

CARROLL COUNTY COMPREHENSIVE REZONING



A Balanced Perspective
For Tomorrow

Quality of Life Economic Development Preservation

Residential Text Discussion
September 23, 2020



- Hand-out are available for download in this webinar. If you cannot download, they are also available on carrollrezoning.org.
- Comprehensive Rezoning – Residential Side Bar
- [Under Development - Proposed Text Amendment for the Residential Districts](#)



**KEEP
CALM**

This Session

**IS BEING
RECORDED**

- **Welcome! Panelist Introductions**
 - Tom Devilbiss, Director of Land and Resource Management
 - Lynda Eisenberg, Director of Planning
 - Tim Burke, County Attorney
 - Clay Black, Bureau Chief of Development Review
 - Jay Voight, Zoning Administrator
 - Mary Lane, Planning Manager
 - Paige Sunderland, Economic Development

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- **Purpose of the Webinar-Residential Text Update**



Quick Poll
4 Warm-Up Questions

Agenda

- Review of Proposed Text Changes
- Next Steps
- Questions and Answers
- After Webinar Survey

Why are we amending the residential development codes?

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

History

- Work began on the residential sections of the Code in Spring 2018 with the assistance of a citizen residential focus group
- Taking feedback from this group draft revisions to the residential zoning districts were developed
- The county Concept Team has expanded its public engagement by hosting in-person and now virtual meetings open to the public.
- Updates have been posted throughout on carrollrezoning.org, which includes:
 - Working copy of most recent draft of changes
 - Concept Team meeting notes detailing discussions

What is a good Zoning Code?

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

Update – Residential Code Review

- Concept Team Draft Completed
 - Definitions
 - *(pages 1 through 3 of the latest draft)*
 - Deleted obsolete/unnecessary definitions
 - Clarified certain definitions
 - Made definitions consistent with other sections of Code
 - Relocated requirements to another section

Update – Residential Code Review

- Purposes of Districts (*pages 5, 10, 15 and 19*)
 - **No** new zoning districts created
 - Made existing districts consistent with land use definitions in adopted Plans
 - R-40,000 (approx. 1 dwelling/acre)
 - R-20,000 (approx. 2 dwellings/acre)
 - R-10,000 (approx. 4 dwellings/acre)
 - R-7,500 (approx. 6 dwellings/acre)

Update – Residential Code Review

- Principal Uses (pages 25 -27)
 - Principal uses are primary activities for which a site is used
 - Current code lists uses; proposal utilizes Table of Uses format
 - Major changes include limiting **Multifamily Senior Housing** and **certain commercial uses** in the residential districts
 - Restricting certain **community and recreational uses**

Update – Residential Code Review

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

- The regulation of all principal uses in the four residential districts may now be found in Section 158.075.1, Table of Land Uses

LAND USE CATEGORY SUBCATEGORY DESCRIPTION	R-40,000	R-20,000	R-10,000	R-7,500	ADDITIONAL REGULATIONS
RESIDENTIAL					
Group Living					
Assisted-living facility, 8 or fewer residents	P	P	P	P	158.002
Assisted-living facility, more than 8 residents	C	C	C	C	158.002
Continuing care retirement community	C	C	C	C	158.002
Nursing Home	C	C	C	C	158.002

- The letter "P" indicates that the use is permitted in the district indicated.
- The letter "C" indicates that the use requires the authorization of the BZA.
- The letter "X" indicates that the use is prohibited.

Quick Poll

- 2 Questions

Update – Residential Code Review

- Concept Team Draft Completed
 - Accessory Uses (pages 28-30)
 - Accessory uses are uses that are “secondary or customarily incidental” to the principal use on the property
 - No new accessory uses were created
 - Specific accessory uses include antiques/arts & crafts sales, accessory dwellings, beauty/barber shop, cottage industry, family day care, home occupation, private kennel and single professional office.
 - Clarified, expanded and relocated certain requirements from the Definitions section

Quick Poll
1 Question

Update – Residential Code Review

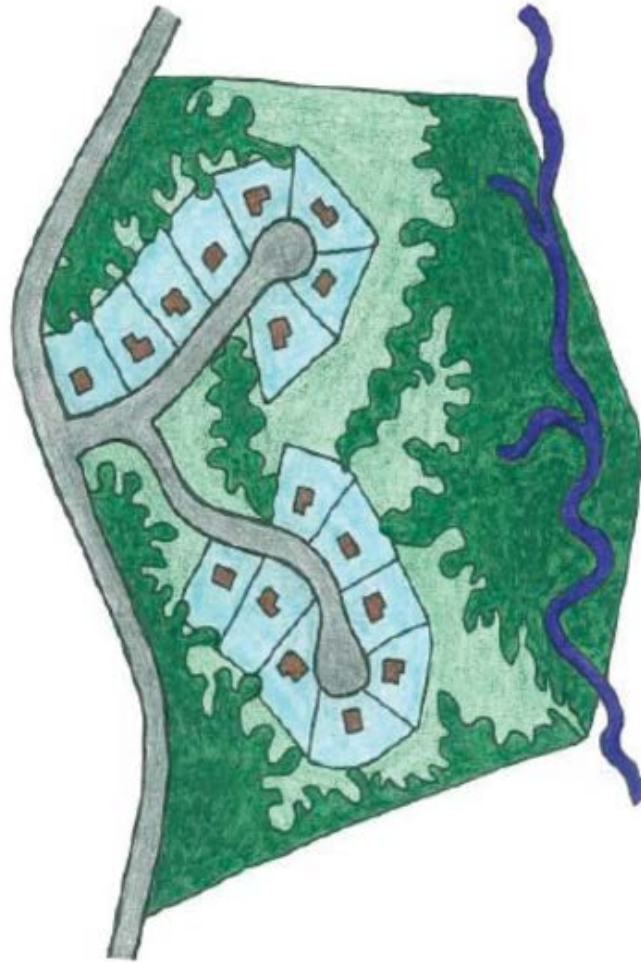
Current Cluster Regulations

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

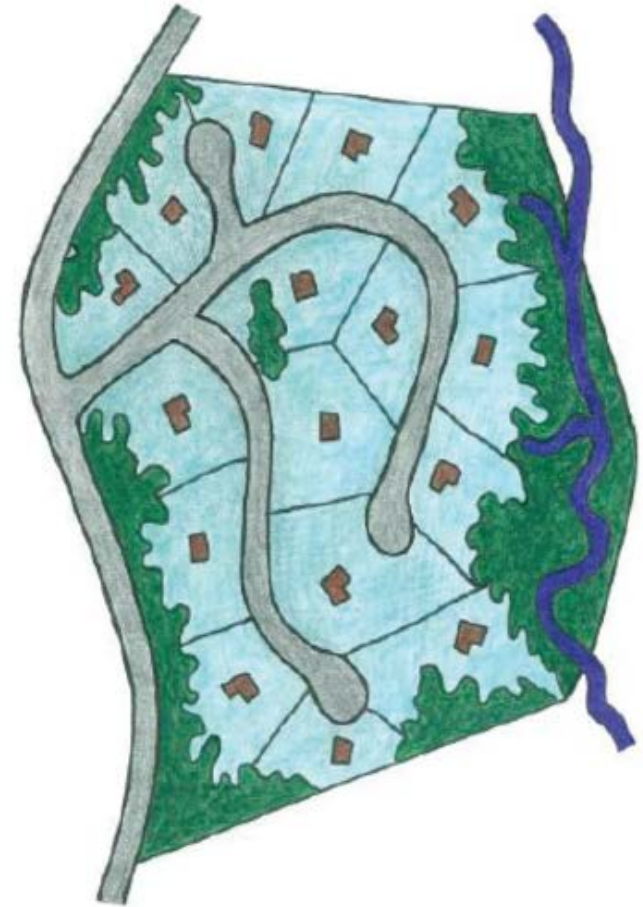
Current Cluster Regulations

- (2) The land derived from reduction of lot size shall be provided and maintained as open space or recreational areas for joint use by the residents of the cluster subdivision or offered to the county as agreed to by the Planning Commission, except where such additional reduction of lot size occurs as a result of utilizing TDRs pursuant to § [155.090](#)(D) and division (A)(5) of this section;
- (3) Cluster subdivisions must be served by public water and sewerage facilities;
- (4) Common open space shall not be less than 15% of the gross acreage of any tract submitted for cluster subdivision.
 - (a) A maximum of 50% of the required open space may be steep slopes, streams, ponds, watercourses, and floodplains;
 - (b) A minimum of 10% of the required open space or one and one-half acres, whichever is greater, shall be suitable for active recreational use and may not exceed a grade of 3%; and
 - (c) For tracts or parcels less than ten acres, the Planning Commission may approve deviations from these percentage requirements.
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Comparison of Cluster and Conventional Developments



Conservation / Cluster Residential Development



Conventional Residential Development

Cluster Regulations Proposed Changes

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

Update – Residential Code Review

Cluster Regulations (Chapter 155) *Simplified the review process and imposed minimum lot size*

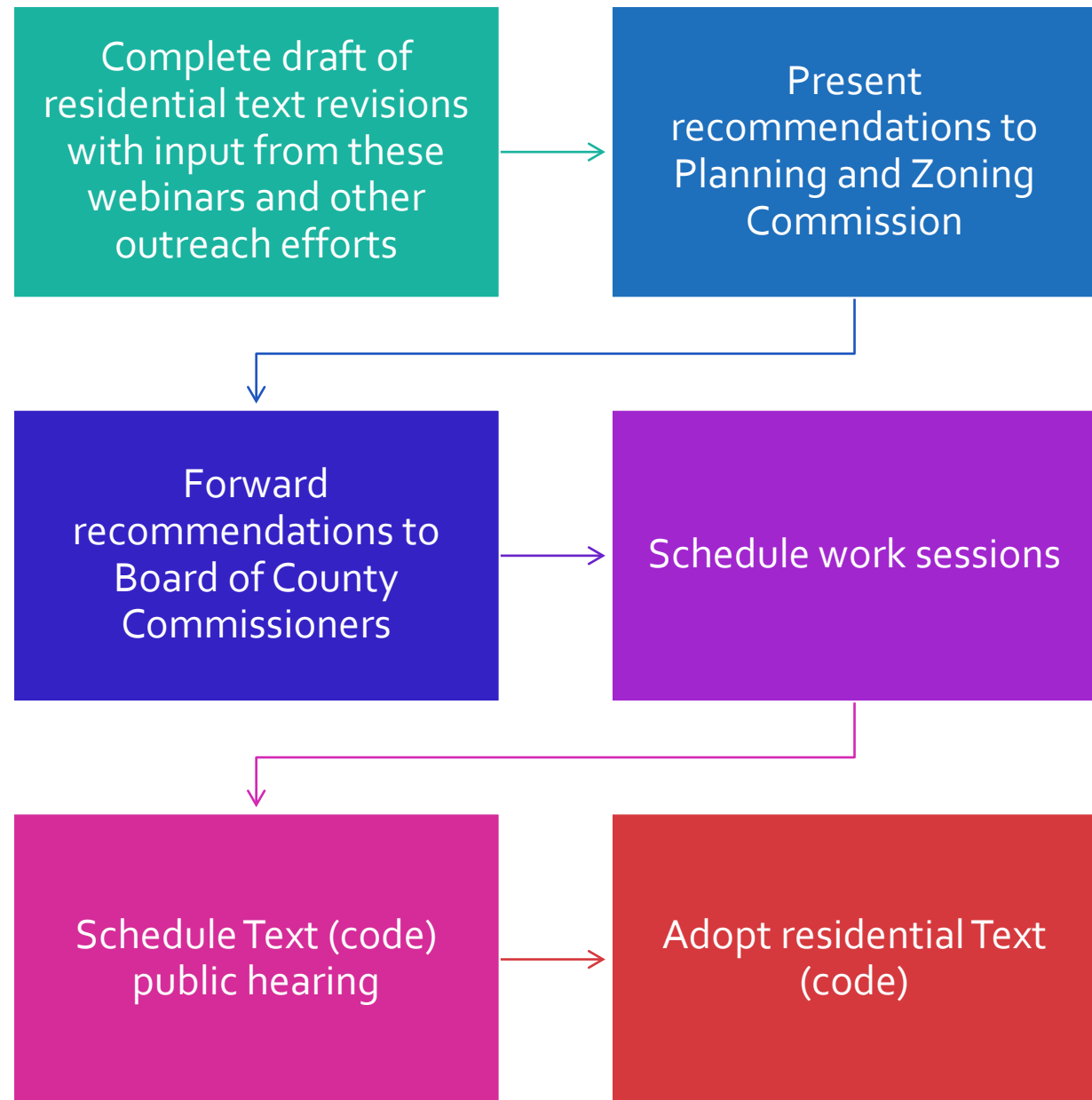
- **§ 155.095 CLUSTER SUBDIVISIONS.**
- **(A) Conditions requisite to approval in R and H Districts.** In the H, R-40,000, R-20,000, and R-10,000 Districts, the Planning Commission may authorize the division of tracts or parcels of land into lots for R District uses, and lots and yards may be smaller than otherwise required in the R Districts in Chapter 158, provided that the following conditions are met:
 - The total number of lots and dwelling units may not exceed the number that would be permitted for the zoning district based on the gross area of the parcel or tract being subdivided ~~if the area were developed in conformance with its topographic characteristics and the normal minimum lot size requirements in the zoning district in which they are located;~~
 - (2) Individual lots shall be a minimum of 20,000 square feet in the R-40,000 District, 10,000 square feet in the R-20,000 District, and 7,500 square feet in the R-10,000 District;

Final Poll
1 Question

Update – Residential Code Review

- Concept Team Still to Review
 - Bulk Requirements (yards, height etc.)

Next Steps



Questions

- Please put your comments in the chat box and we will answer them in order.



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Stay tuned for a
quick survey about
today's Webinar