MEMORANDUM

July 1st, 2024

To: Planning Board
From: Planning Staff

RE: CA 24-04: Amendments to a portion of Appendix A: Zoning

BACKGROUND

The City's Zoning code needs periodic updates to allow for clarification and remove confusing or contradictory portions of the code.

STAFF REVIEW

The Zoning Code was amended in 2019 and a "zoning matrix" was established to define uses for each district. While many of the listed uses are broad enough to not need a definition, staff feels that it is beneficial to provide definitions for most uses to ensure that both staff and the general public have a clear understanding of the intent of the code.

Staff is recommending some minor changes to the land-use table to reflect some of the other proposed code changes. Studio, now defined, is no longer grouped with museums and galleries and given a broader array of districts.

"Auto parts yard" would be called "auto graveyard" and defined as within the General Statutes.

"Outdoor storage" will have a single definition instead of two and be removed from the CC (Corridor Commercial) district and added to the B-2 (Highway Business) district. The CC district would continue to allow "Outdoor Sales."

"Fitness" to be removed from the table and replaced with "recreation facility" to match the wording already in the definitions.

Parallel parking standards are different in two different parts of the code, this change would make them the same.

A section was added stating that on-street parking on public streets is available for use by the public and shall not be reserved for individuals or businesses.

From parking requirements, a section regarding uses that are not in the land-use table was struck and uses that are in the table that had not previously been addressed were added.

In the "Special requirements" section, a separation requirement was added for miniwarehouse use as the current restriction on size alone does not prevent a proliferation of small facilities side by side. The intent of the code was originally to prevent large scale development of such facilities. Also in "Special requirements," staff proposes to remove a second definition of outdoor storage and add it as a use in the B-2 district while removing it from the CC district. Staff proposes rewording the requirements so that in the B-2 and B-4 districts outdoor storage is only allowed as an accessory use, not primary, and change the location of such uses on the lot so storage areas are not in yards immediately adjacent to streets.

Lastly, the special buffer requirement for "outdoor storage" is linked to the current chapter for "Buffers" rather than a section of the Traditional Neighborhood Development portion of the code.

STAFF RECOMMENDATION

Staff feels that most of these suggested changes are "housekeeping" changes that will add clarity to the code and make it easier to interpret. Staff recommends the Planning Board adopt these changes.

Attachment: Code Amendment CA 24-04 Ordinance
Attachment: Consistency statement