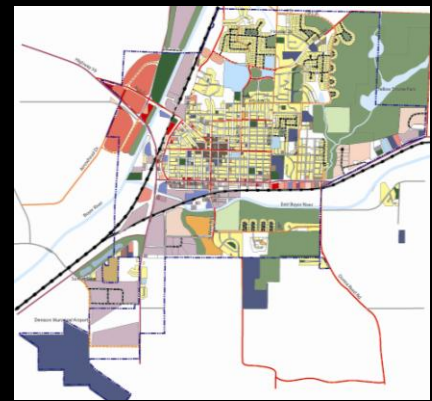
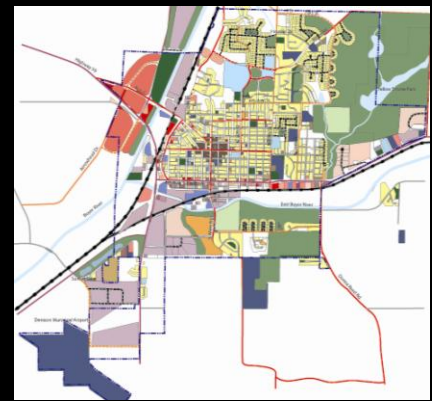


Agenda



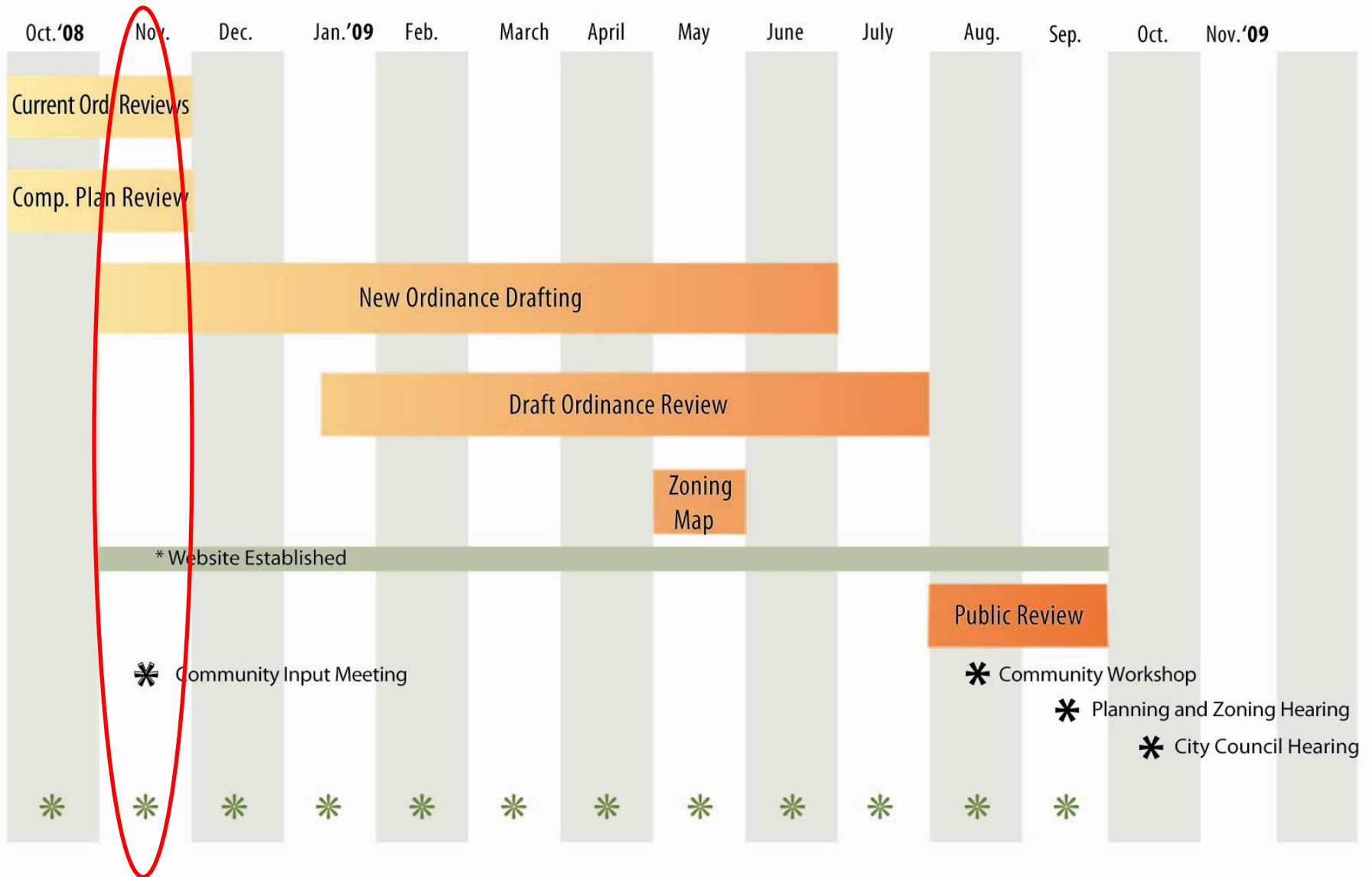
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Agenda



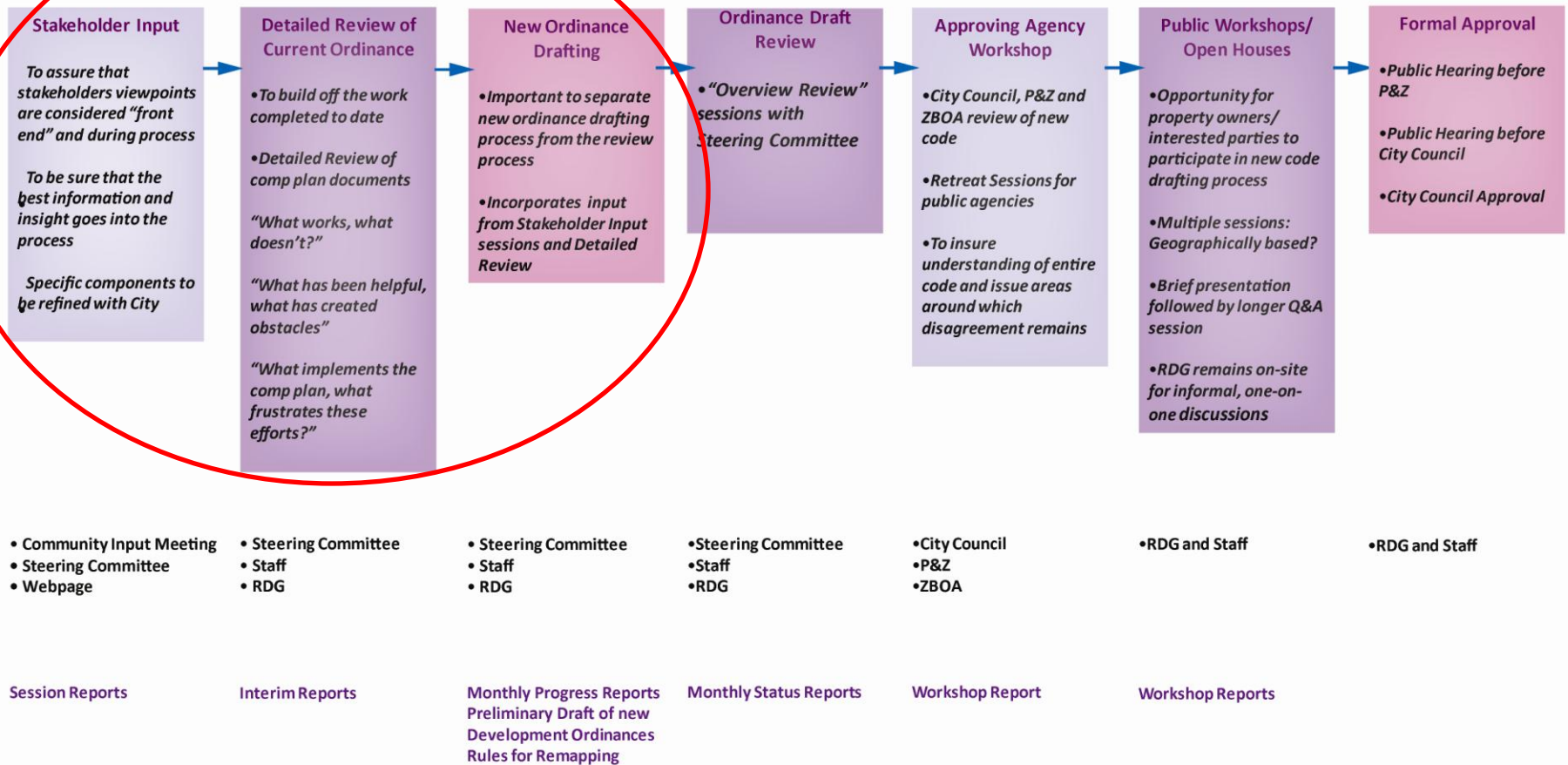
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Denison Development Ordinances: Proposed Schedule



* Steering Committee Meeting

Denison Development Ordinances: The Process



Meeting Schedule

Oct '08 Meeting 1: Review of Comprehensive Plan

COMMUNITY INPUT MEETING

Nov Meeting 2: General Provisions/Definitions

Dec Meeting 3: Use Types

Jan '09 Meeting 4: Zoning District Regulations

Feb Meeting 5: Zoning District Regulations

Mar Meeting 6: Signs

Apr Meeting 7: Conservation Development/Landscaping Standards

May Meeting 8: Overlay Districts/Zoning Map

Jun Meeting 9: Administration/Enforcement

Jul Meeting 10: Subdivision Ordinance

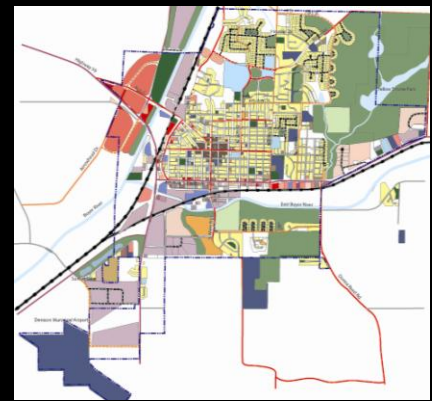
Aug Meeting 11: Review

COMMUNITY PRESENTATION

Sep Zoning Commission Public Hearing

Oct City Council Hearing

Agenda



1. Approval of Agenda
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Key Regulation Issues

From Denison Land Use Plan:

- Chapter 4: Future Land Use Map
- Chapter 11: Implementation Schedule

Other:

- Outdated Format: Use Definition
- Outdated Format: Permitted Uses
- No District "Intent" Statements
- Inconsistent District regulations format
- No Landscape Requirements

Key Community Concerns (typical)

Bufferyard: A landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.

Building: Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property, but not including signs.

Building Coverage: The area of a site covered by buildings or roofed areas, excluding allowed projecting eaves, balconies, and similar features. This is sometimes known as the building footprint.

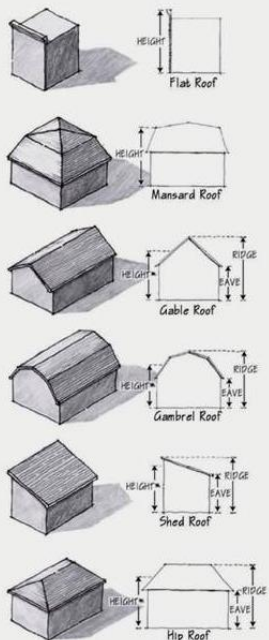
Building Envelope: The three-dimensional space within which a structure is permitted to be built on a lot after all zoning and other applicable municipal requirements have been met.

Building Frontage: That wall or side of a building which is adjacent and most nearly parallel to a street.

Building Height: The vertical distance between two elevations computed as follows: The lower elevation is the average of the highest and lowest elevations of that portion of the lot between the building and a perimeter line five feet from the building; and the higher elevation is either the highest point of the coping of a flat roof, or the deck line of a mansard roof, or the average of the elevations of the eaves and ridge of a gable, hip or gambrel roof. The maximum accessory building height shall be measured from the ground floor elevation to the top of accessory building roof elevation.

Building Line: The outer boundary of a building established by the location of its exterior walls.

MEASURING BUILDING HEIGHT



*Height equals the average of the ridge height and eave height for gable, hip, shed and gambrel roofs.

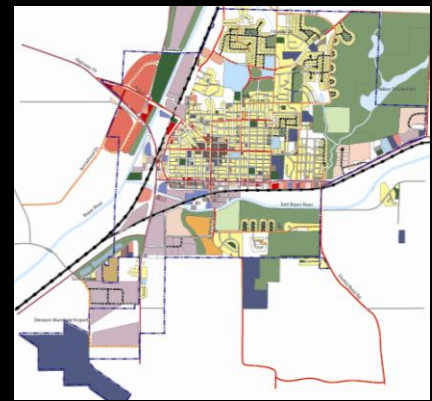
- Mixed sentiments about zoning

- Should be easily understood by public

- Easy to administer

- Effectively Regulate Land Uses

Agenda



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THE ZONING ADMINISTRATION PROCESS

1

What is Use?

2

What is Zoning of Property?

3

Is Use Permitted?

YES

NO

4

How can a building be developed on the site?

5

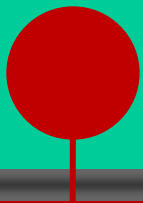
Additional Regulations?

Rezoning?

THE ZONING ADMINISTRATION PROCESS

1

What is Use?



Use Types

2

What is Zoning of Property?

3

Is Use Permitted?

YES



4

How can a building be developed on the site?

5

Additional Regulations?

- Agricultural Use Types
- Residential Use Types
- Civic Use Types
- Office Use Types
- Commercial Use Types
- Parking Use Types
- Industrial Use Types
- Transportation Use Types
- Miscellaneous Use Types

THE ZONING ADMINISTRATION PROCESS

1

What is Use?

2

What is Zoning of Property?

3

Is Use Permitted?

YES



4

How can a building be developed on the site?

5

Additional Regulations?

Zoning Map

- Zoning Districts

THE ZONING ADMINISTRATION PROCESS

1

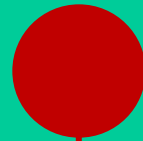
What is Use?

2

What is Zoning of Property?

3

Is Use Permitted?



Permitted Use Table

YES



4

How can a building be developed on the site?

5

Additional Regulations?

Table 4.02: Permitted Use Table

	Intensity Rating	OS	AG	AR	LH	V		C-1	C-2	I	+ Reg
AGRICULTURE USES											
Horticulture	L	P	P	P	P	P	P	P	P	P	
Crop Production	L	P	P	P	P	P	P	P	P	P	
Animal Production	M	P	P	P	P	P	P	P	P	P	
Livestock Sales	H	P	P	P	P	P	P	P	P	P	
RESIDENTIAL USES											
Single-Family Detached	L		P	P	P	P	P		P	S	
Single-Family Attached	L		P	P	P	P	P		P	S	
Duplex	M			S	S	S			P	S	
Two-Family	M			S	S	S			P	S	
Townhouse	M			S	S	S			P	S	
Multiple-Family	M			S	S	S			P	S	
Group Residential	M			S	S	S			P	S	
Boarding House	M			S	S	S			P	S	
Manufactured Home Residential	L		P	P	P	P	P		P	S	
	M			S	S	S			P	S	
Mobile Home Subdivision	L		P	P	P	P	P		P	S	
Retirement Residential	M			S	S	S			P	S	
CIVIC											
Administration	L	P	P	P	P	P	P		P	P	
Cemetery	L	P	P	P	P	P	P		P	P	
Clubs (Recreational)	L	P	P	P	P	P	P		P	P	
Clubs (Social)	M	S	P	P	P	P	S		P	P	
College/University	H		P	S	S	S	S		P	P	
Convalescent Services	L	P	P	P	P	P	P		P	P	
Cultural Services	M	S	P	P	P	P	S		P	P	
Day Care (Limited)	L	P	P	P	P	P	P		P	P	
Day Care (General)	M	S	P	P	P	P	S		P	P	
Detention Facilities	I		S	S			S		S	P	
Emergency Residential	L	P	P	P	P	P	P		P	P	
Group Care Facility	M	S	P	P	P	P	S		P	P	
Group Home	L	P	P	P	P	P	P		P	P	
Guidance Services	L	P	P	P	P	P	P		P	P	
Health Care	M	S	P	P	P	P	S		P	P	
Hospital	I		S	S			S		S	P	
Maintenance Facility	H		P	S	S	S	S		P	P	
Park and Recreation	L	P	P	P	P	P	P		P	P	

THE ZONING ADMINISTRATION PROCESS

1

What is Use?

2

What is Zoning of Property?

3

Is Use Permitted?

YES



4

How can a building be developed on the site?

5

Additional Regulations?

- Minimum Lot Size
- Min. Lot Width, Depth
- Setbacks
- Maximum Permitted Height

District
Development
Regulations

Table 4.03: Development Criteria for Zoning Districts

Site Area per Unit	OS	AG	AR	LH
Minimum site area per housing unit	¼-¼ section	5 acres	2 acres	3 acres
Minimum lot size (conventional residential development)	¼-¼ section	5 acres	2 acres	3 acres
Minimum lot size (conservation residential development)	NA	NA	NA	1 acre
Minimum lot size (non-residential)	¼-¼ section	5 acres	2 acres	3 acres
Minimum front yard	100 feet	50 feet	40 feet	50 feet
Minimum side yard	10 feet	10 feet	10 feet	10 feet
Minimum rear yard	25 feet	25 feet	25 feet	25 feet
Minimum lot width	150 feet	150 feet	150 feet	150 feet
Minimum lot depth	200 feet	200 feet	200 feet	200 feet
Maximum height	25 feet	NA	35 feet	35 feet
Maximum building coverage	1%	5%	15%	5%
Maximum impervious coverage	5%	10%	10%	10%
Grading Permit Standards (Article 7)	Yes	Yes	Yes	Yes
Conservation Development Standards (Article 5)	No	No	No	Yes
Landscape requirement (Section 6.03)	No	No	For special permit uses	For special permit uses
Bufferyard requirement (Section 6.05)	No	No	For special permit uses	Yes

THE ZONING ADMINISTRATION PROCESS

1

What is Use?

2

What is Zoning of Property?

3

Is Use Permitted?

YES



4

How can a building be developed on the site?

5

Additional Regulations?

- Floodplain Regulations (Overlay District)
- Off-street Parking
- Landscaping/Screening
- Signs

Specific Zoning Code Sections

Zoning Ordinance Table of Contents

ARTICLE ONE:	General Provisions	3 Pages
ARTICLE TWO:	Definitions	17 Pages
ARTICLE THREE:	Use Types	21 Pages
ARTICLE FOUR:	Zoning District Regulations	13 Pages
ARTICLE FIVE:	Conservation Development Standards	9 Pages
ARTICLE SIX:	Landscaping and Screening Standards	6 Pages
ARTICLE SEVEN:	Overlay District(s)	6 Pages
ARTICLE EIGHT:	Off-Street Parking and Loading	7 Pages
ARTICLE NINE:	Signs	7 Pages
ARTICLE TEN:	Administration and Enforcement	8 Pages
	Total Ordinance	~ 100 Pages

Zoning Ordinance Overview

ARTICLE ONE: GENERAL PROVISIONS

- Jurisdiction
- Purpose
- Consistency with Comprehensive Plan
- Conflicting Provisions
- Relief from Other Provisions
- Severability of Provisions
- Publication

Zoning Ordinance Overview

ARTICLE TWO: DEFINITIONS

- General Construction of Language
- Definition of Terms

Zoning Ordinance Overview

ARTICLE THREE: USE TYPES

- Determinations (Classification of Uses)
- Agricultural Use Types
- Residential Use Types
- Civic Use Types
- Office Use Types
- Commercial Use Types
- Parking Use Types
- Industrial Use Types
- Transportation Use Types
- Miscellaneous Use Types

Zoning Ordinance Overview

ARTICLE FOUR: ZONING DISTRICT REGULATIONS

- **Establishment of Districts**
- **Use Matrix: Levels of Permitted Uses**
- **Site Development Regulators**

Zoning Ordinance Overview

ARTICLE FIVE: CONSERVATION DEVELOPMENT STANDARDS

- **Permitted Density Yields**
- **Minimum Percentage of Open Space**
- **Special Processes for Conservation Development**
- **Ownership and Maintenance of Common Open Space**
- **Evaluation Criteria**

Zoning Ordinance Overview

ARTICLE SIX: LANDSCAPING AND SCREENING STANDARDS

- Landscaping Requirements
- Landscaping Materials and Installation Standards
- Bufferyard Provisions
- Screening Provisions
- Parking Lot Landscaping
- General Provisions

Zoning Ordinance Overview

ARTICLE SEVEN: OVERLAY DISTRICTS

- Purpose
- P.U.D. District Regulations
- Floodway/Floodplain Regulations
- Highway 30 Overlay District (?)

Zoning Ordinance Overview

ARTICLE EIGHT: OFF-STREET PARKING AND LOADING

- General Provisions
- Development and Maintenance of Parking Areas
- Parking Spaces Required
- Development and Maintenance of Loading Spaces
- Submission of Plans
- Completion Time for Parking Lots

Zoning Ordinance Overview

ARTICLE NINE: SIGNS

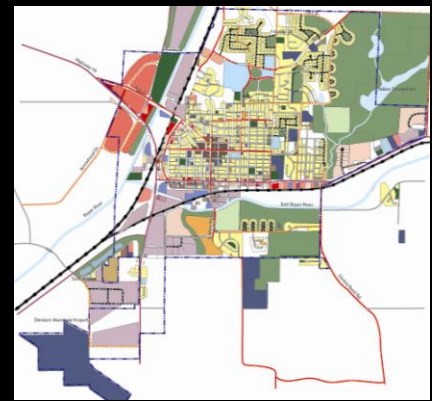
- **General Provisions**
- **Signs Permitted in All Districts**
- **Signs in Agricultural and Residential Districts**
- **Signs in Commercial and Industrial Districts**
- **Billboards (Off- Premise Advertising)**

Zoning Ordinance Overview

ARTICLE TEN: ADMINISTRATION AND ENFORCEMENT

- Requests for Enforcement
- Penalties for Violation
- Enforcement
- Zoning Enforcement Officer
- Certificate of Zoning Compliance
- Procedural Requirements
- Amendments
- Non-conforming Development
- Zoning Board of Adjustment

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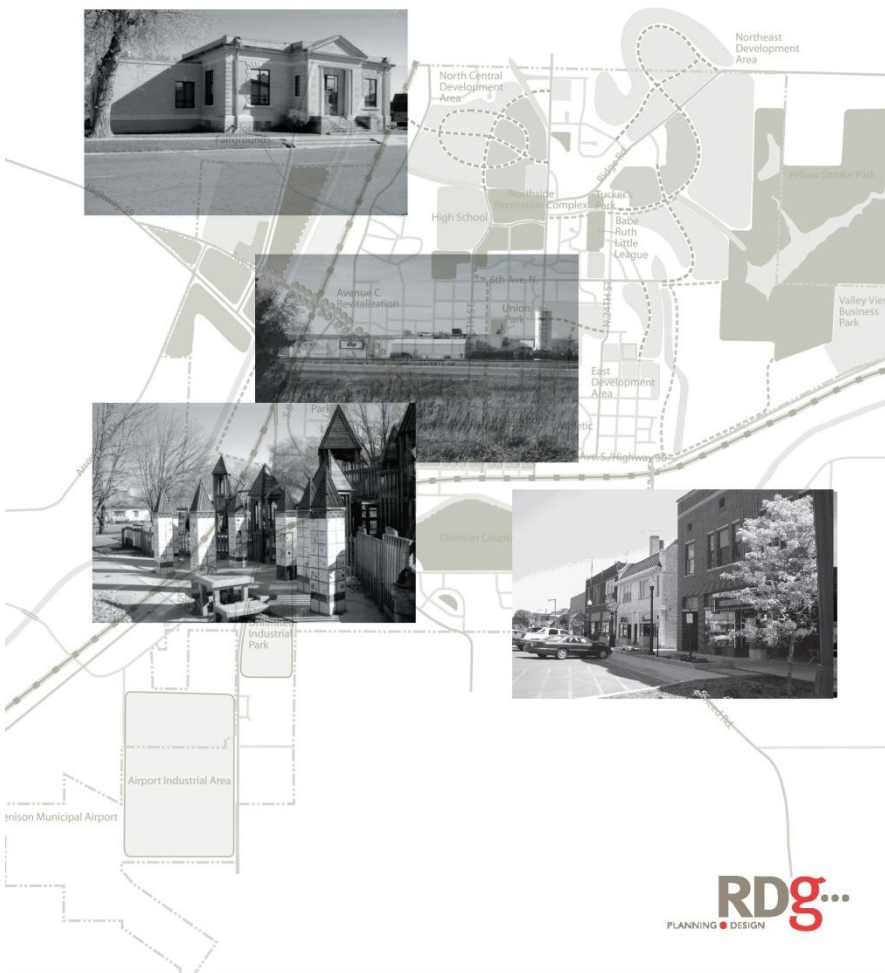
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ARTICLE EIGHT:	Sign Regulations
ARTICLE NINE:	Subdivision Regulations
ARTICLE TEN:	Administration and Enforcement

REVIEW ARTICLES 1,2,3 TEXT

Denison Development Ordinances

The Denison Land Use Plan

September 2005



RDg...
PLANNING • DESIGN

Meeting 2
November 10, 2008



RDg...
PLANNING • DESIGN