

ZONING ORDINANCE REWRITE DEFINITION EDITS & DISTRICT REVIEWS

BOS / PC Joint Meeting

Presentation – May 14, 2019



The land of the life worth living.

Topics of Discussion

- Schedule / Plan of Action Update (Binder Section A-2 & A-3)
- Definition/Use Table Revisions (Front of binder following memo)
 - Forestry
 - Animal services/kennels
 - Industrial
- Recommended District Names Review (Binder Section E)
- District Summaries (Binder Sections E-7 thru E-12)
 - Use Changes
 - District Regulations

Schedule / Plan of Action Update

(Binder Section A-2)

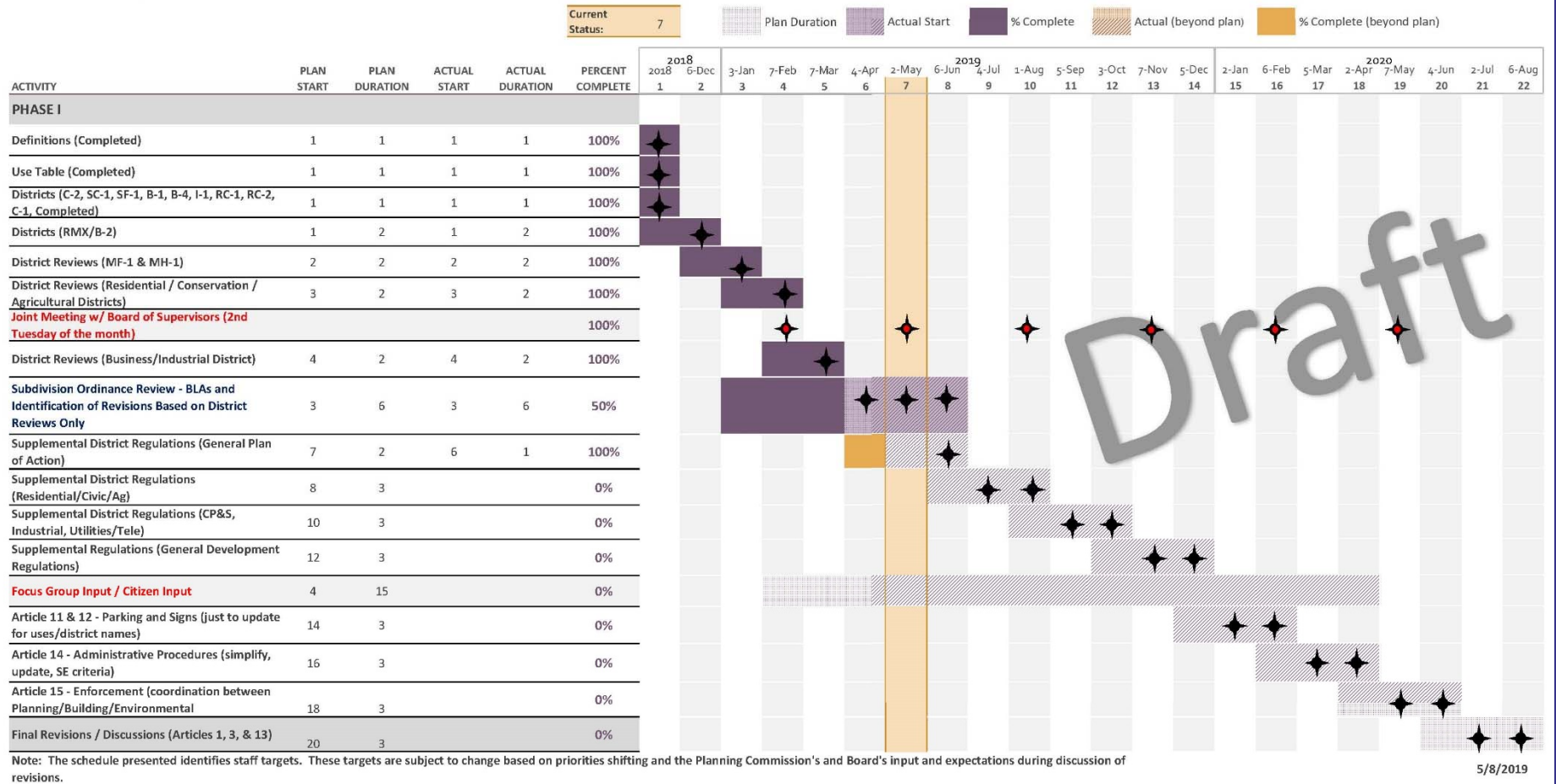
- Phase 1 Objectives – Address 80% of the ordinance
(**Bold & underline** = added objective)
 - Reformat Ordinance
 - Remove unnecessary requirements/regs/definitions
 - Clarify intent / language (for simple interpretations)
 - Conform w/ State Code
 - Update Article 9 Supplementary Regulations
 - **District Regs and Use Table changes based on PC/BOS input**
 - **Addition of a General Development Regulations section**
 - **Reformat Art 11 (Parking) and 12 (Signs) to conform with other revisions**
 - **Update Administration Articles (3, 14, and 15)**

Schedule / Plan of Action Update (Binder Section A-2)

- Phase 2 Objectives - Remaining 20% of the Ordinance
 - Establish a Working Waterfront District
 - Sign Ordinance Update
 - Parking Ordinance Update
 - Cluster Ordinance Update

Schedule (Binder Section A-3)

Zoning Ordinance Rewrite (Work Plan)



Definition/Use Table Revisions

(Front of binder following memo)



Forestry



Animal services
/ Kennels



Industrial

Forestry Revisions?



C-1 Conservation District Examples

Wetlands along waterways



Gum Swamp

Use	Districts											
	Conservation	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Forestry	P	P	P	P	P	P	P		P	P	P	P

Forestry - The use of land for the raising and harvesting of timber, pulp woods and other forestry products for commercial purposes, including the temporary operation of a sawmill and/or chipper to process the timber cut. Excluded from this definition shall be the cutting of timber associated with land development approved by the county, which shall be considered accessory to the development process and reviewed and approved by the county.

Key Points from Presentation:

- Silviculture allows a 50' buffer instead of 100' buffer and within that 50' buffer 50% of the trees may be removed.
- Forestry is an important industry in the County
- DOF don't recommend limiting forestry activities in any districts
- When updating comp plan request their map of highly productive forests to overlay with our GIS

Forestry Presentation

Animal Services / Kennels



Current Definition

Kennel – A place prepared to house, board, breed, handle, or otherwise keep or care for animals for sale, or in return for compensation.

Use	Districts											
	Conserv.	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Kennel		SE	SE	SE	SE					SE	SE	

Animal Services / Kennels

Proposed Definitions



Animal Services Establishment –

An establishment engaged in the grooming, handling, or training of companion animals not involving an extended or overnight stay. Grooming and training may be an independent facility or accessory to another use (kennel, pet store).



Kennel –

Any facility designed to shelter, board, breed, raise or otherwise keep or care for animals on an extended (animal day care) or nightly basis for care, sale, rehabilitation (animal rescue), training and/or adoption. This definition excludes animals owned by the occupants of the premises unless those animals are used commercially for one of the purposes above, and excludes exotic animals as defined in the Gloucester County Animal Welfare and Control Ordinance, Chapter 3.

BOS/PC Comment - Permit Animal service establishment by SE in VMX.



Animal Services / Kennels

Use	Districts											
	Conserv.	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
<u>Animal service est.</u> (no extended / overnight stay)		<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>				<u>SE</u>	<u>P</u>	<u>P</u>	
Kennel (overnight / extended stay)		SE	SE	SE	SE					SE	SE	

Industrial Uses

Existing

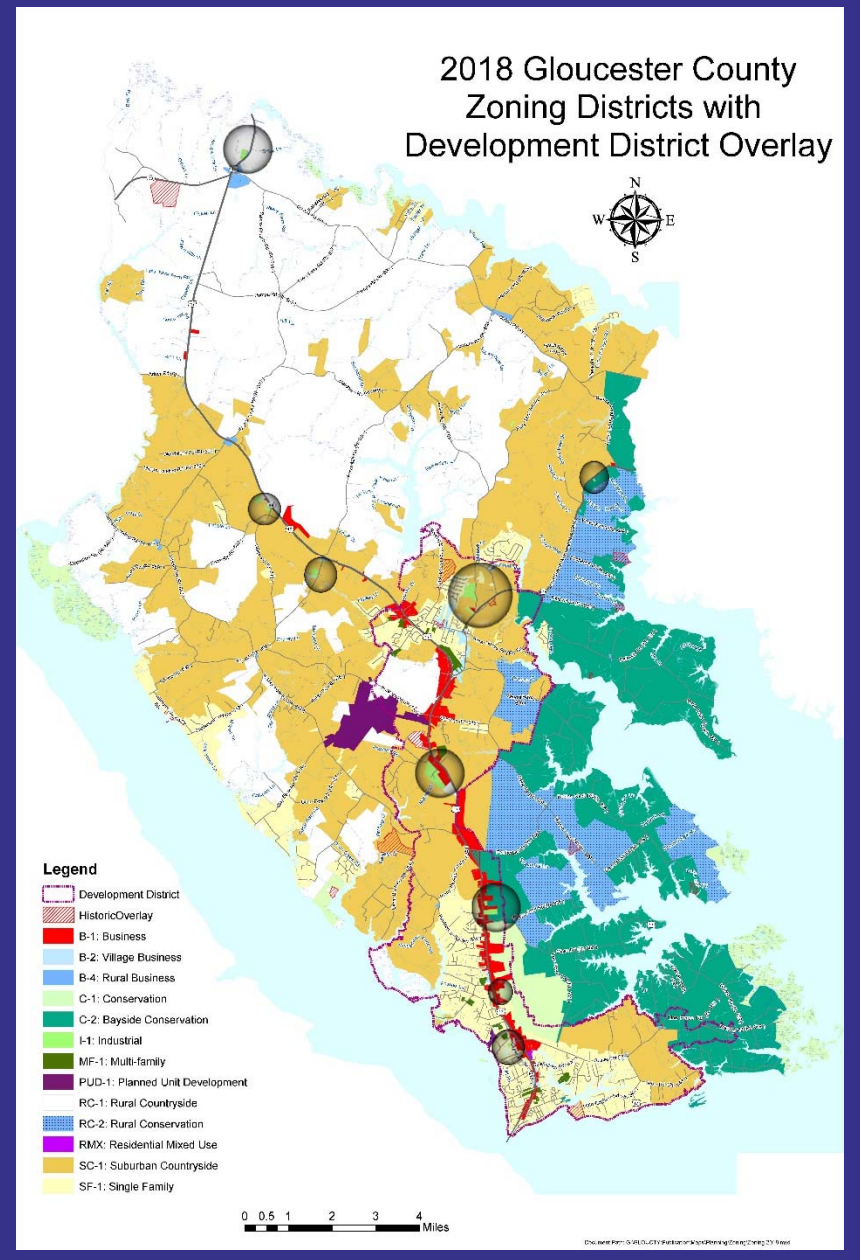
- Manufacturing, light
- Manufacturing, medium

Proposed

- Industry, light
- Industry, medium
- Industry, heavy
- Manufacturing craft



I-1 District Locations



Industrial Uses

Manufacturing, craft - The production, construction or arrangement of materials primarily by hand or with individually operated machine tools, primarily within enclosed structures, resulting in a finished product or commodity such as apparel, home decorations, candles, jewelry, toys, furniture, leather goods, metal works, wood products, dried flowers, hand-blown glass, pottery, edible products, or similar merchandise.

Industry, light - Manufacturing, research, or industrial uses which are controlled operations; clean, quiet, and free of smoke, noise, soot, vibration, odor, or dust, etc.; operation and storage is entirely within enclosed structures.



Industrial Uses

Industry, medium - Manufacturing, research, or industrial use which includes outdoor operations or storage. It may produce **limited** external effects such as smoke, noise, soot, vibration, odor, or dust, etc.

Industry, heavy - Manufacturing, research, or other industrial use which involves major capital investment and infrastructure and produces moderate or high levels of external effects such as smoke, noise, soot, vibration, odor, or dust, etc. and/or includes the storage of highly flammable or explosive materials. This use may involve continual operations and/or outdoor operations or storage as part of their manufacturing process.



Industrial Uses

Staff comment - May need to clarify outdoor storage. What does it encompass (cannon stores trucks?) Outdoor storage may be hard to not have in light industries.

Use	Adverse impacts / External effects (smoke, noise, soot, vibration odor, dust)	Outdoor Activities
Industry, light	No	No
Industry, medium	Yes or No (limited)	Storage or Operations
<u>Industry, heavy</u>	Yes or No (moderate or high levels)	Storage or Operations

Industrial Uses

Use	Districts											
	Cons.	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Industrial, light		<u>SE</u> <u>CUP?</u>	<u>SE</u> <u>CUP?</u>		<u>SE</u> <u>CUP?</u>				<u>SE</u>	<u>SE</u> <u>P?</u>	<u>P?</u>	P
Industrial, medium		<u>CUP</u>	<u>CUP</u>							<u>CUP</u>		P
<u>Industrial, 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>

District Types/Names (Binder Tab E)

<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 (B-2/RMX) Village Mixed Use	B-G (B-1) General Business	I-1 Limited 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 SE 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	R-MH (MH-1) Manufactured Home Park		Other Districts	Overlay Districts
		R-MF (MF-1) Multi-Family		PUD Planned Unit Development	O-HCDD (HCDD) Highway Corridor Development District
					O-HP (H-1) Historic Preservation

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	AG-2 (RC-2) Rural Conservation	R-SC (SC-1) Suburban Countryside	Allow multi-family residential in Village Areas	B-R (B-4) Rural Business	Allow more uses.
		R-SF (SF-1) Single Family Detached			Allow more uses. Removal of min lot sizes/widths.
		R-MH (MH-1) Manufactured Home Park			
		R-MF (MF-1) Multi-Family			
		Increased buffer from 20' to 35'			
		Require public water and sewer			
				PUD Planned Unit Development	O-HCDD (HCDD) Highway Corridor Development District
					O-HP (H-1) Historic Preservation
				Other Districts	Overlay Districts

District Types/Names (Binder Tab E)

District Regulations Summary Table (continued)¹

5/7/19

Zoning District	Minimum Lot Size	Width / Frontage (feet)	Density (dwelling units per acre) ²	Maximum Lot Coverage	Setbacks (feet) ³			Maximum Footprint	Building Height (feet) ⁴
					Front	Side	Rear		
R-MH Manufactured Home Park	5 acres	50' on a public road / 200' average lot width	Without public water and sewer 1.45 Units per acre	-	50 Principal 50 Accessory	35 Principal 35 Accessory	35 Principal 35 Accessory	None	35 Principal 20 Accessory
			With public water or sewer 2.18 Units per acre						
			With public water and sewer 4.36 Units per acre						
R-MF Multi-Family	5,000 SF	50'	8 Units per acre ⁵ (12 units per acre w/ CUP ⁵)	-	35 Principal 35 Accessory	10 Principal 5 Accessory	30 Principal 5 Accessory	None	50 Principal 35 Accessory
VMX Village Mixed-Use ⁶	2,500 SF	25'	16 Units per acre ⁵	90%	Principal - 5 min /30 max ⁶ Accessory - Not in front yard	0 Principal 5 Accessory	0 Principal 5 Accessory	10,000 SF ⁶	45 Principal 35 Accessory
B-G General Business	-	-	-	90%	50 Principal 50 Accessory	0 Principal 5 Accessory	0 Principal 5 Accessory	None	60 Principal 35 Accessory
B-R Rural Business	-	-	-	90%	35 Principal 35 Accessory	10 Principal 5 Accessory	20 Principal 5 Accessory	None	50 Principal 35 Accessory
I-1 Limited Industrial	1 acre	Must have deeded access to a public road	-	90%	35 Principal 35 Accessory	20 Principal 5 Accessory	20 Principal 5 Accessory	None	65 Principal 65 Accessory

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.

⁵ Must have public water and sewer.

⁶ In the VMX district along the following divided highways: Rte. 17, Rte. 17B from 17 to 3/14, and Rte. 3/14 a 35' front setback and 15,000 SF maximum footprint is required.

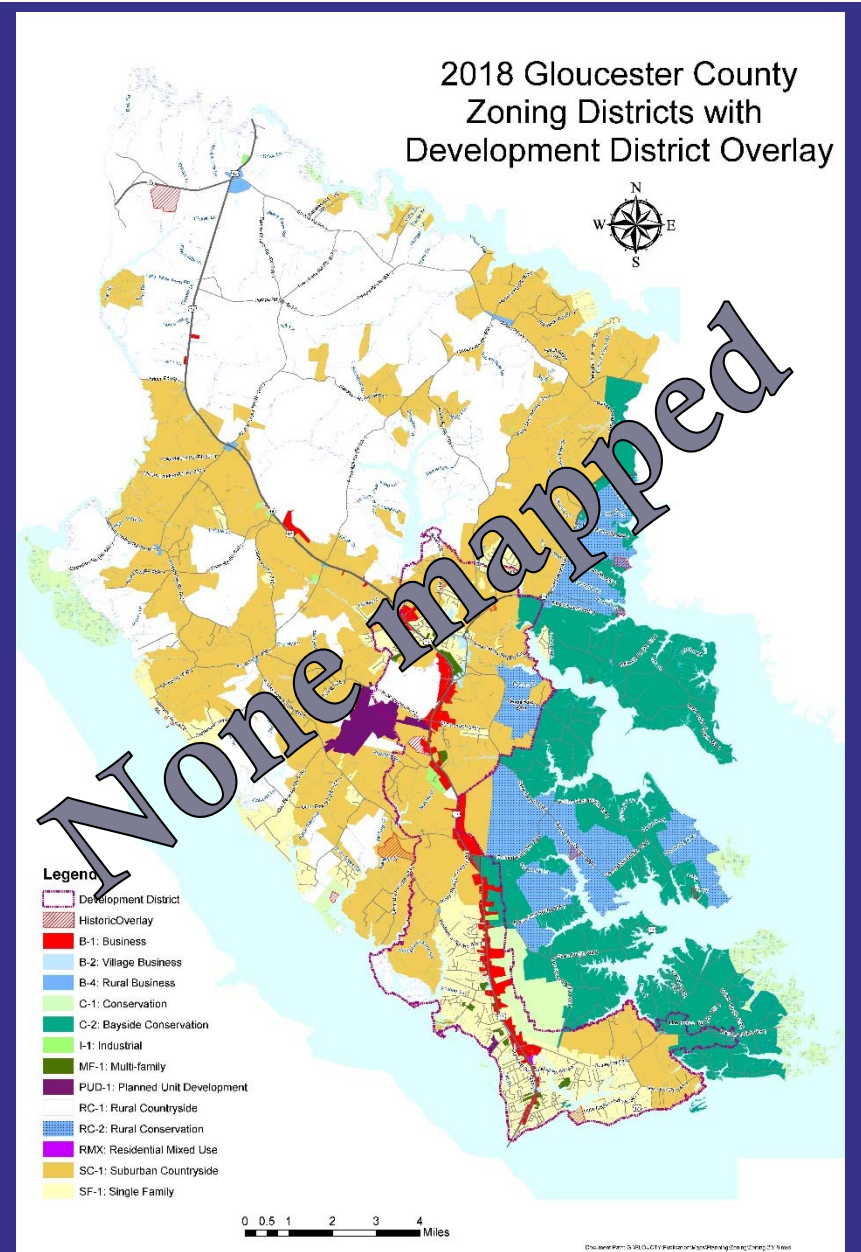
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		R-SF (SF-1) Single Family Detached			
		R-MH (MH-1) Manufactured Home Park			
		R-MF (MF-1) Multi-Family			
				Other Districts	Overlay Districts
				PUD Planned Unit Development	O-HCDD (HCDD) Highway Corridor Development District
					O-HP (H-1) Historic Preservation

Tab E-7

R-MH Manufactured Home Park District

- Intent
 - Permit clustered, moderate density development of manufactured homes in well designed manufactured home parks.
 - Allowing the efficient utilization of private and public utility and infrastructure assets.



County's Non-Conforming Manufactured Home Parks

Located in:
SF-1 & C-2
Districts

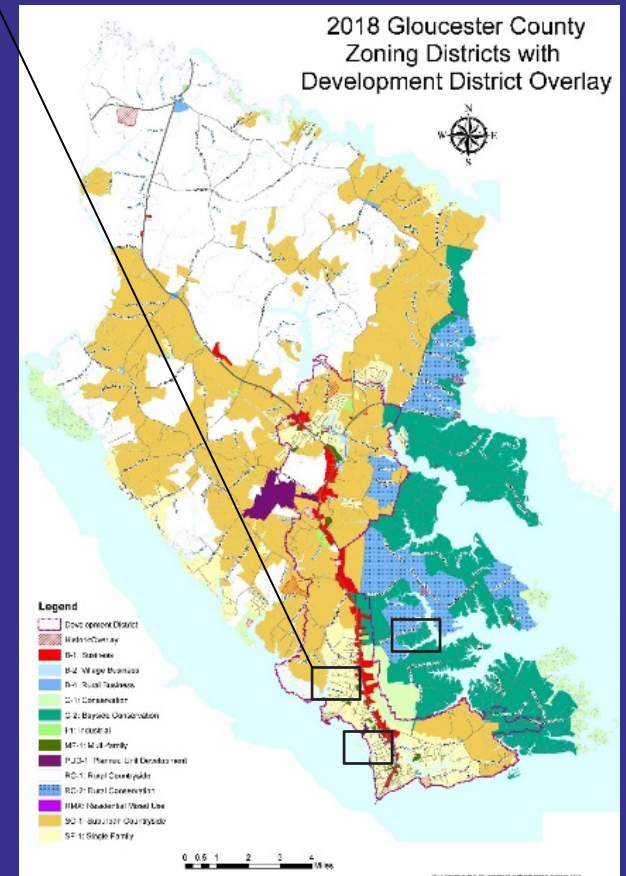
Coleman's
Crossing



Map below does not depict all existing non-conforming manufactured home parks.



Waterview Mobile Home Park



R-MH Proposed Use Changes

Proposed Change (less restrictive)	Use
New use permitted P	<ul style="list-style-type: none"> • <u>Fire or EMS company station</u>
Use now permitted P	<ul style="list-style-type: none"> • Park, <u>natural area or community facility</u> • Schools, <u>public elementary</u>/secondary • Wind energy facility, small scale
Use now permitted by SE	<ul style="list-style-type: none"> • Home occupations, Type II

Proposed Change (more restrictive)	Use
Use no longer permitted by CUP	Solar energy facility, utility scale

R-MH District Regulations –Lot

Lot	MH-1	<u>R-MH</u>
	Existing	Proposed
Minimum lot area	5 acres	5 acres
Minimum lot frontage	200' on a public road	<u>50 feet on a public road</u> ¹
Maximum lot density	Varies (1/10K SF max)	Varies (1/10K SF max)
Minimum open space / Maximum lot coverage	-	<u>As required by other Ordinances</u>

¹ Deeded access to a state maintained road at least 50 feet wide and average lot width of 200 feet.

R-MH District Regulations – Space/Site Area

Minimum Space/Site Area	MH-1 R-MH		
	Public Water & Sewer	Public Water only (Public W or S)	Neither
Existing	10,000 SF	20,000 SF	30,000 SF
Proposed	10,000 SF	20,000 SF	30,000 SF

Additional requirement - When a proposed manufactured home park abuts public water or sewer it must connect all spaces/sites to that service.

R-MH District Regulations - Setbacks

	MH-1	<u>R-MH</u>
Principal		
Front ¹	50 feet ¹	50 feet ¹
Side	20 feet (due to required greenbelt)	<u>35 feet</u>
Rear	20 feet (due to the required greenbelt)	<u>35 feet</u>
Accessory		
Front	50 feet ¹	50 feet ¹
Side	20 feet (due to required greenbelt)	<u>35 feet</u>
Rear	20 feet (due to the required greenbelt)	<u>35 feet</u>

¹ Setback line shall not be closer than 50 feet from the right-of-way line of a state maintained road or 75 feet from the center line whichever is greater.

R-MH District Regulations - Buildings

	MH-1	<u>R-MH</u>
Principal		
Max. footprint	None	None
Max. height	35 feet	35 feet
Accessory		
Max. footprint	None	None
Max. height	20 feet	20 feet

R-MH District Regulations - Other

Other	R-MH	
	Existing	Proposed
Markers for manufactured home lots	Required	Required
Screening / Buffering	20 foot wide greenbelt	<u>35 foot buffer w/ 20' evergreen screening & See new "Dev Standards" for add'l req</u>
Recreational areas	Not to exceed 10%	Not <u>less than</u> 10%
Access	VDOT standards	VDOT standards
Garbage and refuse	Owner responsible	Owner responsible
Water & sewer	Public or private	Public or private (<u>must connect if property abuts public w or s</u>)

R-MH District Regulations - Other

	Existing	Proposed
Fire protection	As required by PU	As required by PU & <u>Volunteer Fire and Rescue</u>
Electrical connections	Underground	Underground
Blocking & tiedowns	Per Uniform Statewide Building Code (USBC)	Per Uniform Statewide Building Code (USBC)
Skirting	Required per County Building Code	Required per County Building Code

R-MH District Regulations – Approval Process

Current Procedure	R-MH
Preliminary development plan	<ul style="list-style-type: none"> Submit per requirements
Approval in principal by PC	<ul style="list-style-type: none"> PC review
Final development plan submittal	<ul style="list-style-type: none"> Submit per requirements
Rezoning application & process	<ul style="list-style-type: none"> Application proceeds as standard re-zoning application

Alternative – Make it a use	Districts											
	Cons.	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1	AG-2	R-BC	R-SC	R-SF	R-MF	R-MH	VMX	B-G	B-R	I-1
Manufactured Home Park								P				

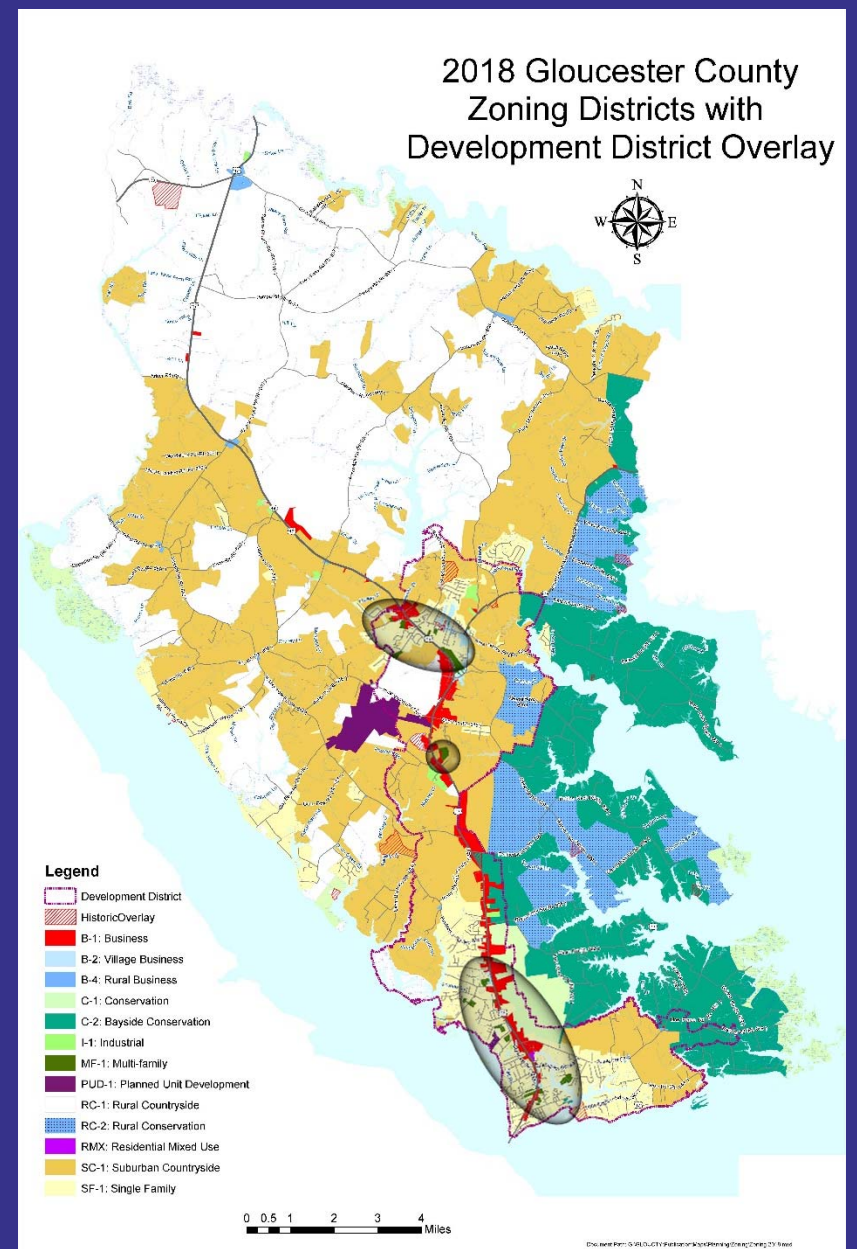
District Types/Names

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		R-SF (SF-1) Single Family Detached			
		R-MH (MH-1) Manufactured Home Park			
		R-MF (MF-1) Multi-Family			
				<u>Other Districts</u>	<u>Overlay Districts</u>
				PUD Planned Unit Development	O-HCDD (HCDD) Highway Corridor Development District
					O-HP (H-1) Historic Preservation

Tab E-8

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

- 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.



R-MF Residential Multi-Family



1973 Colonial Point Apts.



1989 - Bellehaven Townhomes

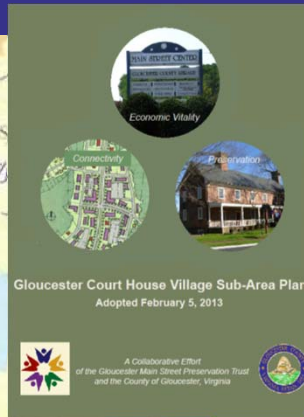
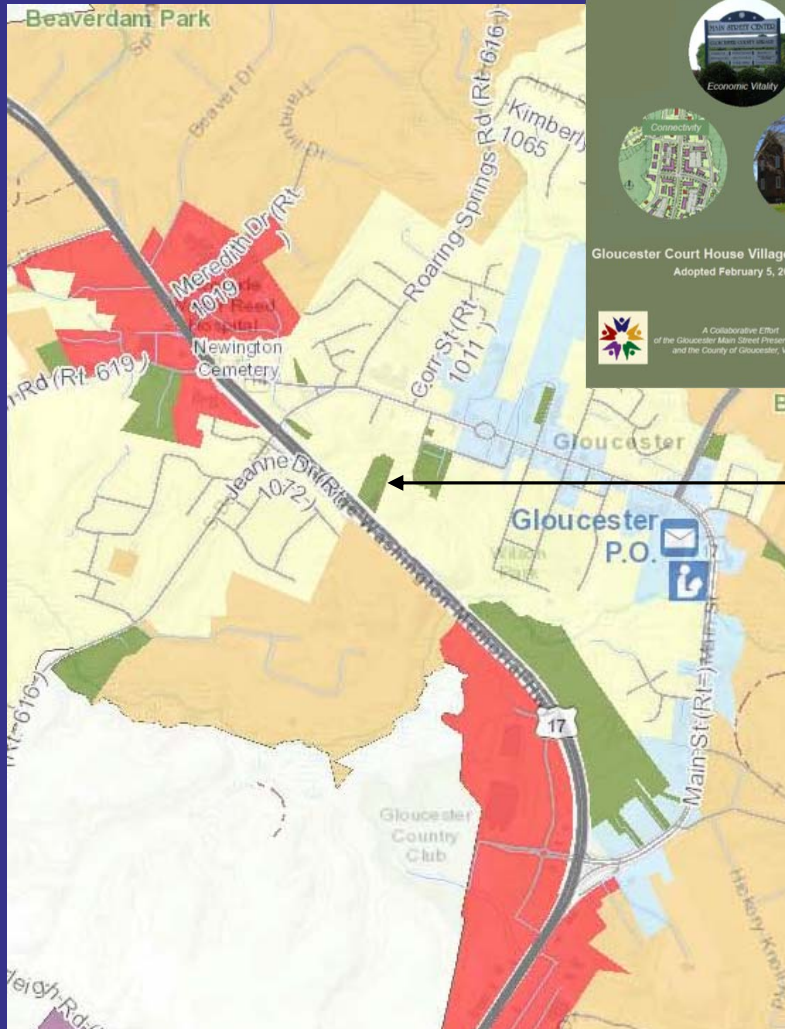


1985 – The Points Condos

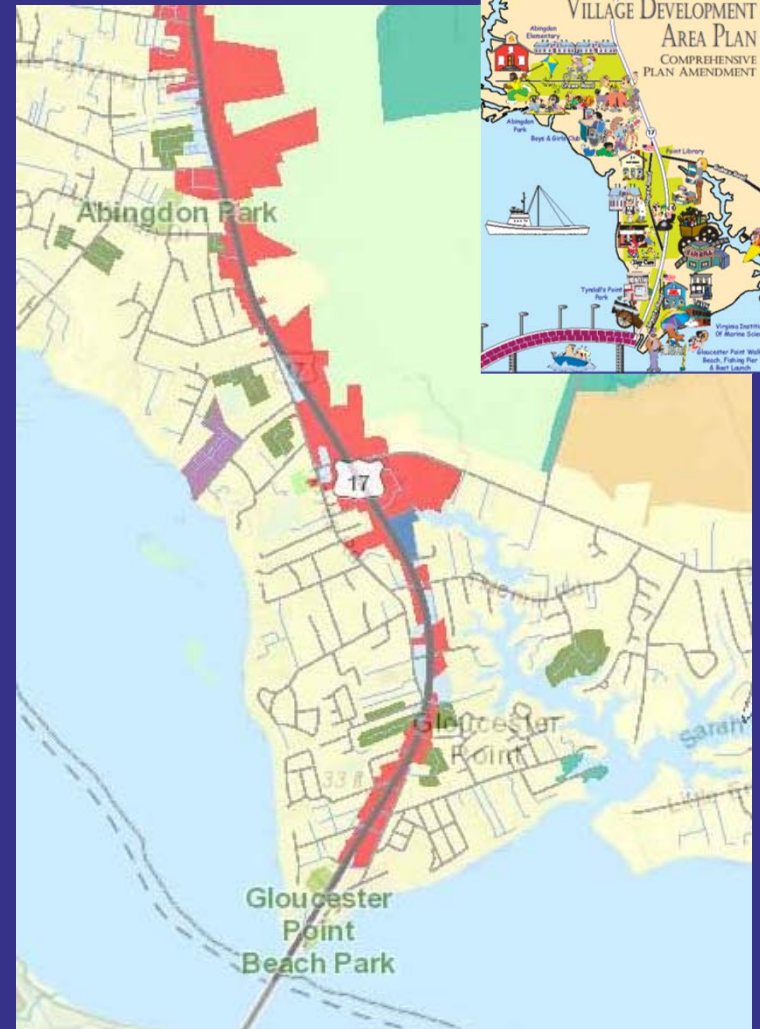


2017 - York River Villas Condos

Implementation of Village Plans

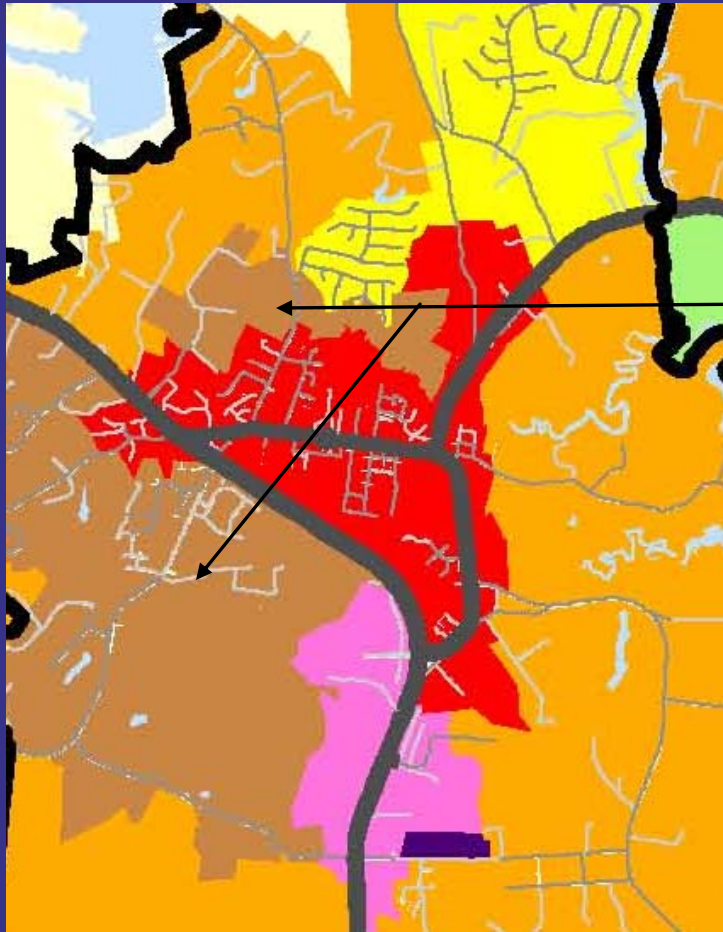


Multi-Family Zoning (typ)



Implementation of Village Plans

2016 Comprehensive Plan Future Land Use Maps



Gloucester Court House



Gloucester Point

Mixed
Density
Residential



COUNTY OF
GLOUCESTER
VIRGINIA

The land of the life worth living.

R-MF Proposed Use Changes

Proposed Change (less restrictive)	Use
New use permitted P	<ul style="list-style-type: none"> • <u>Fire or EMS company station</u>
Use now permitted P	<ul style="list-style-type: none"> • Parking lots and structures
Changed from SE to P	<ul style="list-style-type: none"> • Schools, <u>public elementary</u>/secondary
Use now permitted by SE	<ul style="list-style-type: none"> • Home occupations, Type II
New uses permitted by CUP	<ul style="list-style-type: none"> • <u>Dwelling, multi-family, max of 9-12 DU's</u>
Uses now permitted by CUP	<ul style="list-style-type: none"> • Family day home, 5-12 children • Dwelling, single-family detached (Art 9 will require them to be placed on single parcel)

R-MF Proposed Use Changes

Proposed Change (more restrictive)	Use
Changed from P to CUP	<ul style="list-style-type: none"> • <u>Residential group homes, 9+ individuals</u>
Use no longer permitted	<ul style="list-style-type: none"> • Schools, private and post-secondary (SE) • Solar energy facility, utility-scale

Residential Group Homes - A facility designed to provide residential services to the homeless, aged, infirm, disabled, physically handicapped, mentally ill, and other developmentally disabled persons... shall not include current illegal use of or addiction to a controlled substance.

R-MF District Regulations - Lot

Lot	MF-1	RMX	R-MF
	Existing	Existing	Proposed
Minimum lot area	Varies	2,500 SF	<u>5,000 SF</u> ¹
Minimum lot frontage	Varies	24 feet	<u>50 feet</u> ¹
Maximum lot density	Varies (8/acre max)	16/acre	<u>8/acre</u> (<u>12/acre w/ CUP</u>)
Minimum open space / Maximum lot coverage	Varies	10% open space	<u>As required by other Ordinances</u>

¹ Or as specified in Article 9 Supplementary Regulations for specific uses.

R-MF District Regulations - Lot

Maximum Lot Density	MF-1 R-MF		
	Public Water & Sewer	Public Water only (Public W or S)	Neither
Current			
Dwelling, two family	6	4	2
Dwelling, multi-family	8	6	4
Proposed			
Dwelling, two family, multi-family, & attached single family (townhomes)	<u>8</u> (12 possible w/ CUP)	=	-

Note: Current regulations were adopted prior to the County's expansion of and investment in water and sewer infrastructure within the development district.

R-MF District Regulations - Setbacks

	MF-1	RMX	<u>R-MF</u>
Principal			
Front	Varies	5 feet min, 20 feet max (undiv)	<u>35 feet</u>
Side	Varies	None	<u>10 feet</u>
Rear	Varies	Varies	<u>30 feet</u>
Accessory			
Front		5 feet / 30 feet	<u>To the side or rear of Principal</u>
Side	Varies	15 feet	<u>5 feet</u> ¹
Rear	Varies	20 feet	<u>5 feet</u> ¹

¹ Setback may be reduced if waived by the Gloucester County Building Official based on fire code.

R-MF District Regulations - Buildings

	MF-1	RMX	<u>R-MF</u>
Principal			
Max. footprint	None	None	None
Max. height	Varies	Varies	50 feet
Accessory			
Max. footprint	None	None	None
Max. height	Varies	Varies	35 feet ¹

¹ If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.

R-MF District Regulations - Other

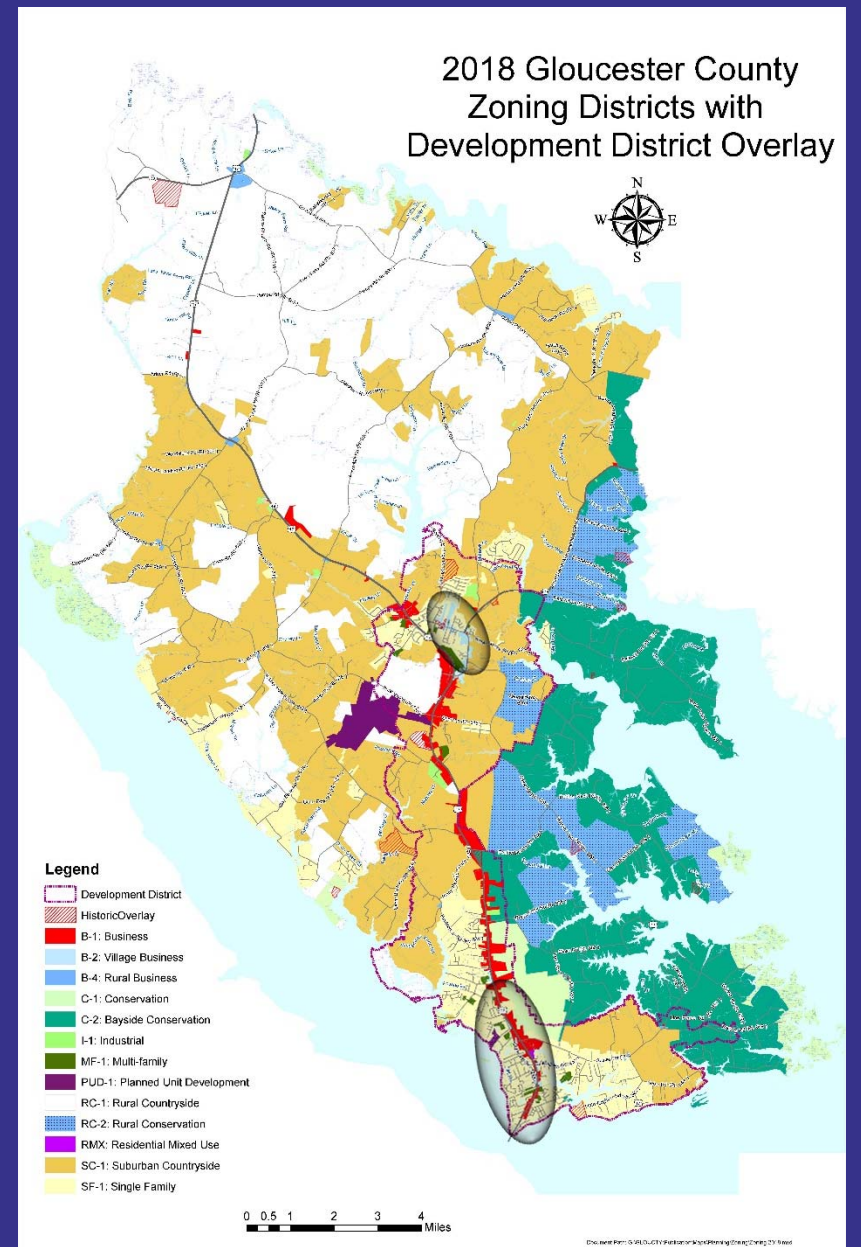
	Existing	Proposed
<u>Pedestrian Accommodations</u>	-	<u>All structures/facilities shall be served by ADA accessible routes to internal facilities and the adjacent streetscape.</u>

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>
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	AG-2 (RC-2) Rural Conservation	R-SC (SC-1) Suburban Countryside	Tab E-9	B-R (B-4) Rural Business	
		R-SF (SF-1) Single Family Detached		<u>Other Districts</u>	<u>Overlay Districts</u>
		R-MH (MH-1) Manufactured Home Park		PUD Planned Unit Development	O-HCDD (HCDD) Highway Corridor Development District
		R-MF (MF-1) Multi-Family			O-HP (H-1) Historic Preservation

VMX Village Mixed Use

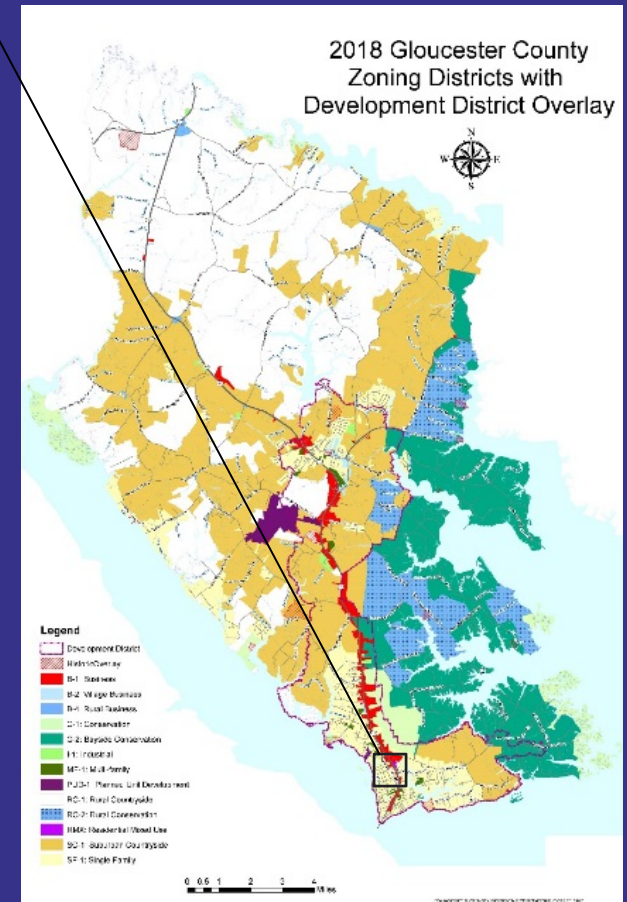
- Intent
 - Village scale commercial, high density residential and mixed-use.
 - In and around the county's designated village areas.
 - Encourage pedestrian activity and interconnected streets/walkways.
 - Served by public water and sewer.
 - Waiver for lot coverage and setbacks possible in certain areas.



VMX Village Mixed Use



Hayes Road – Gloucester Point/Hayes Village



VMX Proposed Use Changes

Proposed Change (less restrictive)	Use
New use permitted P	<ul style="list-style-type: none"> • <u>Fire or EMS company station</u> • <u>Micro-beverage production est.</u> • <u>Manufacturing, craft</u>
Use now permitted P	<ul style="list-style-type: none"> • Dwelling, multi-family • Dwelling, single family attached • Dwelling, two family • Home occupations, Type I • Park, <u>natural area or community facility</u> • Schools, <u>public elementary</u>/secondary • Parking lots and structures • Veterinary clinic and other animal <u>related services</u> • Industry, light

VMX Proposed Use Changes

Proposed Change (less restrictive)	Use
Use now permitted by SE	<ul style="list-style-type: none"> • Home occupations, Type II
Changed from SE to P	<ul style="list-style-type: none"> • Lodge halls and clubs • Schools, private and post secondary • <u>Commercial indoor entertainment/amusement/sports</u>
New uses permitted by CUP	<ul style="list-style-type: none"> • <u>Nature based tourism</u>
Uses now permitted by CUP	<ul style="list-style-type: none"> • Residential group homes, 9+ individuals

VMX Proposed Use Changes

Proposed Change (more restrictive)	Use
Changed from SE to CUP	<ul style="list-style-type: none"> • <u>Commercial outdoor entertainment/amusement/sports, minor</u>
Use now permitted by CUP	<ul style="list-style-type: none"> • Family day home, 5-12 children
Uses no longer permitted	<ul style="list-style-type: none"> • Solar energy facility, utility-scale (CUP)

VMX District Regulations - Lot

Lot	B-2	RMX	VMX
	Existing	Existing	Proposed
Minimum lot area	None	2,500 SF	<u>2,500 SF</u>
Minimum lot frontage	None	24 feet	<u>25 feet</u>
Maximum lot density	N/A	16/acre	<u>16/acre</u>
Minimum open space / Maximum lot coverage	-	10% open space	<u>10% open space</u> ¹

¹ In large developments where multiple lots are created, 10% can be calculated for entire development. Waiver possible due to physical limitations in in Court House area and along Hayes Rd./Greate Rd.

VMX District Regulations - Setbacks

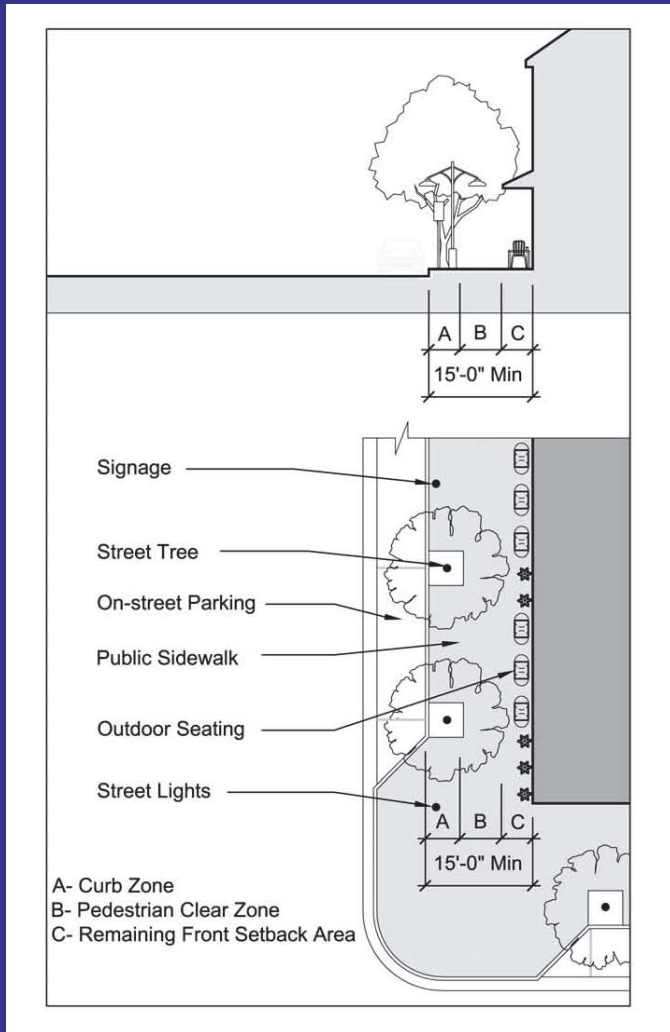
	B-2	RMX	<u>VMX</u>
	Extg.	Extg.	Proposed
Principal			Undivided Hwy
Front ¹	Varies	5 feet min, 20 feet max (undiv)	<u>5 feet min.</u> <u>30 feet max. from pedestrian clear zone</u> ¹
Side	Varies	None	<u>None</u>
Rear	Varies	Varies	<u>None</u>

¹ For principal buildings along the divided highways listed below, the minimum setback shall be 35'. There is no maximum. See Article 6A for lots along Rte. 17.

- Rte. 17
- Rte. 17B from Rte. 17 to Rte. 3/14
- Rte. 3/14

Waiver possible due to physical limitations in Court House area and along Hayes Rd./Greate Rd.

VMX District Regulations - Setbacks



Front Setbacks –
Undivided Highways

Streetscape req.

(in progress)

Standard District Regulations - Setbacks



Front Setbacks – Divided Highways

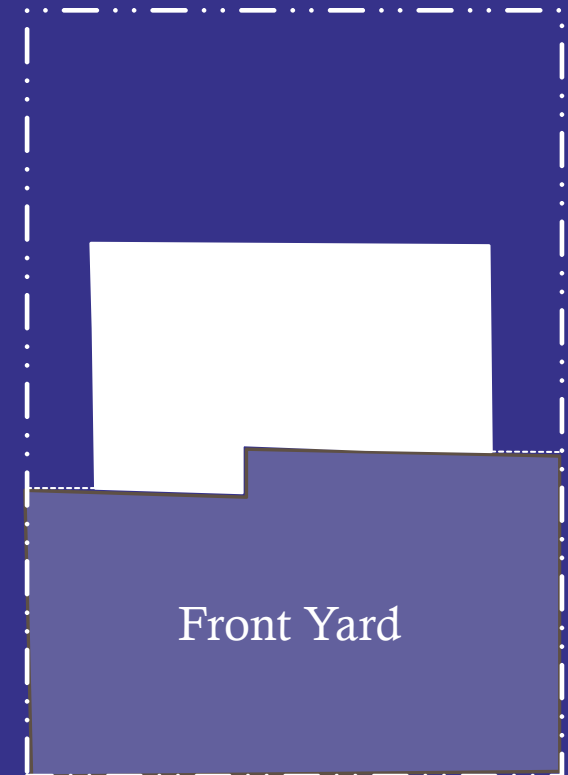
Standard District Regulations - Setbacks

Accessory Structures

Accessory	B-2	RMX	<u>VMX</u>
	Extg.	Extg.	Proposed
Front	Varies	To the side/rear of principal	Not located in front yard.
Side	Varies	Varies	5 feet ¹
Rear	Varies	Varies	5 feet ¹

¹ Setback may be reduced if waived by the Gloucester County Building Official based on fire code.

Yard, Front – **The area between the principal building** (excluding steps) and the front lot or street line, and extending across the full width of the lot.



Standard District Regulations - Buildings

	B-2	RMX	<u>VMX</u>
	Existing	Existing	Proposed
Principal			
Max. footprint	None	None	10,000 SF ¹
Max. height	Varies	Varies	45 feet
Accessory			
Max. footprint	None	None	≤ principal
Max. height	Varies	Varies	35 feet ²

¹ Multiple buildings may be connected by subordinate connective building sections.

For principal buildings along the divided highways listed below, the maximum building footprint is 15,000 SF.

- Rte. 17
- Rte. 17B from Rte. 17 to Rte. 3/14
- Rte. 3/14

² If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.

VMX District Regulations - Other

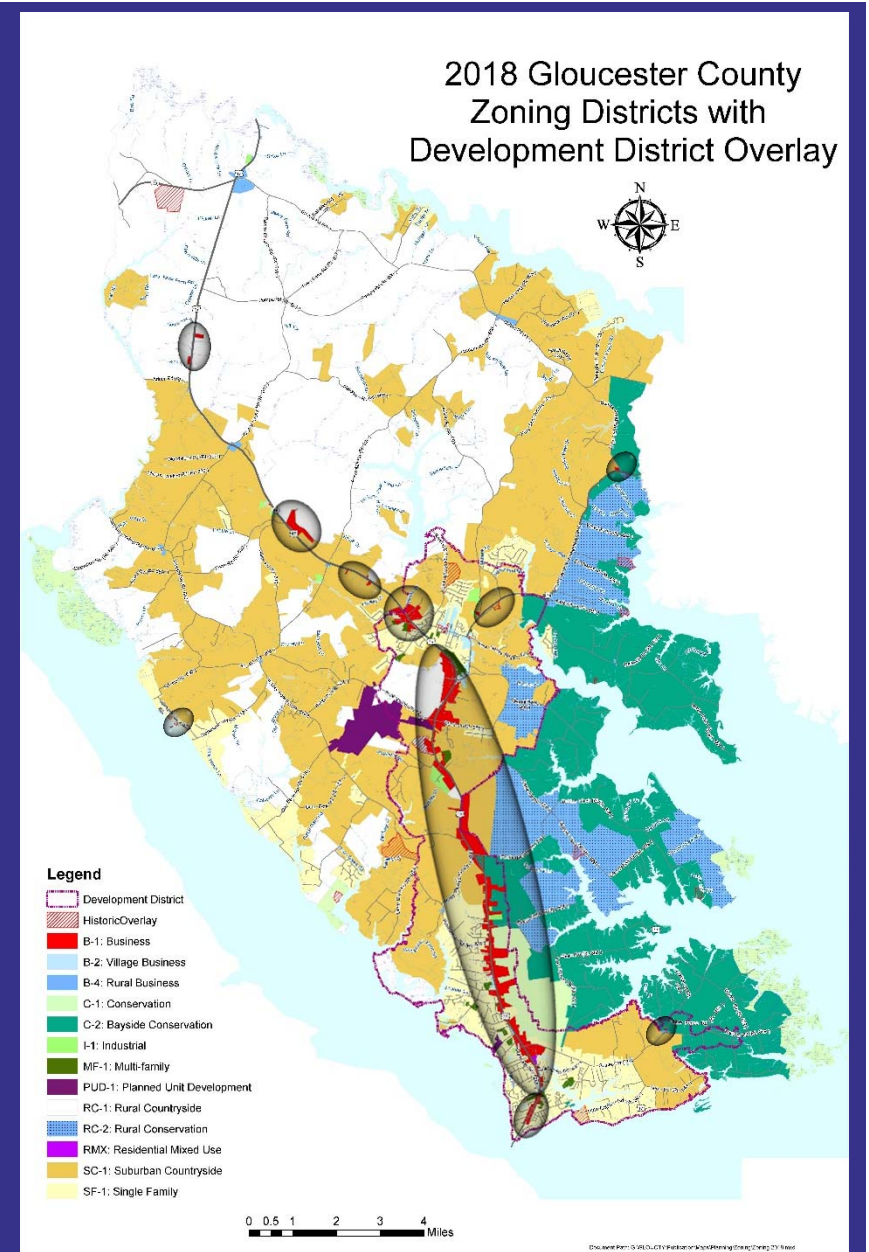
Other	Proposed
Facades	<ul style="list-style-type: none"> • Fenestration • Front entrance required (average 50' apart) • Wall surface breaks (every 50') • Ground floor commercial (Justice Dr. to Fox Mill Creek)
Parking	<ul style="list-style-type: none"> • No parking in front yard • Off street parking behind buildings
Streetscape	<ul style="list-style-type: none"> • 15' wide streetscape (curb zone, sidewalk, setback area)
Loading	<ul style="list-style-type: none"> • No loading docks/doors on front façade or first 35' of side facade
Drive-throughs	<ul style="list-style-type: none"> • At rear or side of principal
Ped. accommodations	<ul style="list-style-type: none"> • Required throughout development

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 (B-2/RMX) Village Mixed Use	B-G (B-1) General Business	I-1 Limited Industrial
	AG-2 (RC-2) Rural Conservation	R-SC (SC-1) Suburban Countryside	Tab E-10	B-R (B-4) Rural Business	
		R-SF (SF-1) Single Family Detached		Other Districts	Overlay Districts
		R-MH (MH-1) Manufactured Home Park		PUD Planned Unit Development	O-HCDD (HCDD) Highway Corridor Development District
		R-MF (MF-1) Multi-Family			O-HP (H-1) Historic Preservation

B-G General Business District Locations

- Intent
 - Provide for the orderly growth and development of areas for general business to which the public requires direct and frequent access.



B-G District Businesses



B-G Proposed Use Changes

Proposed Change (less restrictive)	Use
New use permitted P	<ul style="list-style-type: none"> • <u>Fire or EMS company station</u> • <u>Animal services facility</u> • <u>Nature based tourism</u> • <u>Manufacturing, craft</u> • <u>Manufacturing, food and beverage</u> • <u>Recycling facility, indoor</u>
Use now permitted P	<ul style="list-style-type: none"> • Dwelling, secondary (must be located in principal commercial bldg.) • Home occupation, Type I • Park, <u>natural area or community facility</u> • Schools, <u>public elementary</u>/secondary • Parking lots and structures • <u>Sales, retail/wholesale, outdoor</u> • <u>Bed and Breakfast</u> • <u>Wind energy facility, small scale</u>

B-G Proposed Use Changes

Proposed Change (less restrictive)	Use
Changed from SE to P	<ul style="list-style-type: none"> • <u>Commercial indoor entertainment, amusement, or sports</u> • <u>Commercial outdoor entertainment, amusement, or sports, minor</u> • <u>Micro-beverage production establishment</u> • Industry, light
Uses now permitted by SE	<ul style="list-style-type: none"> • Home occupation, Type II
New uses permitted by CUP	<ul style="list-style-type: none"> • <u>Automobile / vehicle storage</u> • <u>Recycling facility, outdoor</u>
Uses now permitted by CUP	<ul style="list-style-type: none"> • Industry, medium

B-G Proposed Use Changes

Proposed Change (more restrictive)	Use
Changed from SE to CUP	<ul style="list-style-type: none">• <u>Commercial outdoor entertainment, amusement, or sports, major</u>

B-G District Regulations - Lot

	Existing	Proposed
Minimum lot area	Varies	None
Minimum lot frontage	Varies	None
Maximum lot density	N/A	N/A ¹
Minimum open space / Maximum lot coverage	None / 80%	10% / 90%

¹ See Article 9-27 for secondary dwellings.

B-G District Regulations - Setbacks

	Existing	Proposed
Principal		
Front	Varies	50 feet
Side	Varies	None
Rear	Varies	None
Accessory		
Front	To the side/rear of principal	50 feet
Side	Varies	5 feet ¹
Rear	Varies	5 feet ¹

¹ Setback may be reduced if waived by the Gloucester County Building Official based on fire code.

B-G District Regulations - Buildings

	Existing	Proposed
Principal		
Max. footprint	None	None
Max. height	Varies	60 feet
Accessory		
Max. footprint	None	None
Max. height	Varies	35 feet ¹

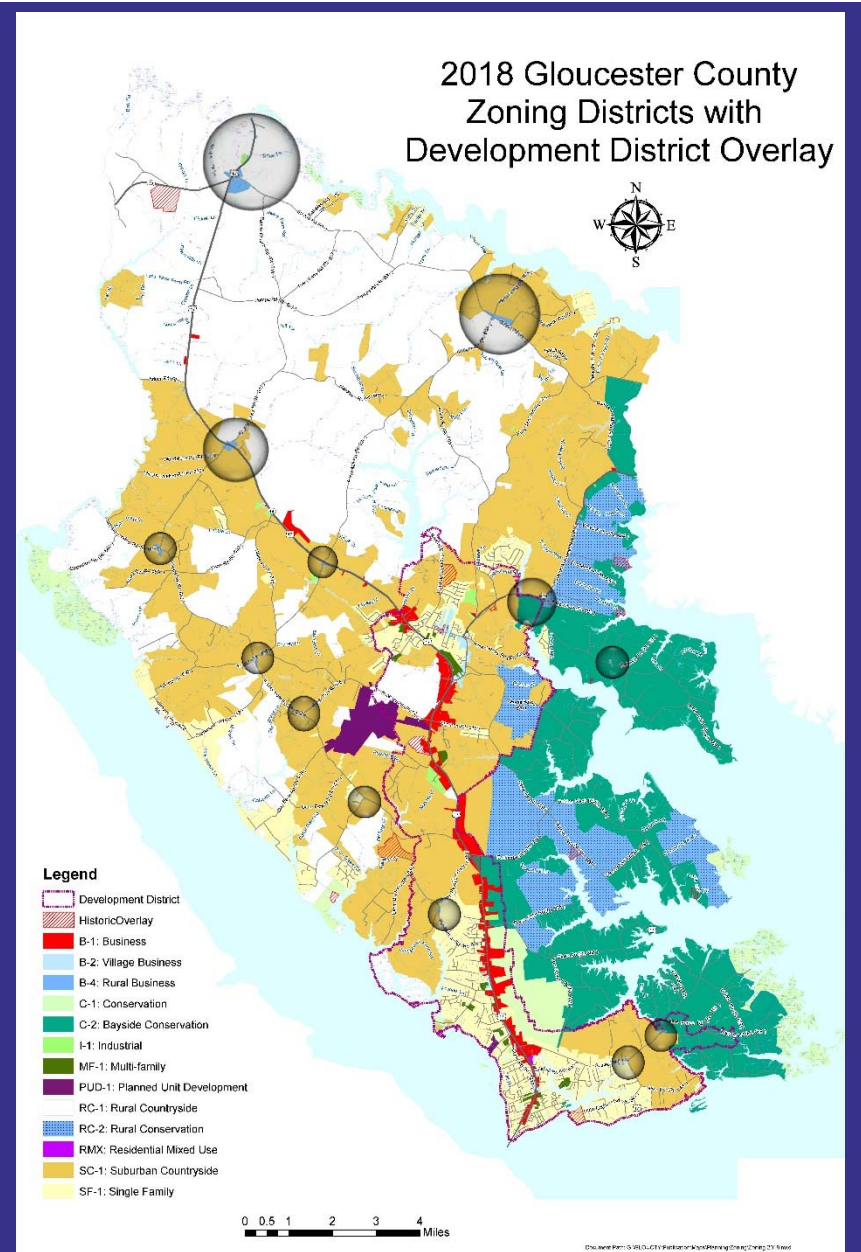
¹ If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.

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 (B-2/RMX) Village Mixed Use	B-G (B-1) General Business	I-1 Limited Industrial
	AG-2 (RC-2) Rural Conservation	R-SC (SC-1) Suburban Countryside	Tab E-11	B-R (B-4) Rural Business	
		R-SF (SF-1) Single Family Detached			
		R-MH (MH-1) Manufactured Home Park		<u>Other Districts</u>	<u>Overlay Districts</u>
		R-MF (MF-1) Multi-Family		PUD Planned Unit Development	O-HCDD (HCDD) Highway Corridor Development District
					O-HP (H-1) Historic Preservation

B-R Rural Business District Locations

- Intent
 - Provide for the need of rural residential and farming communities
 - Allow for a combination of business and industrial uses to support the rural population



B-R District Businesses/Parcels



B-R Proposed Use Changes

Proposed Change (less restrictive)	Use
New use permitted P	<ul style="list-style-type: none"> • <u>Fire or EMS company station</u> • <u>Animal services facility</u> • <u>Nature based tourism</u> • <u>Manufacturing, craft</u> • <u>Manufacturing, food and beverage</u> • <u>Recycling facility, indoor</u>
Use now permitted P	<ul style="list-style-type: none"> • Dwelling, secondary • Home occupation, Type I • Family day home, 5-12 children • Funeral home • Park, <u>natural area or community facility</u> • <u>Residential group homes, 9+ individuals (CUP?)</u> • Schools, <u>public elementary</u>/secondary • Schools, <u>private and post</u> secondary • Micro-<u>beverage production establishment</u>

B-R Proposed Use Changes

Proposed Change (less restrictive)	Use
Use now permitted P (continued)	<ul style="list-style-type: none"> • Parking lots and structures • Studio, fine and performing arts • <u>Vehicle and engine repair / service</u> (previously permitted (P) under Highway business) • Industry, light • Wind energy facility, small scale
Changed from SE to P	<ul style="list-style-type: none"> • <u>Commercial indoor entertainment, amusement, or sports</u> • Commercial outdoor entertainment, amusement, or sports, minor • <u>Sales, retail/wholesale, outdoor</u>
Use now permitted by SE	<ul style="list-style-type: none"> • Home occupation, Type II
New uses permitted by CUP	<ul style="list-style-type: none"> • <u>Automobile / vehicle storage</u> • <u>Recycling facility, outdoor</u>

B-R Proposed Use Changes

Proposed Change (more restrictive)	Use
Changed from P to SE	<ul style="list-style-type: none"> • Livestock, private use or enjoyment • Stable, private
Changed from SE to CUP	<ul style="list-style-type: none"> • <u>Commercial outdoor entertainment, amusement, or sports, major</u> • <u>Commercial outdoor entertainment, amusement, or sports, minor</u> • <u>Farm</u>, livestock market

B-R District Regulations –Lot

	Existing	Proposed
Minimum lot area	None	None
Minimum lot frontage	None	None
Maximum lot density	N/A	N/A ¹
Minimum open space / Maximum lot coverage	None / 30%	10% / 90%

¹ See Article 9-27 for secondary dwellings.

B-R District Regulations - Setbacks

Setbacks	B-4 (p.4 Draft B-4)	
	Existing	Proposed
Principal		
Front	Varies (0, 35, 75, 100 feet)	35 feet ¹
Side	Varies (0 & 50 feet; HCOD 10' applied)	10 feet
Rear	Varies (0 & 100 feet; HCOD 20' applied)	20 feet
Accessory		
Front	35 feet	35 feet ¹
Side	Varies	5 feet ²
Rear	Varies	5 feet ²

¹ For lots located along Rt. 17 see Article 6A HCDD.

² Setback may be reduced if waived by the Gloucester County Building Official based on fire code.

B-R District Regulations - Buildings

	Existing	Proposed
Principal		
Max. footprint	None	None
Max. height	Varies (35 feet)	50 feet
Accessory		
Max. footprint	None	None
Max. height	Varies (20 and 35 feet)	35 feet ¹

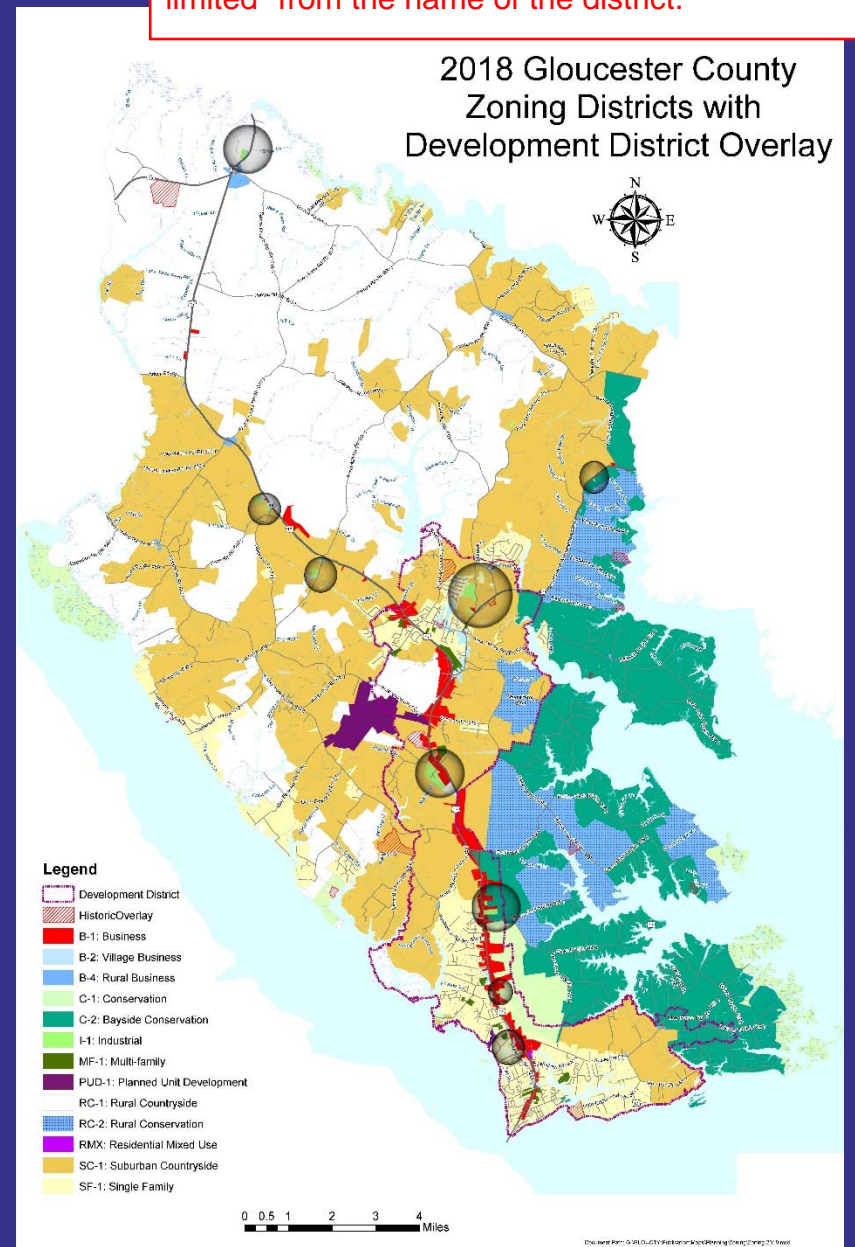
¹ If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.

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 (B-2/RMX) Village Mixed Use	B-G (B-1) General Business	I-1 Limited Industrial
	AG-2 (RC-2) Rural Conservation	R-SC (SC-1) Suburban Countryside		B-R (B-4) Rural Business	Tab E-12
		R-SF (SF-1) Single Family Detached			
		R-MH (MH-1) Manufactured Home Park		<u>Other Districts</u>	<u>Overlay Districts</u>
		R-MF (MF-1) Multi-Family		PUD Planned Unit Development	O-HCDD (HCDD) Highway Corridor Development District
					O-HP (H-1) Historic Preservation

I-1 District Locations

- I-1 **Limited** Industrial Intent
 - Encourage clustering of industries in areas reserved for industrial operations not compatible with residential or commercial areas.



I-1 District Uses



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I-1 Proposed Use Changes

Proposed Change (less restrictive)	Use
New use permitted P	<ul style="list-style-type: none"> • <u>Fire or EMS company station</u> • <u>Automobile impound facility</u> • <u>Automobile/vehicle storage</u> • <u>Manufacturing, craft</u> • <u>Manufacturing, food and beverage</u> • <u>Recycling facility, indoor (Auto salvage & other)</u> • <u>Recycling facility, outdoor (Auto salvage & other)</u>
Use now permitted P	<ul style="list-style-type: none"> • Park, <u>natural area or community facility</u> • Public building • Parking lots and structures • <u>Vehicle and engine repair / service</u> (previously permitted (P) under Highway business) • Aquaculture facility • Mini-warehouse • Sawmills • Seafood processing plant • Wind energy facility, small system

I-1 Proposed Use Changes

Proposed Change (less restrictive)	Use
Changed from SE to P	<ul style="list-style-type: none"> • <u>Sales, retail/wholesale, outdoor</u>
Uses now permitted by SE	<ul style="list-style-type: none"> • Schools, <u>private and</u> post secondary
New uses permitted by CUP	<ul style="list-style-type: none"> • <u>Airport, commercial</u> • <u>Industry, heavy</u>

I-1 Proposed Use Changes

Proposed Change (more restrictive)	Use
Changed from P to CUP	<ul style="list-style-type: none">• Manufacturing, extractive• Mine, surface mineral
Changed from SE to CUP	<ul style="list-style-type: none">• Adult business• Junkyard/landfill (will be separating these uses)

I-1 District Regulations - Lot

	Existing	Proposed
Minimum lot area	Varies (1 acre)	1 acre
Minimum lot frontage	Varies (200 feet)	<u>None</u> , but must have deeded access to state road
Maximum lot density	N/A	N/A
Minimum open space / Maximum lot coverage	None / 30%	10% / 90%

I-1 District Regulations - Setbacks

	Existing	Proposed
Principal		
Front	Varies (50 feet for most)	35 ¹
Side	Varies (20 feet for most)	20 feet
Rear	None (5' for CCF)	20 feet
Accessory		
Front	Not specified	35 feet
Side	None	5 feet ²
Rear	None	5 feet ²

¹ For lots located along Rt. 17 see Article 6A HCDD.

² Setback may be reduced if waived by the Gloucester County Building Official based on fire code.

I-1 District Regulations - Buildings

	Existing	Proposed
Principal		
Max. footprint	None	None
Max. height	Varies (65, 50, & 35 feet)	65 feet
Accessory		
Max. footprint	None	None
Max. height	Varies (65, 35, & 20 feet)	65 feet

Note - Accessory buildings in this district have the same height as primary due to the potential nature of industrial accessory buildings needing heights equal to or greater than principal buildings.

END OF PRESENTATION



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