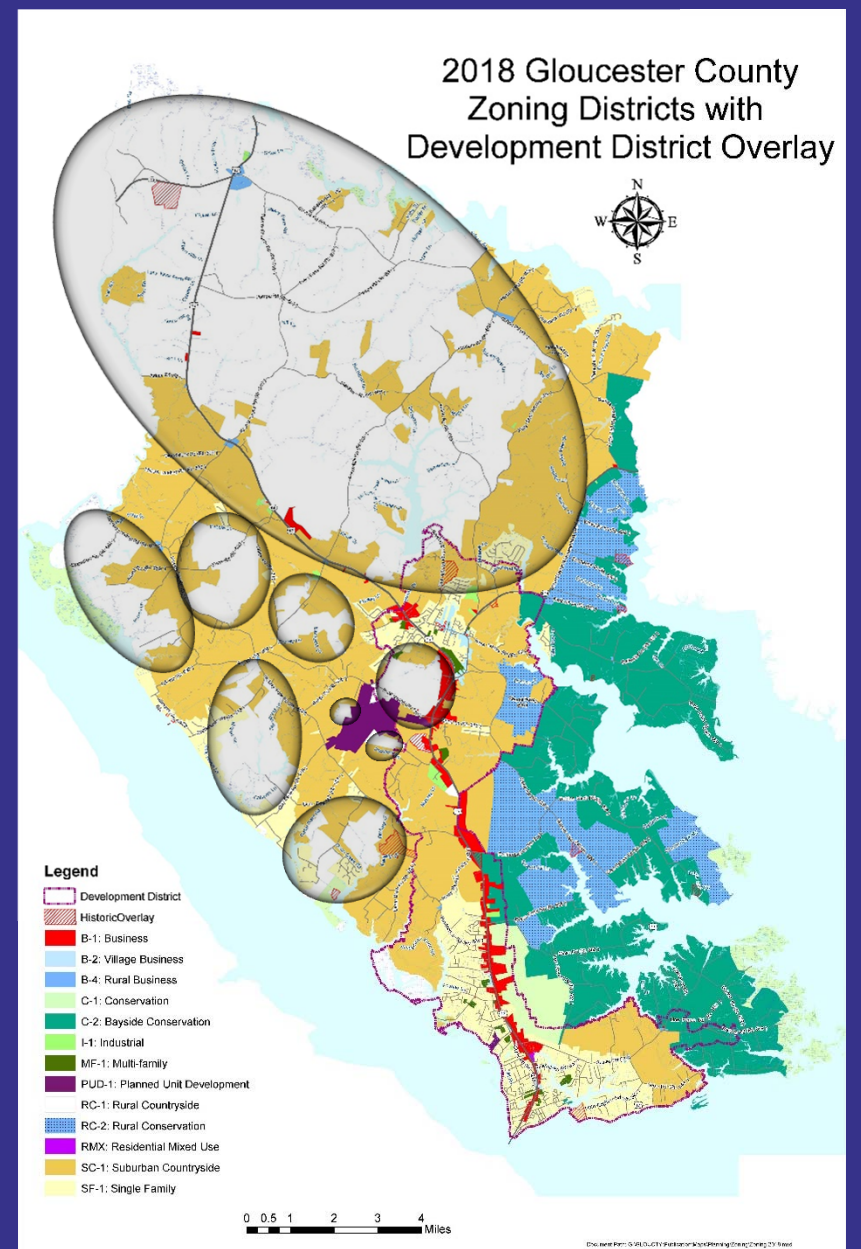
* If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.

District Types/Names

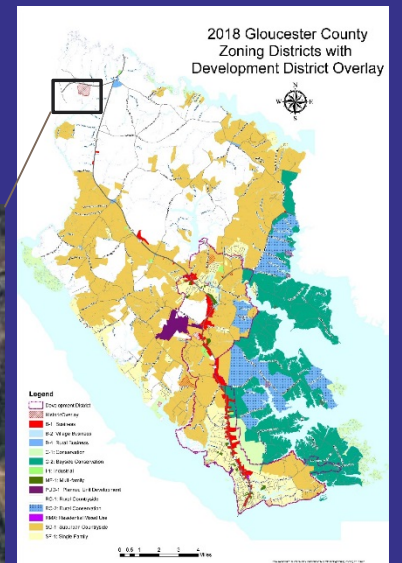


AG-1 ~~RC-1~~ Rural Countryside

- Intent
 - Agricultural district
 - To conserve farm and forest land.
 - To encourage agricultural activities.
 - To preserve natural features and the rural landscape.
 - Cluster development is encouraged.

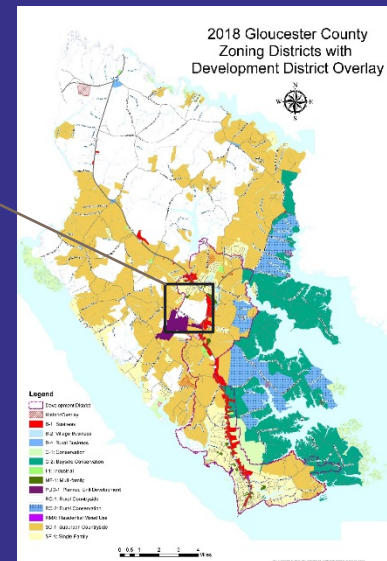
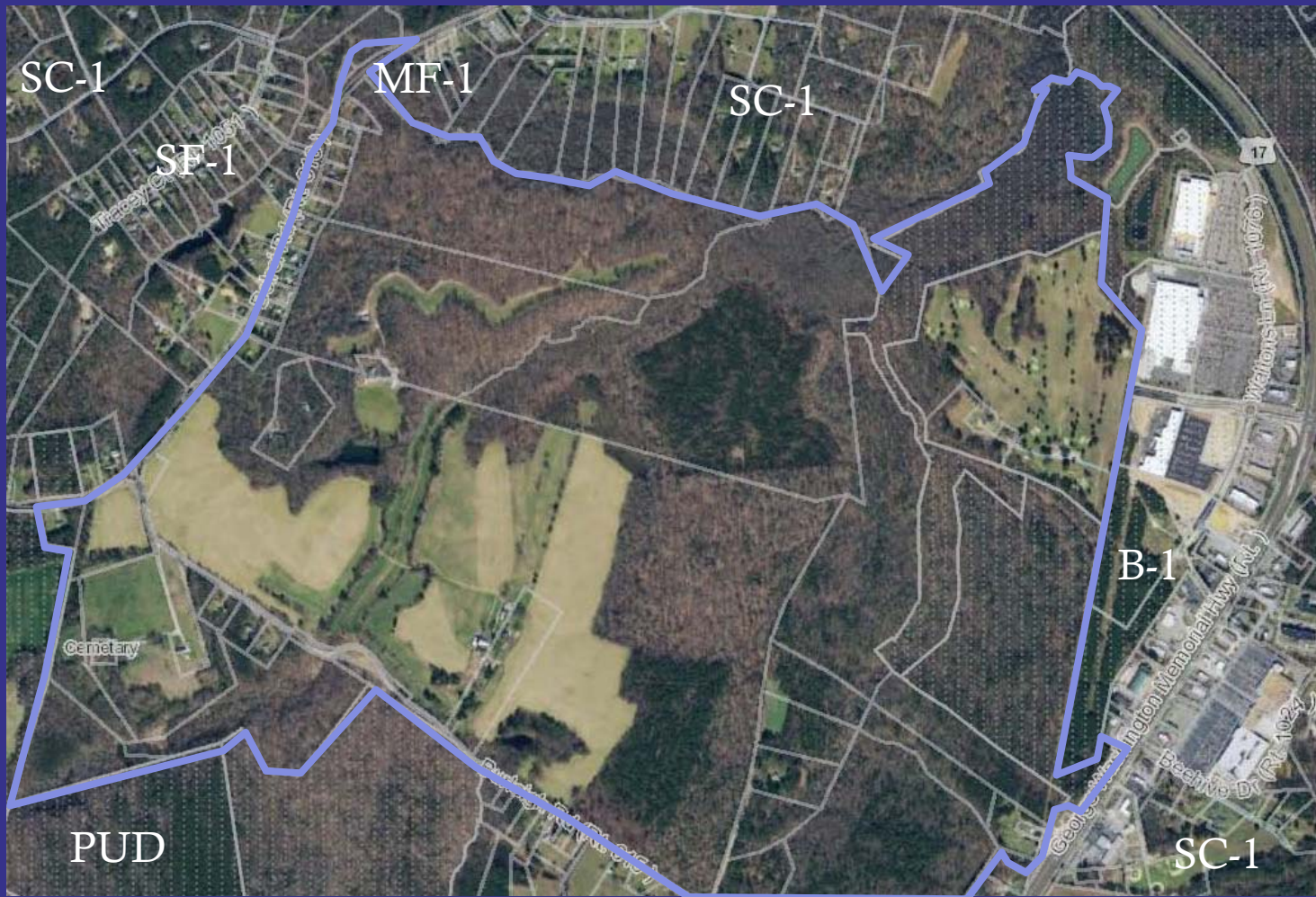


AG-1 Rural Countryside



RC-1 Zoned Land South of Rte. 33

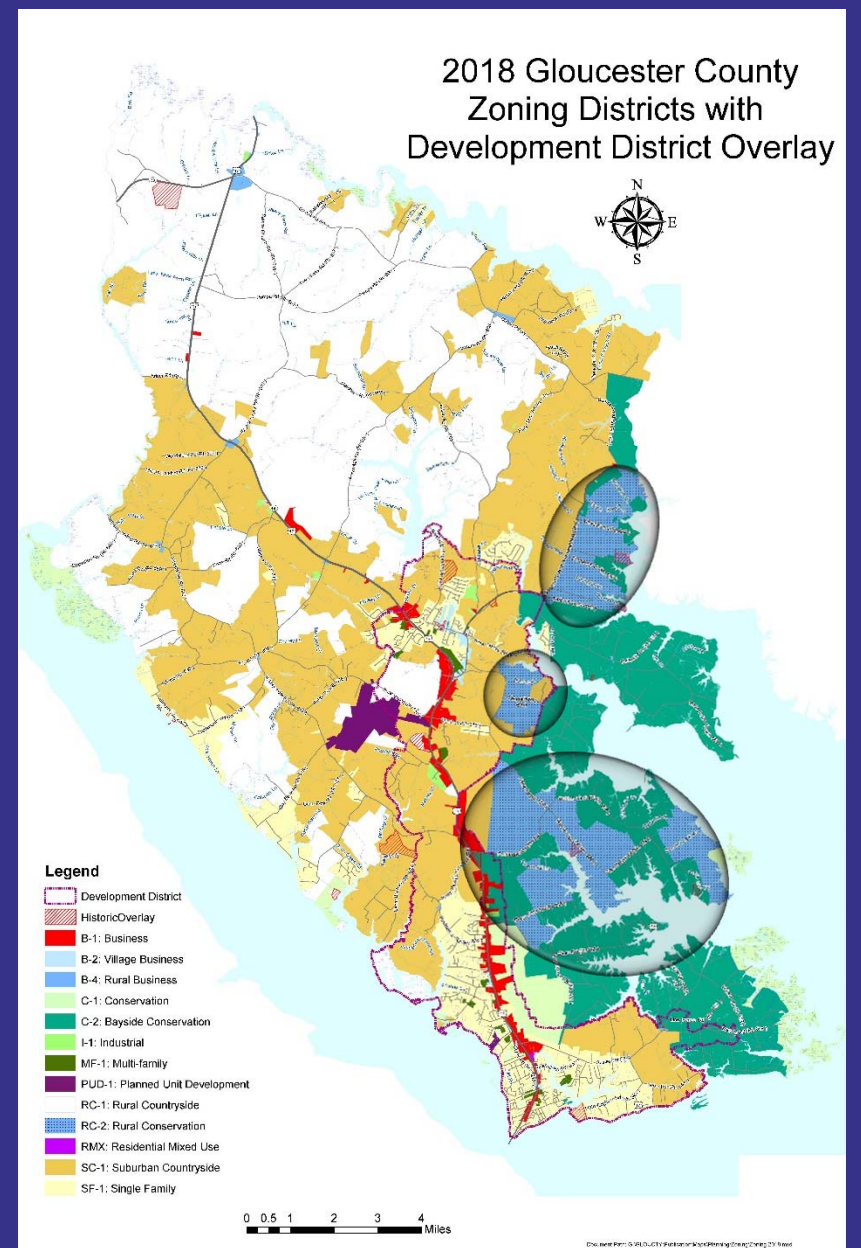
AG-1 Rural Countryside



RC-1 Zoned Land – West of Court House

AG-2 RC-2 Rural Conservation

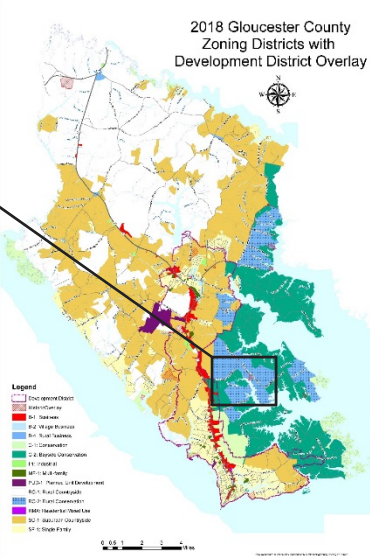
- Intent
 - Agricultural district
 - To protect the natural resources of the Bayside area.
 - To preserve prime agricultural soils.
 - To protect watersheds, wildlife habitat, wetlands, and preserve large areas of open space.
 - To reduce hazards from flood, hurricane, and fire.
 - Cluster development is encouraged.



AG-2 (RC-2) Rural Conservation



RC-2 Zoned Land – Warner Hall Road Area



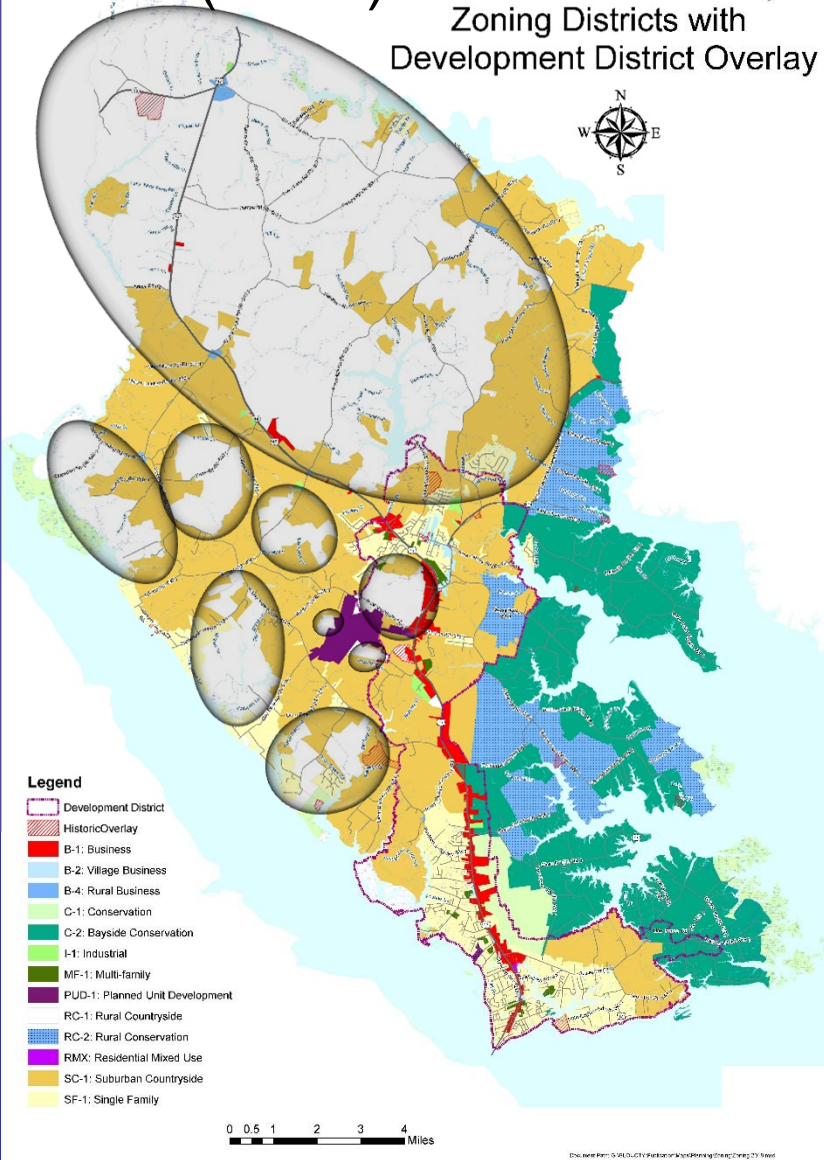
AG-1 / AG-2 Proposed Use Changes

Proposed Change (less restrictive)	Use
New use permitted P	<ul style="list-style-type: none"> • <u>Fire and/or EMS company stations</u>
New uses permitted by SE	<ul style="list-style-type: none"> • <u>Nature based tourism</u> • <u>Outdoor recreation club</u> • <u>Manufacturing, craft</u>
New use permitted by SE or CUP	<ul style="list-style-type: none"> • <u>Animal services facility</u>
New uses permitted by CUP	<ul style="list-style-type: none"> • <u>Wetland/nutrient mitigation bank</u> • <u>Manufacturing, food and beverage</u>
Changed from SE to P	<ul style="list-style-type: none"> • Agritourism activity • Cemetery • Sawmills (only in AG-1)

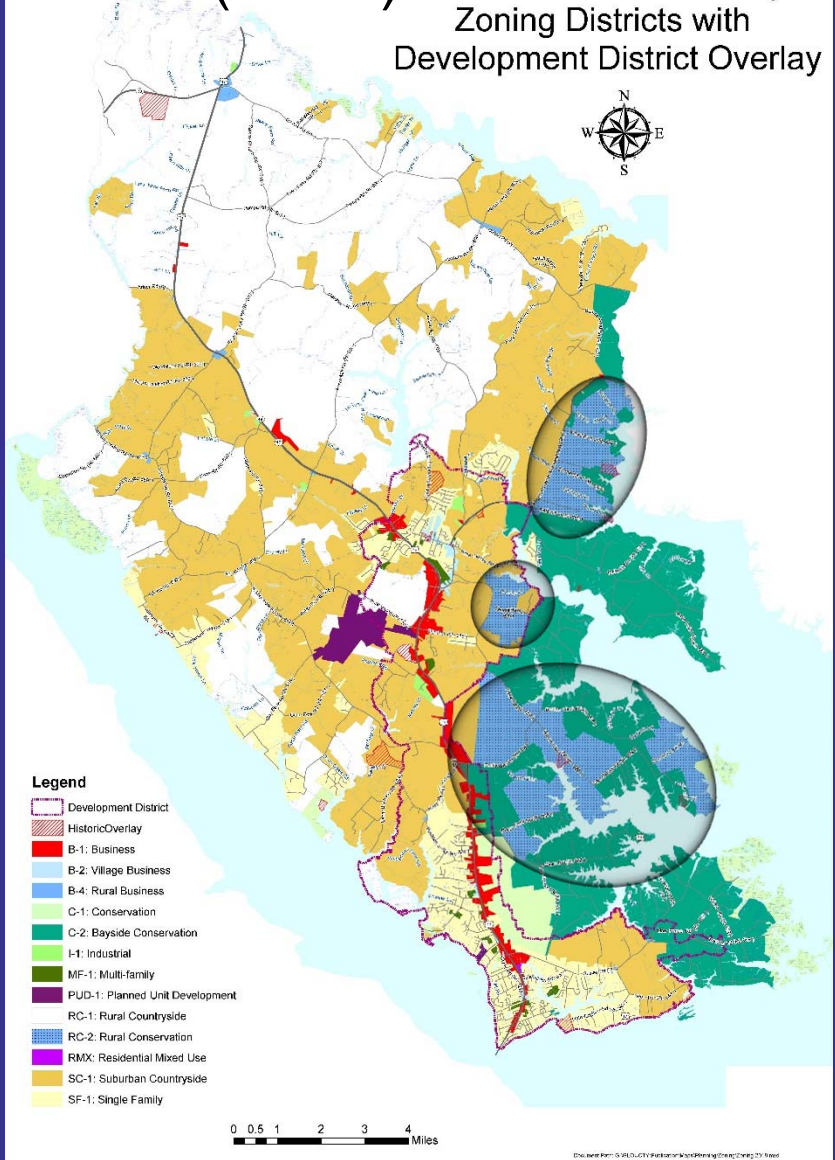
AG-1 / AG-2 Proposed Use Changes

Proposed Change (more restrictive)	Use
Changed from P to CUP	<ul style="list-style-type: none"> • Schools, private and post secondary
Changed from SE to CUP	<ul style="list-style-type: none"> • Residential group homes, 9+ individuals • <u>Commercial entertainment</u> Recreation /amusement enterprises • Inn • Farm livestock market • Firing range, outdoor • Airstrip, <u>private</u> • Dredge spoil site • Sawmills (P in AG-1 / CUP in AG-2)
Uses no longer permitted in AG-2	<ul style="list-style-type: none"> • Farm forestry/construction equip sales/service • Commercial race tracks

AG-1 (AG-1) 2018 Gloucester County Zoning Districts with Development District Overlay



AG-2 (RC-2) 2018 Gloucester County Zoning Districts with Development District Overlay



Permitted Use Differences AG-1/AG-2

Use	AG-1 (RC-1)	AG-2 (RC-2)
Application of Biosolids	P	-
Transitional home, 9+ individuals	CUP	-
Commercial outdoor entertainment, amusement, or sports, major (commercial race tracks)	<u>CUP</u>	-
Sales, retail/wholesale, outdoor (Farm forestry/construction equip sales/service)	SE <u>CUP</u>	-
Airport, commercial	<u>CUP</u>	-
Contractor storage yards	SE	-
Mine, surface mineral	CUP	-
Organic waste recycling facility	CUP	-
Sawmills	P	<u>CUP</u>
Solar energy facility, large-scale	P	<u>CUP</u>
Solar energy facility, utility scale	P	<u>CUP</u>

AG-1 / AG-2 District Regs. - Lot

	Existing	Proposed
Minimum lot area	Varies	5 acres
Minimum lot frontage	Varies	250 feet
Maximum lot density (Dwelling Units – DU's)	0.2 DU's/acre	0.2 DU's /acre
Minimum open space / Maximum lot coverage	None	None

BOS/PC Comment: Don't increase side and rear setbacks for existing conditions. Keep at 5 feet.

Ag-1 / AG-2 District Regs. - Setbacks

	Existing	Proposed
Principal		
Front	Varies	75 feet
Side	Varies	50 feet
Rear	Varies	100 feet
Accessory		
Front	75 feet	75 feet
Side	Varies	5 15 feet
Rear	Varies	5 15 feet



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AG-1 / AG-2 District Regs. - Buildings

	Existing	Proposed
Principal		
Max. footprint	None	None
Max. height	Varies	50 feet
Accessory		
Max. footprint	None	None
Max. height	Varies	35 feet*

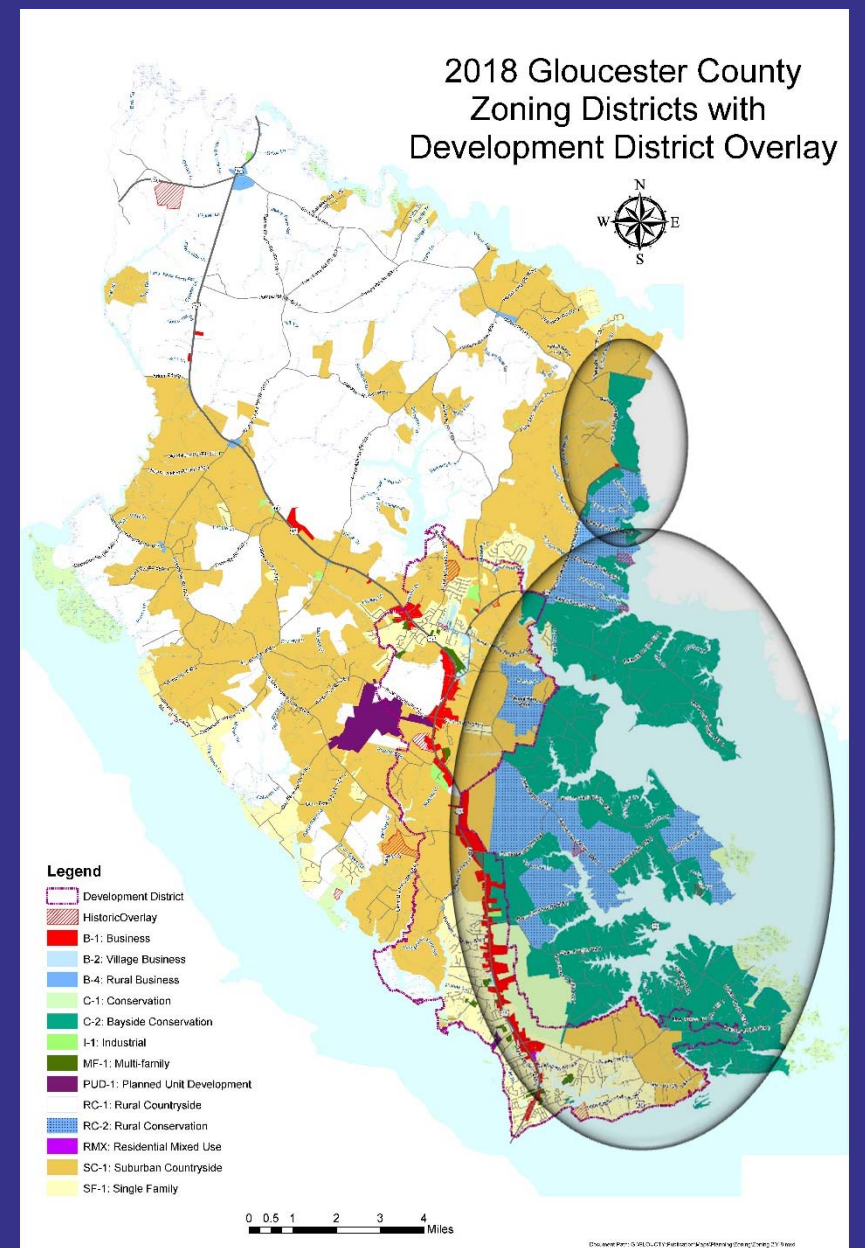
* If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.

District Types/Names

<u>Conservation District</u>	<u>Agricultural Districts</u>	<u>Residential Districts</u>	<u>Mixed-Use Districts</u>	<u>Business Districts</u>	<u>Industrial District</u>
C-1 Conservation	AG-1 (RC-1) Rural Countryside	R-BC (C-2) Bayside Conservation	VMX Village Mixed Use	B-G (B-1) General Business	I-1 Industrial
Removal of minimum lot size and frontage requirements	AG-2 (RC-2) Rural Conservation	R-SC (SC-1) Suburban Countryside	Allow more agriculture uses by CUP in rural residential areas	B-R (B-4) Rural Business	
	Allow cluster development	R-SF (SF-1) Single Family Detached			
Increase side yard setbacks for accessory structures	MF-1 (MF-1) Multi-Family				
	R-MH (MH-1) Manufactured Hope Park				
				<u>Floating Districts</u>	<u>Overlay Districts</u>
				PUD Planned Unit Development	HCDD Highway Corridor Development District
					HOD Historic Overlay District

R-BC (C-2) Intent

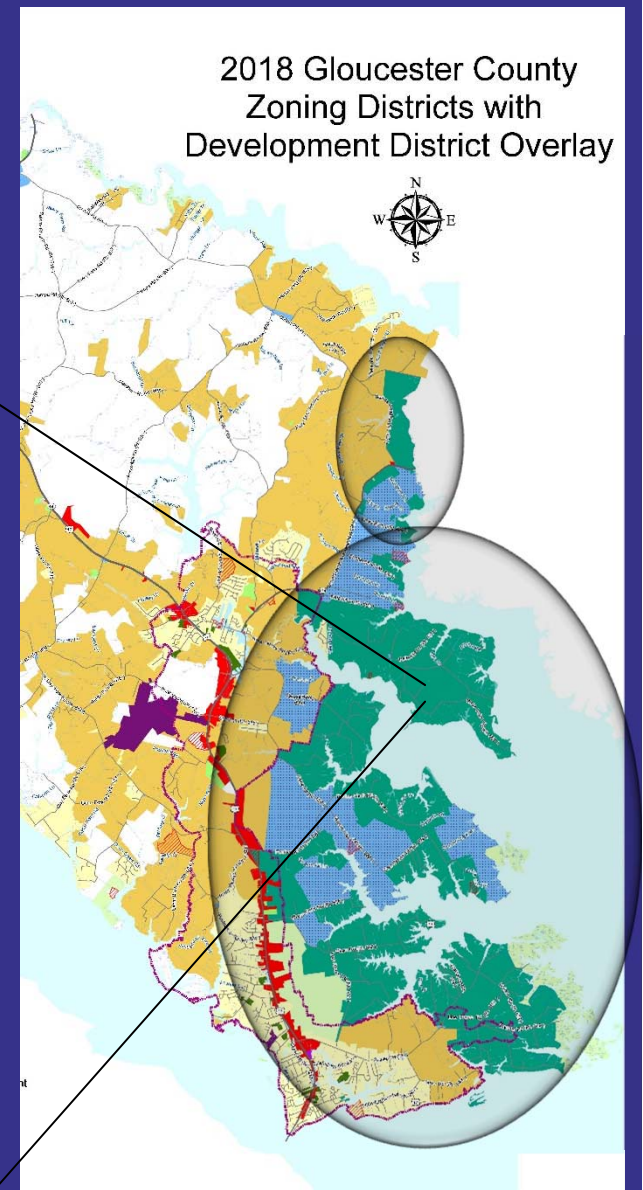
- C-2 Bayside Conservation
 - To allow low density residential development in a manner which protects natural resources
 - To prevent soil and shore erosion, to reduce hazards from flood, hurricane, and fire, and to protect wetlands.
- A limited amount of residential development is permitted / clustering is encouraged



R-BC (C-2) Locations



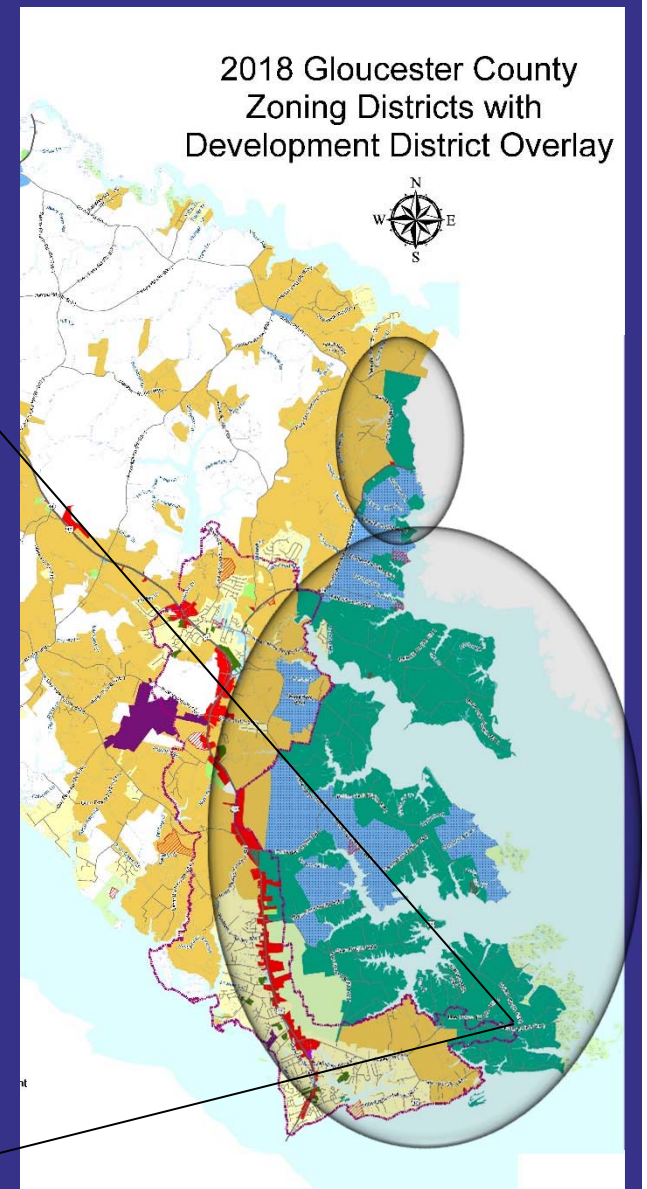
Ware Neck



R-BC (C-2) Locations



Guinea – Kings Creek Road Area



R-BC (C-2) Proposed Use Changes

Proposed Change (less restrictive)	Use
New use permitted P	<ul style="list-style-type: none"> • <u>Fire and/or EMS company stations</u>
New use permitted by SE or CUP	<ul style="list-style-type: none"> • <u>Animal services facility</u>
New uses permitted by CUP	<ul style="list-style-type: none"> • <u>Nature based tourism</u> • <u>Outdoor recreation club</u> • <u>Wetland mitigation bank</u>
Use now permitted by CUP SE	<ul style="list-style-type: none"> • *Various agriculture uses
Changed from SE to P CUP	<ul style="list-style-type: none"> • Cemetery

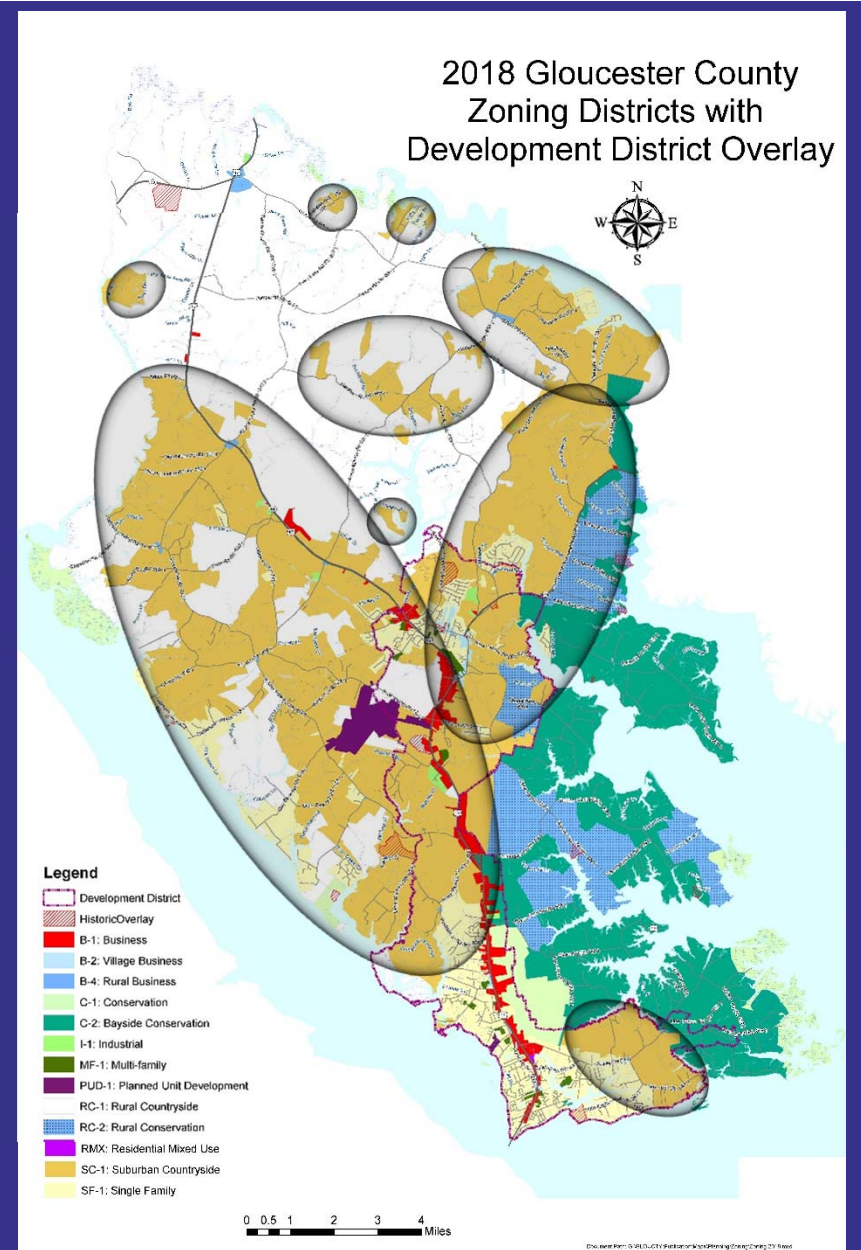
* Uses include: agriculture, agritourism, aquaculture facility, farm brewery/distillery/winery,

R-BC (C-2) Proposed Use Changes

Proposed Change (more restrictive)	Use
Changed from P to CUP SE	<ul style="list-style-type: none"> • Stable, commercial
Changed from SE to CUP	<ul style="list-style-type: none"> • Lodge halls and clubs • Residential group homes, 9+ individuals • Inn • Kennel Remain SE • Campground • Firing range, outdoor • Golf course • Airstrip, private • Dredge spoil site • Sawmills • Seafood processing plant
Uses no longer permitted	<ul style="list-style-type: none"> • Schools, private and post-secondary • Veterinary hospital • Farm forestry/construction equip sales/service • Recreation and amusement enterprises • Farm livestock market • Commercial race tracks

R-SC (SC-1) Suburban Countryside

- Intent
 - Medium Low density residential.
 - Medium and low density subdivisions.
 - Suitable for conventional septic systems.
 - Cluster development is encouraged.



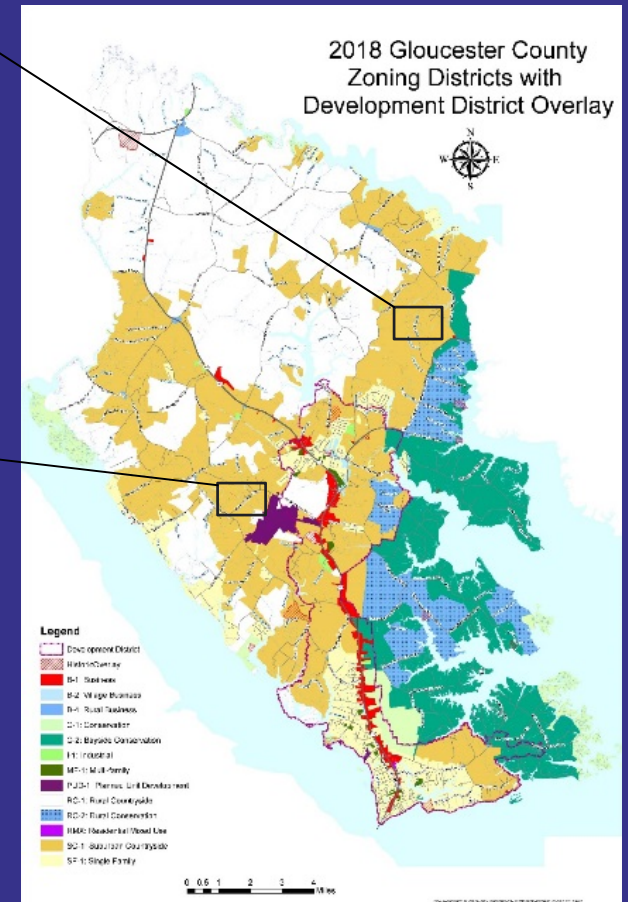
R-SC (SC-1) Suburban Countryside



Figg Shop



Belroi



R-SC (SC-1) Proposed Use Changes

Proposed Change (less restrictive)	Use
New use permitted P	• <u>Fire and/or EMS company stations</u>
New use permitted by SE or CUP	• <u>Animal services facility</u>
New uses permitted by CUP	• <u>Nature based tourism</u>
Use now permitted by CUP SE	• *Various agriculture uses
Changed from SE to P CUP	• Cemetery • Farmers' Market?
Use now permitted by SE	• Farmers Market

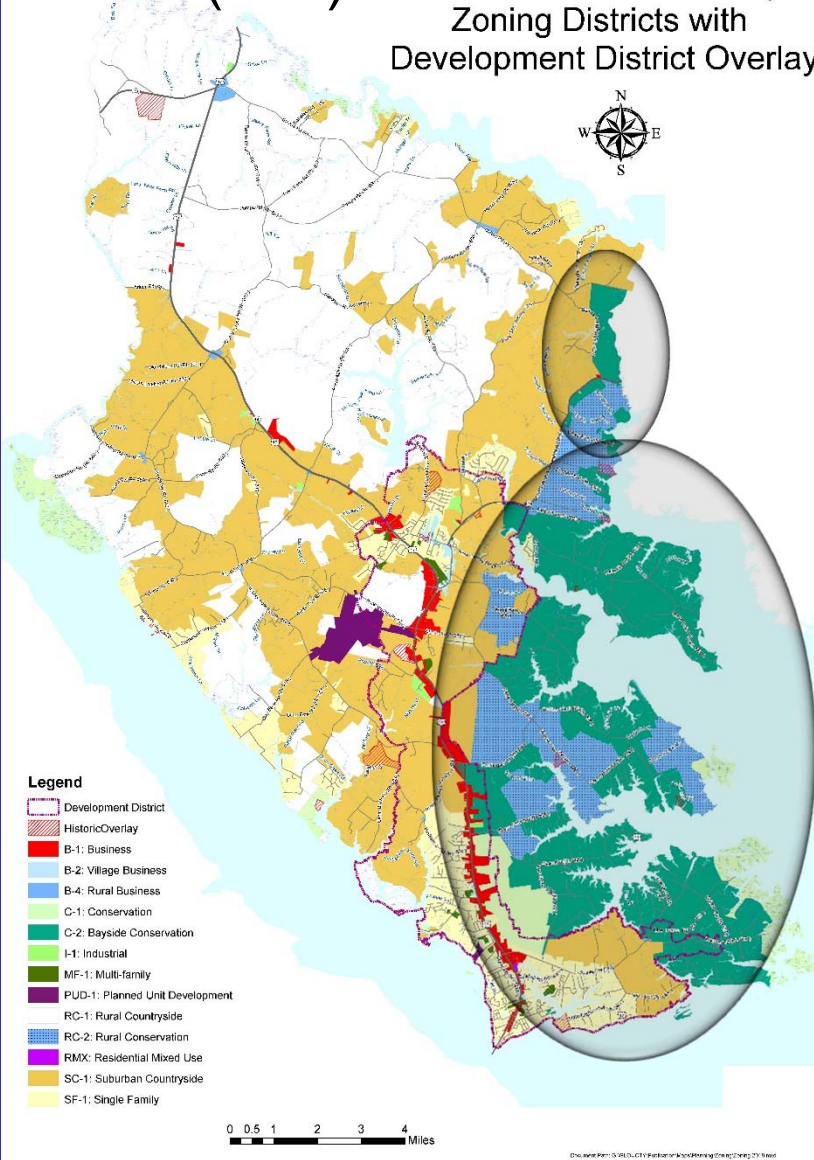
* Uses include: agriculture, agritourism, aquaculture facility, farm brewery/distillery/winery,

R-SC (SC-1) Proposed Use Changes

Proposed Change (more restrictive)	Use
Changed from P to CUP	<ul style="list-style-type: none"> Schools, <u>private and post secondary</u>
Changed from SE to CUP	<ul style="list-style-type: none"> Residential group homes, 9+ individuals Kennel Remain as SE Campground Golf course Airstrip, <u>private</u> <u>Industrial</u>, light
Uses no longer permitted	<ul style="list-style-type: none"> Recreation /amusement enterprises Veterinary hospital Dredge spoil site

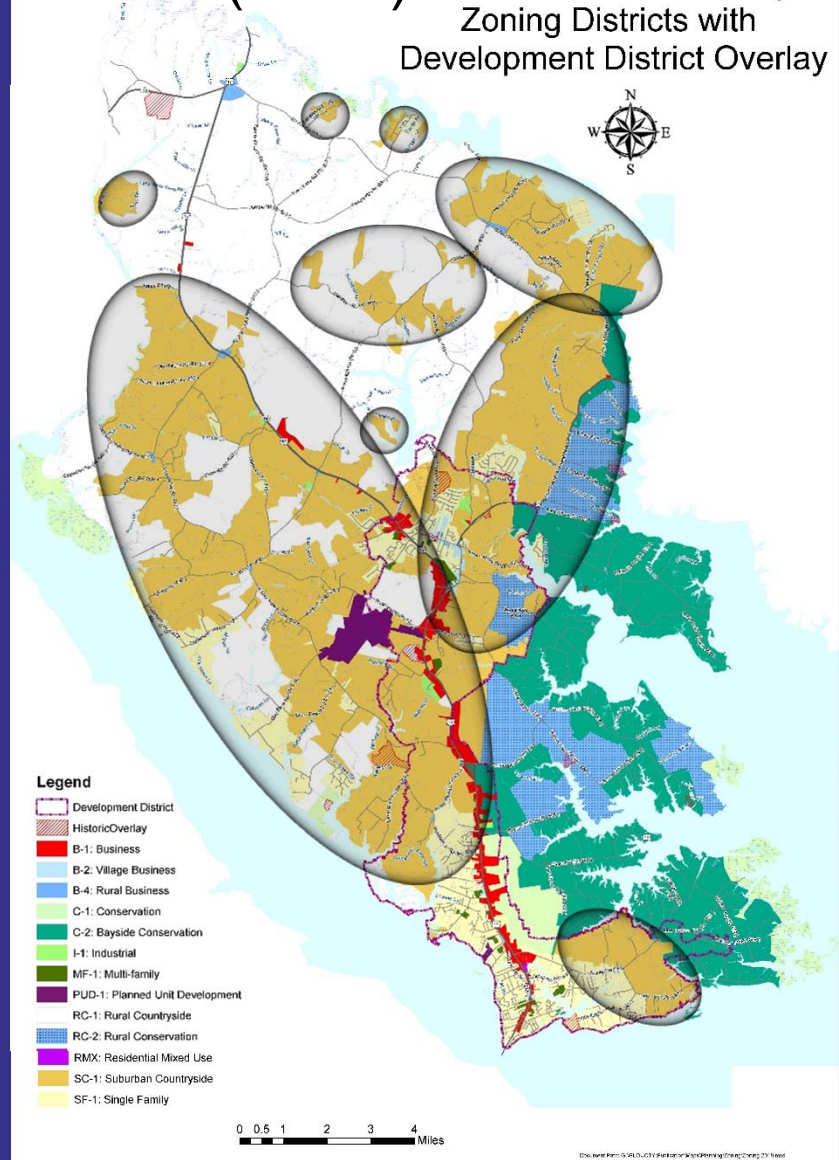
R-BC (C-2)

2018 Gloucester County
Zoning Districts with
Development District Overlay



R-SC (SC-1)

2018 Gloucester County
Zoning Districts with
Development District Overlay



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BOS/PC Comments: Permit Surface mineral mine by CUP in R-BC. Also, Keep light industry as a CUP for now. Review again once definition is revised.

Permitted Use Differences R-BC/R-SC

Use	R-BC (C-2)	R-SC (SC-1)
Farmers' market		<u>P</u> (SE)
Firing range, <u>outdoor</u>	<u>CUP</u>	-
<u>Outdoor recreational club</u>	<u>CUP</u>	-
<u>Wetland mitigation bank</u>	<u>CUP</u>	-
Lodge hall and clubs	<u>CUP</u>	SE <u>CUP</u>
Schools, <u>private and post secondary</u>	-	<u>CUP</u>
<u>Sales</u> , general store, country	SE	-
Inn	<u>CUP</u>	-
Dredge spoil site	<u>CUP</u>	-
<u>Industry</u> , light	-	<u>CUP?</u>
Mine, surface mineral	<u>CUP</u>	<u>CUP?</u>
Sawmills	<u>CUP</u>	-
Seafood processing plant	<u>CUP</u>	SE <u>CUP</u>

R-BC / R-SC District Regs - Lot

	R-BC (C-2)		R-SC (SC-1)	
	Existing	Proposed	Existing	Proposed
Minimum lot area	Varies	5 acres	Varies	2 acres
Minimum lot frontage	Varies	250 feet	Varies	200 feet
Maximum lot density (Dwelling Units – DU's)	0.2 DU's/acre	0.2 DU's/acre	0.5 DU's/acre	0.5 DU's/acre
Minimum open space / Maximum lot coverage	30%	None	None	None

Standard District Regulations - Setbacks

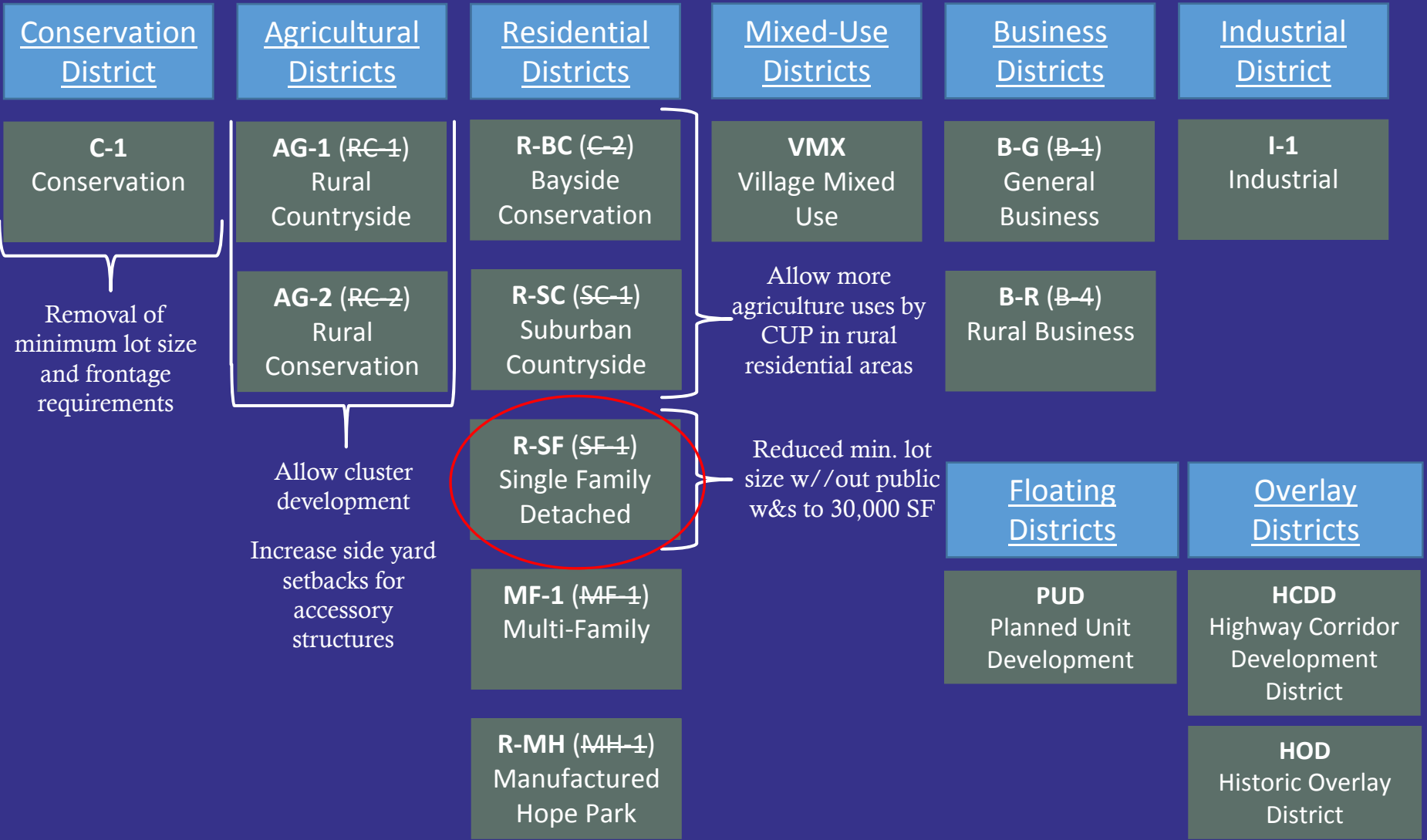
	R-BC (C-2)		R-SC (SC-1)	
	Existing	Proposed	Existing	Proposed
Principal				Undivided Hwy
Front	Varies	75 feet	Varies	75 feet
Side	Varies	50 feet	Varies	30 feet
Rear	Varies	100 feet	Varies	100 feet
Accessory				
Front	75 feet	75 feet	75 feet	75 feet
Side	Varies	5	Varies	5
Rear	Varies	5	Varies	5

R-BC / R-SC District Regs. - Buildings

	Existing	Proposed
Principal		
Max. footprint	None	None
Max. height	Varies	50 feet
Accessory		
Max. footprint	None	None
Max. height	Varies	35 feet*

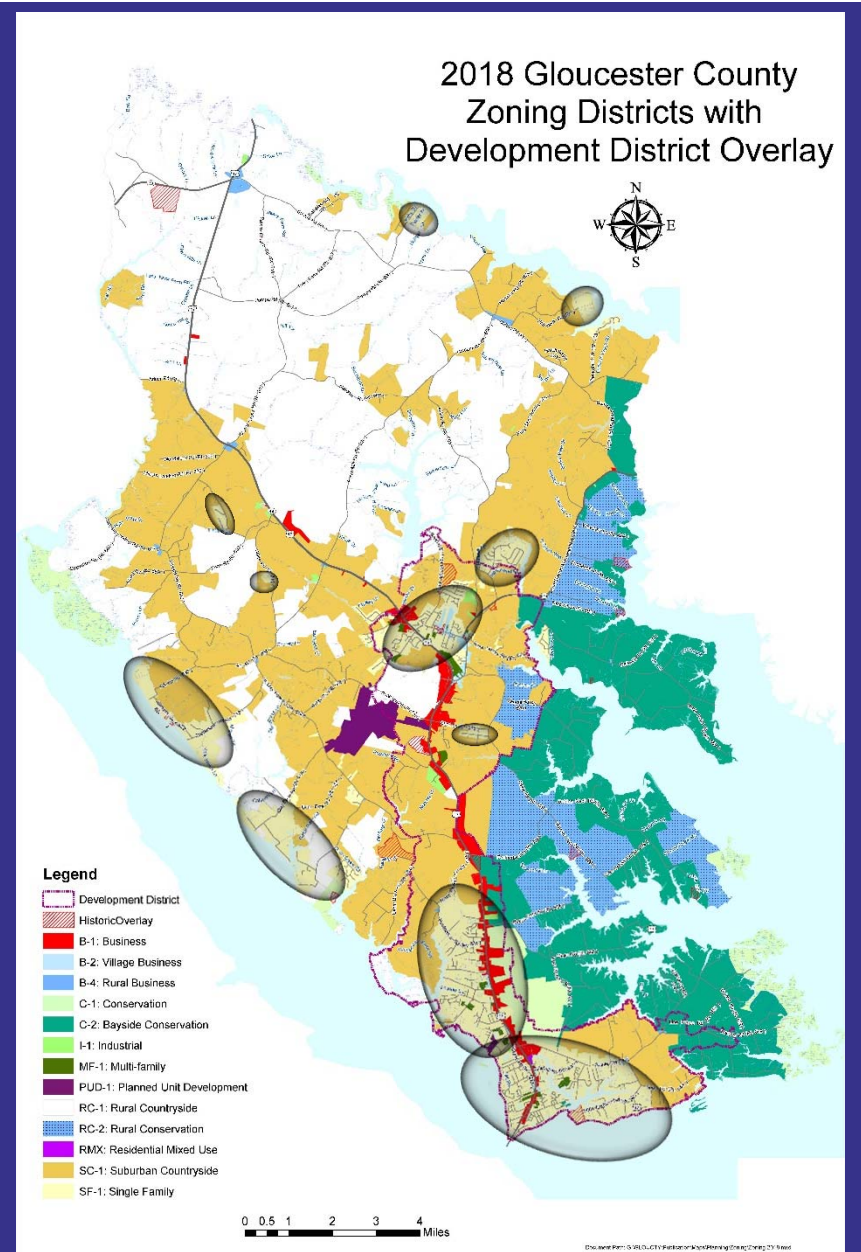
* If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.

District Types/Names

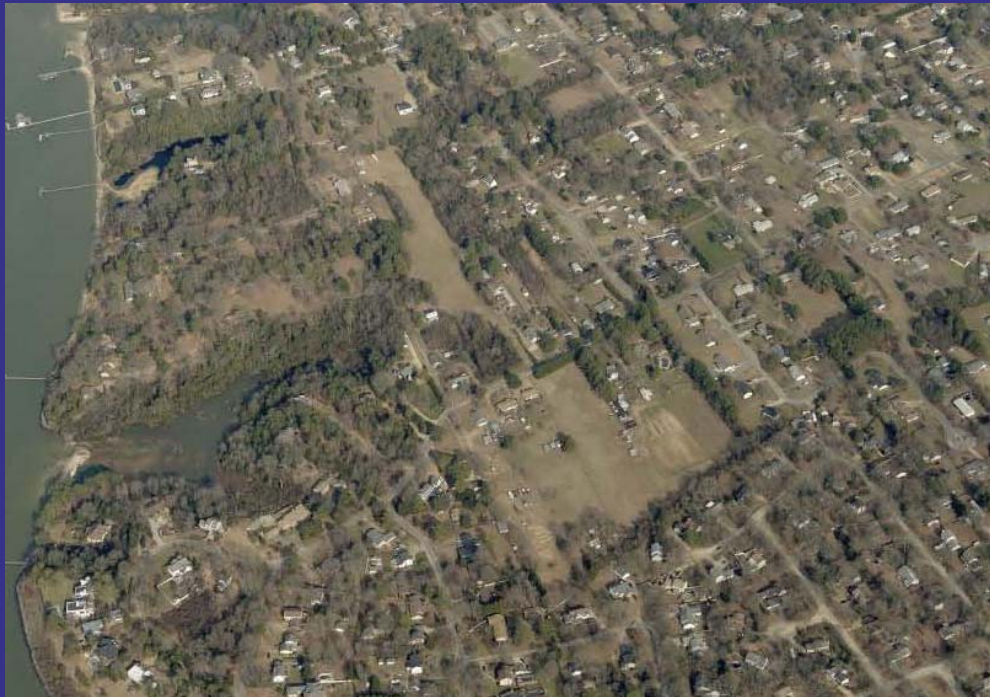


R-SF (SF-1) Single Family Detached Residential

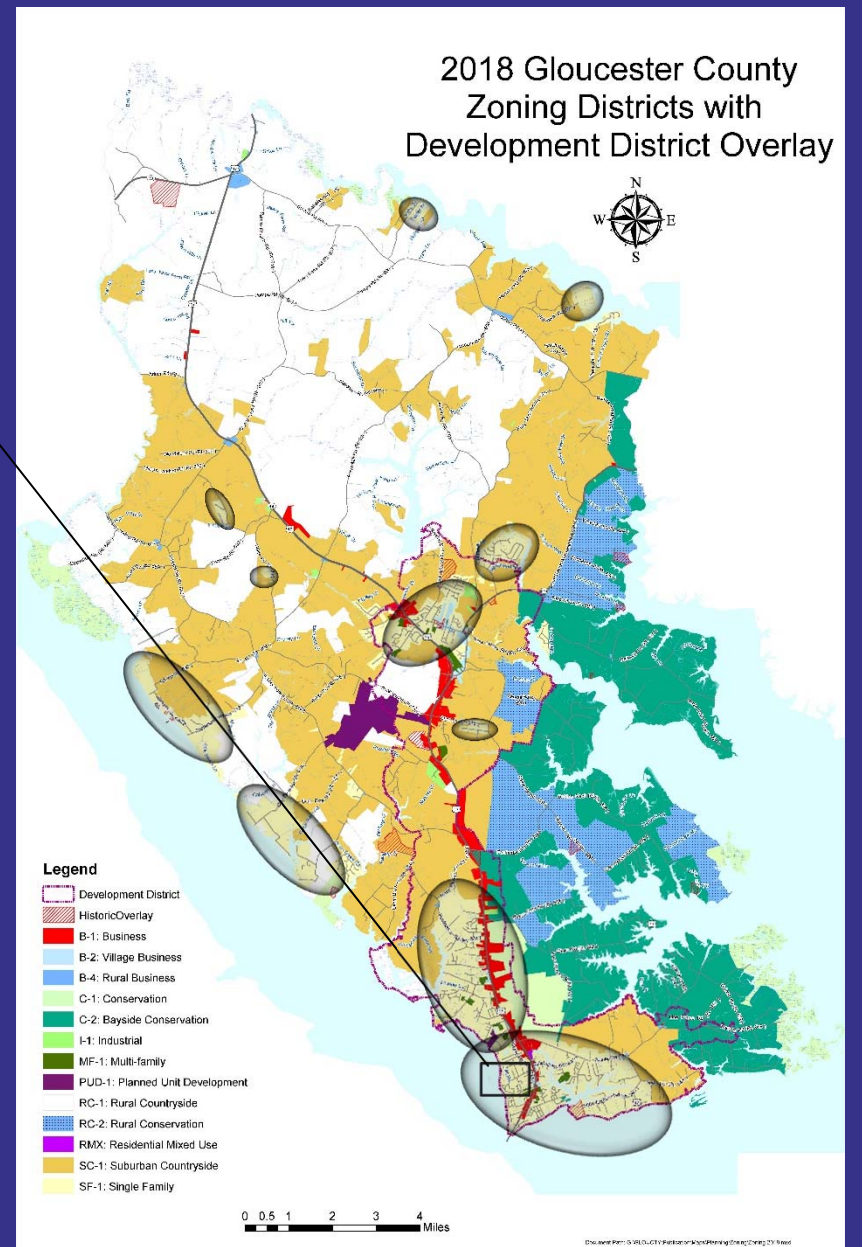
- Intent
 - Preserve existing residential areas.
 - Provide for future areas of similar character.
 - **Infill development is encouraged.**
 - Limited to detached single-family dwellings and certain additional uses such as schools, parks, churches.



R-SF (SF-1) Single Family Detached Residential



Gloucester Point



R-SF (SF-1) Proposed Use Changes

Proposed Change (less restrictive)	Use
New use permitted P	<ul style="list-style-type: none"> • <u>Fire and/or EMS company stations</u>
Changed from SE to P	<ul style="list-style-type: none"> • Cemetery CUP • Schools, <u>public elementary/secondary</u>
Use now permitted by CUP	<ul style="list-style-type: none"> • Family day home, 5-12 children
Proposed Change (more restrictive)	Use
Use no longer permitted	<ul style="list-style-type: none"> • Schools, <u>private and post secondary</u>

R-SF (SF-1) District Regs - Lot

	Existing	Proposed
Minimum lot area	Varies	30,000 SF (10,000 SF w/ public w&s)
Minimum lot frontage	Varies	100 feet (80 feet w/ public w&s)
Maximum lot density (Dwelling Units - DU)	Varies	1.45 DU's/acre (4.36 DU's/acre w/ public w&s)
Minimum open space / Maximum lot coverage	None	None

R-SF (SF-1) District Regs. - Setbacks

	Existing	Proposed
Principal		
Front	Varies	35 feet
Side	Varies*	15 feet
Rear	Varies	30 feet
Accessory		
Front	35 feet	35 feet
Side	Varies*	5 feet
Rear	Varies	5 feet

* Corner lots — 30' side yard

R-SF (SF-1) District Regs. - Buildings

	Existing	Proposed
Principal		
Max. footprint	None	None
Max. height	Varies	50 feet
Accessory		
Max. footprint	None	None
Max. height	Varies	35 feet*

* If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.

District Regulations Summary Table (partial)¹

Zoning District	Minimum Lot Size	Width / Frontage (feet)	Density (units per acre) ²	Maximum Lot Coverage	Setbacks (feet) ³			Maximum Footprint	Building Height ⁴
					Front	Side	Rear		
C-1 Conservation	-	250	N/A	50%	75 Principal 75 Accessory	50 Principal 5 Accessory	100 Principal 5 Accessory	None	50 Principal 35 Accessory
AG-1 Rural Countryside	5 acres	250	0.20 Units per acre	-	75 Principal 75 Accessory	50 Principal 15 Accessory	100 Principal 15 Accessory	None	50 Principal 35 Accessory
AG-2 Rural Conservation	5 acres	250	0.20 Units per acre	-	75 Principal 75 Accessory	50 Principal 15 Accessory	100 Principal 15 Accessory	None	50 Principal 35 Accessory
R-BC Bayside Conservation	5 acres	250	0.20 Units per acre	-	75 Principal 75 Accessory	50 Principal 5 Accessory	100 Principal 5 Accessory	None	50 Principal 35 Accessory
R-SC Suburban Countryside	2 acres	200	0.50 Units per acre	-	75 Principal 75 Accessory	30 Principal 5 Accessory	100 Principal 5 Accessory	None	50 Principal 35 Accessory
R-SF Single Family	Without public water and sewer			-	35 Principal 35 Accessory	15 Principal 5 Accessory	30 Principal 5 Accessory	None	50 Principal 35 Accessory
	30,000 SF	100	1.45 Units per acre						
	With public water and sewer								
	10,000 SF	80	4.36 Units per acre						

¹ See the Use Table or District Regulations to identify permitted uses in each district. Certain uses may require additional and/or more stringent requirements. See Article 9 Supplementary Use Regulations for specific use regulations.

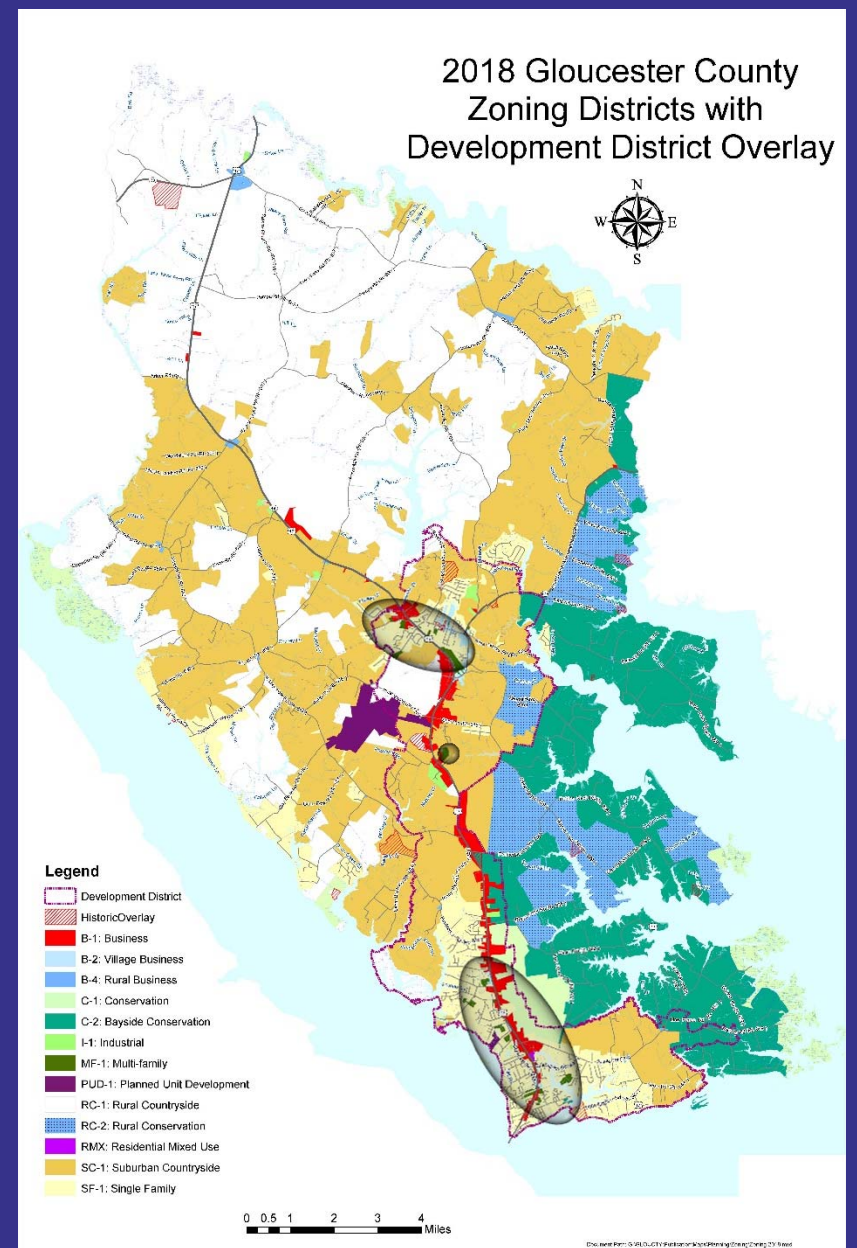
² Not including secondary dwellings.

³ See Article 10 Nonconformities for reduced setbacks on legal nonconforming lots.

⁴ If an accessory building meets principal building setback requirements, it may also utilize the same maximum height.

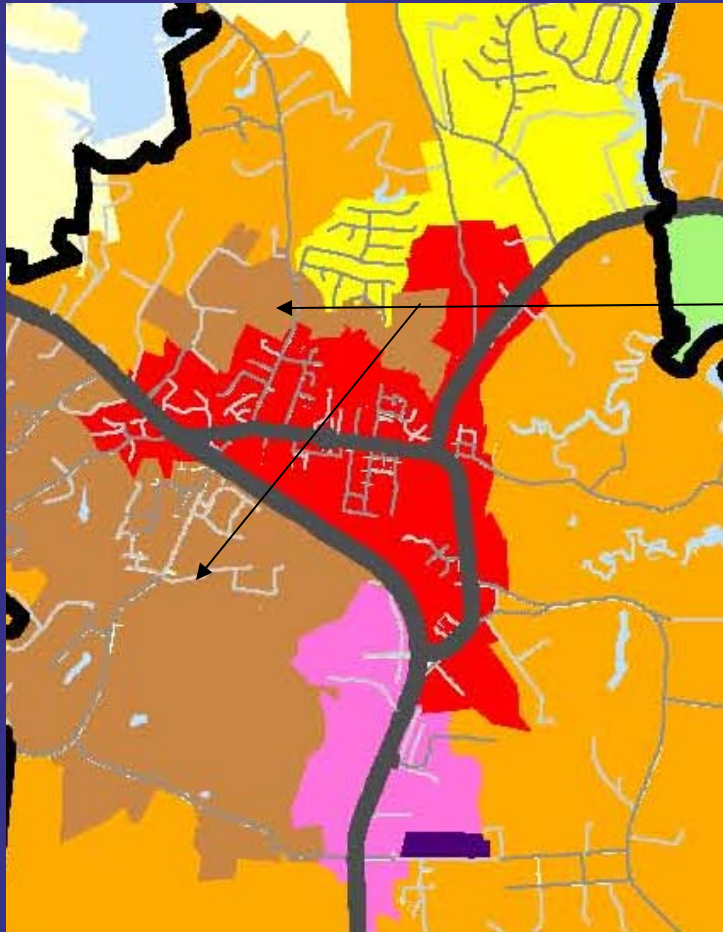
R-MF (MF-1) Multi-Family Residential

- Intent
 - Provide for a variety of housing accommodations within the Development District at moderate and high densities.
 - Development in this district is intended to be served by public water and sewer.
 - Exceptions possible for lower density and infill development



Implementation of Village Plans

2016 Comprehensive Plan Future Land Use Maps



Gloucester Court House

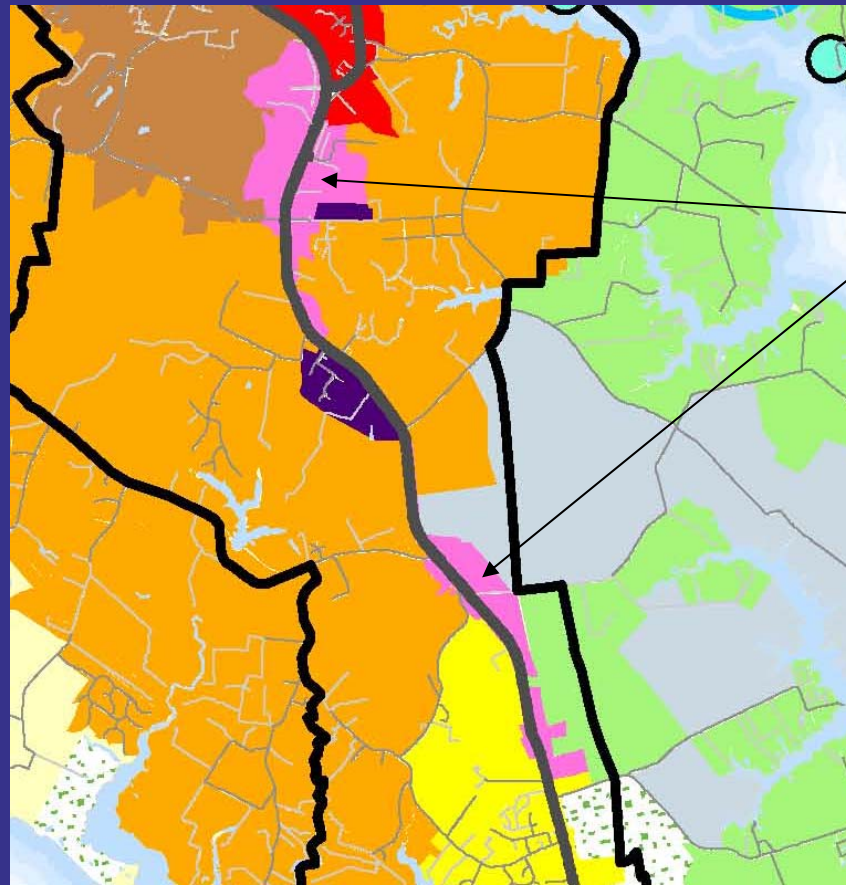


Gloucester Point

Multi-Family Residential

Implementation of Comp Plan

2016 Comprehensive Plan Future Land Use Map



Highway
Mixed Use

Rte. 17 Corridor

Recently Approved Multi-Family



York River Villas
5 DU's/gross acre

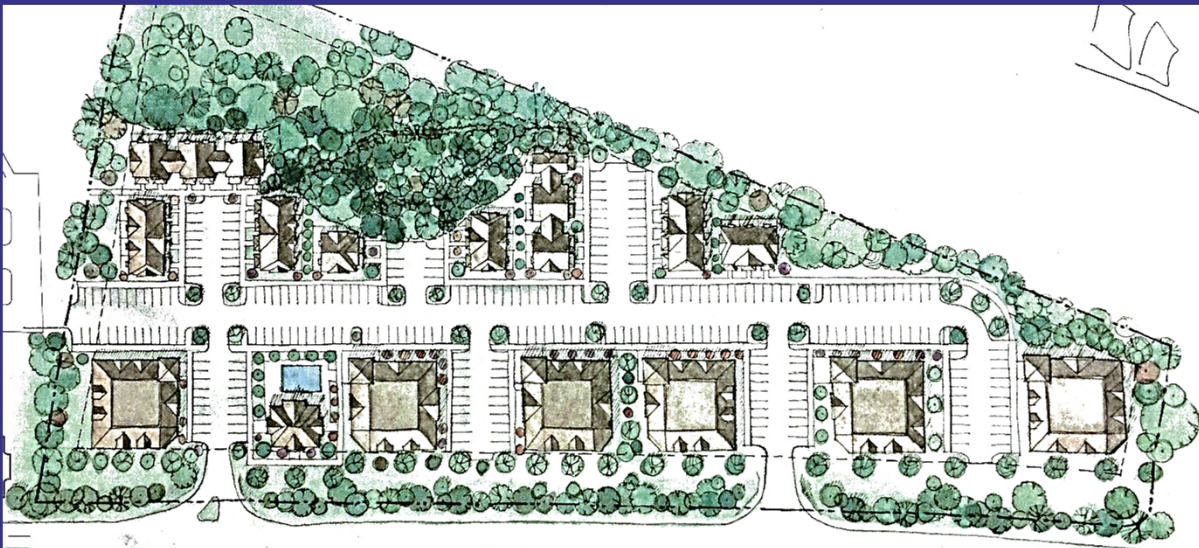


Colemans Crossing
6 DU's/gross acre

Recently Approved Multi-Family



Carriage Point
8 DU's/gross acre



York River Crossing
12 DU's/gross acre



Standard District Regulations - Lot

Maximum DU Density	MF-1 R-MF		
	Public Water & Sewer	Public Water only (Public W or S)	Neither
Existing			
Dwelling, two family	6	4	2
Dwelling, multi-family	8	6	4
Proposed			
All multi-family types	8 (12 possible w/ CUP?)	-	-

- Proposed VMX (B-2 & RMX Combined) allows up to 16 DU's / gross acre

Definition Re-review

Specific Definitions for Discussion



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Definition Review – Kennels

Animal Use Type	Districts			
	Agriculture (AG-1 RC-1 & AG-2 RC-2)	Rural Residential (R-BC C-2 & R-SC SC-1)	Business (B-G B-1 & B-R B-4)	Mixed Use (VMX B-2)
Kennel	SE	SE / CUP?	SE / P?	-
Personal Services – <u>proposed to include</u> <u>grooming</u>			P	P
Veterinary clinic <u>and other</u> <u>animal related services</u>	SE	SE	P	<u>P</u>

Kennel: A public or private facility place prepared to house, board, breed, handle, raise, groom, train, or otherwise keep or care for animals for rehabilitation (animal rescue), adoption, on a temporary basis whether or not for sale, or in return for compensation. This definition excludes animals owned by the occupants of the premises and exotic animals as defined in the Gloucester County Animal Welfare and Control Ordinance, Chapter 3.

Definition Review – Kennels

Animal Use Type	Districts			
	Agriculture (AG-1 RC-1 & AG-2 RC-2)	Rural Residential (R-BC C-2 & R-SC SC-1)	Business (B-G B-1 & B-R B-4)	Mixed Use (VMX B-2)
Kennel	SE	SE / CUP?	SE / <u>P?</u>	-
<u>Animal services facility</u>	<u>SE</u>	<u>SE</u> / CUP?	<u>P</u>	-
Personal Services – <u>proposed to include grooming?</u>			P	P
<u>Veterinary clinic and other animal related services</u>	SE	SE	P	<u>P</u>

Proposed new definition (to cover training)

Animal services facility: A public or private facility prepared to handle or train animals on a temporary basis (no overnight) whether or not for sale, or in return for compensation.

Definition Review – Kennels

Key Questions:

1. What distinguishes a Kennel from an Animal services facility (training)?
 1. Overnight stay / long term stay
 - Doggy day care? Where does this use fit?
 2. Indoor or outdoor boarding
 3. Indoor or outdoor activity areas
 4. Aggressive animal training?

2. Which districts and how do we want to permit each?
 1. Agriculture districts
 2. Rural Residential
 3. Business
 4. Mixed Use
 5. Allow as accessory uses to pet stores and vet clinics?

BOS/PC Comments: Use table assignments seem appropriate. For the definitions better define heavy truck traffic by utilizing trucks per day. Consider good aspects of Isle of Wight's definitions.

Definition Review – Industrial

Industrial Use Type	Districts				
	Agriculture (AG-1 RC-1 & AG-2 RC-2)	Rural Residential (R-SC SC-1 only)	Business (B-G B-1 & B- R B-4)	Mixed Use (VMX B-2)	Industrial (I-1)
Industry, light	SE	SE / <u>CUP</u>	SE (in B-1) / <u>P</u> (in both)	<u>P</u>	P
Industry, medium	-	-	<u>CUP</u>	-	P
Industry, heavy	-	-	-	-	<u>CUP</u>
<u>Manufacturing, craft</u>	<u>SE</u>	-	<u>P</u>	<u>P</u>	<u>P</u>
<u>Manufacturing, food and beverage</u>	<u>CUP</u>	-	<u>P</u>	-	<u>P</u>

Definition Review – Industrial

Key Questions:

1. Do we want heavy industrial uses in the county?
 - If so, what distinguishes it from medium and light industrial uses?
2. Which districts and how do we want to permit each?
 - Agriculture districts
 - Rural Residential
 - Business
 - Mixed Use
 - Industrial

END OF PRESENTATION



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