

# POTENTIAL REZONING: BACKGROUND



## What is zoning?

*Zoning* refers to the City's regulations about what types of uses or activities are allowed in a particular area (residential, commercial, etc.).

Within the Old Town Neighborhoods, the primary zone districts are *Neighborhood Conservation, Medium Density* (NCM) and *Neighborhood Conservation, Buffer* (NCB). These are zone districts that allow residential uses and home-based



## Why consider a rezone?

We've heard from neighbors about:

- Preserving the existing character of the neighborhoods
- Minimizing new, more intense land uses
- Limiting the types of non-residential uses allowed within the neighborhood

## Proposed Changes:

Rezone specific areas of Limited Commercial (CL) zoning in the Eastside Neighborhood to either Neighborhood Conservation, Medium Density (NCM) or Neighborhood Conservation, Buffer (NCB) zoning.

# REZONING PROCESS



If there is support for rezoning, the following steps broadly outline the process:

## 1 City Staff initiates formal rezoning process



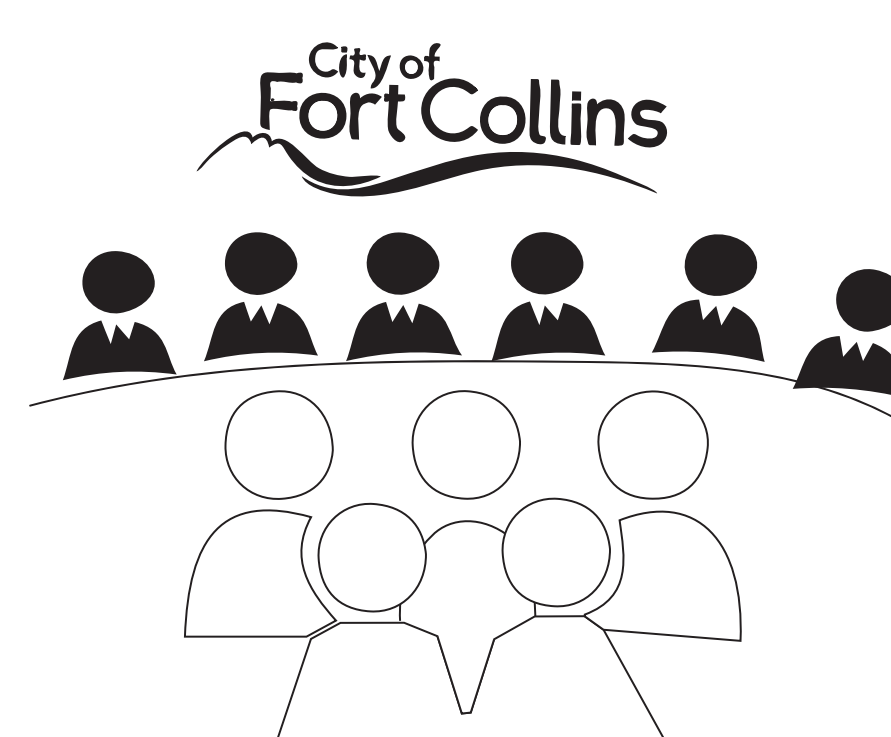
Staff conducts neighborhood meeting(s), notifying nearby property owners and residents of the proposed rezoning request.

## 2 Planning & Zoning Board Recommendation



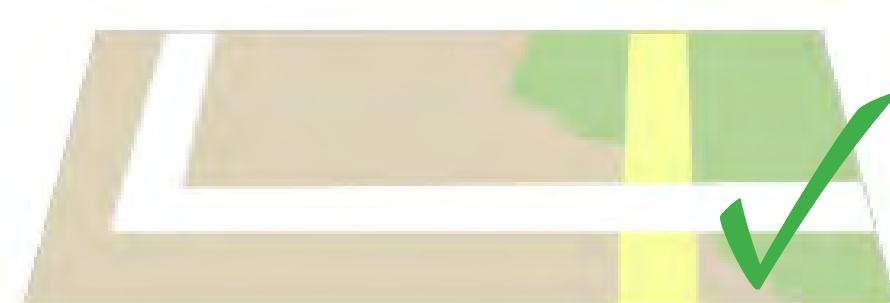
Planning and Zoning Board makes a recommendation on the proposed rezoning to City Council at a public hearing. Notice of the hearing is sent to nearby property owners and residents.

## 3 City Council Decision



City Council considers the request based on the staff report, P&Z Board recommendation and public input. Requires both a first and second reading during regular City Council meetings.

## 4 Rezoning Becomes Effective



If approved by City Council, the rezoning is effective following second reading and the City Zoning Map is updated to reflect the changes.

# Potential Zoning Changes

## Commercial Limited (CL) District



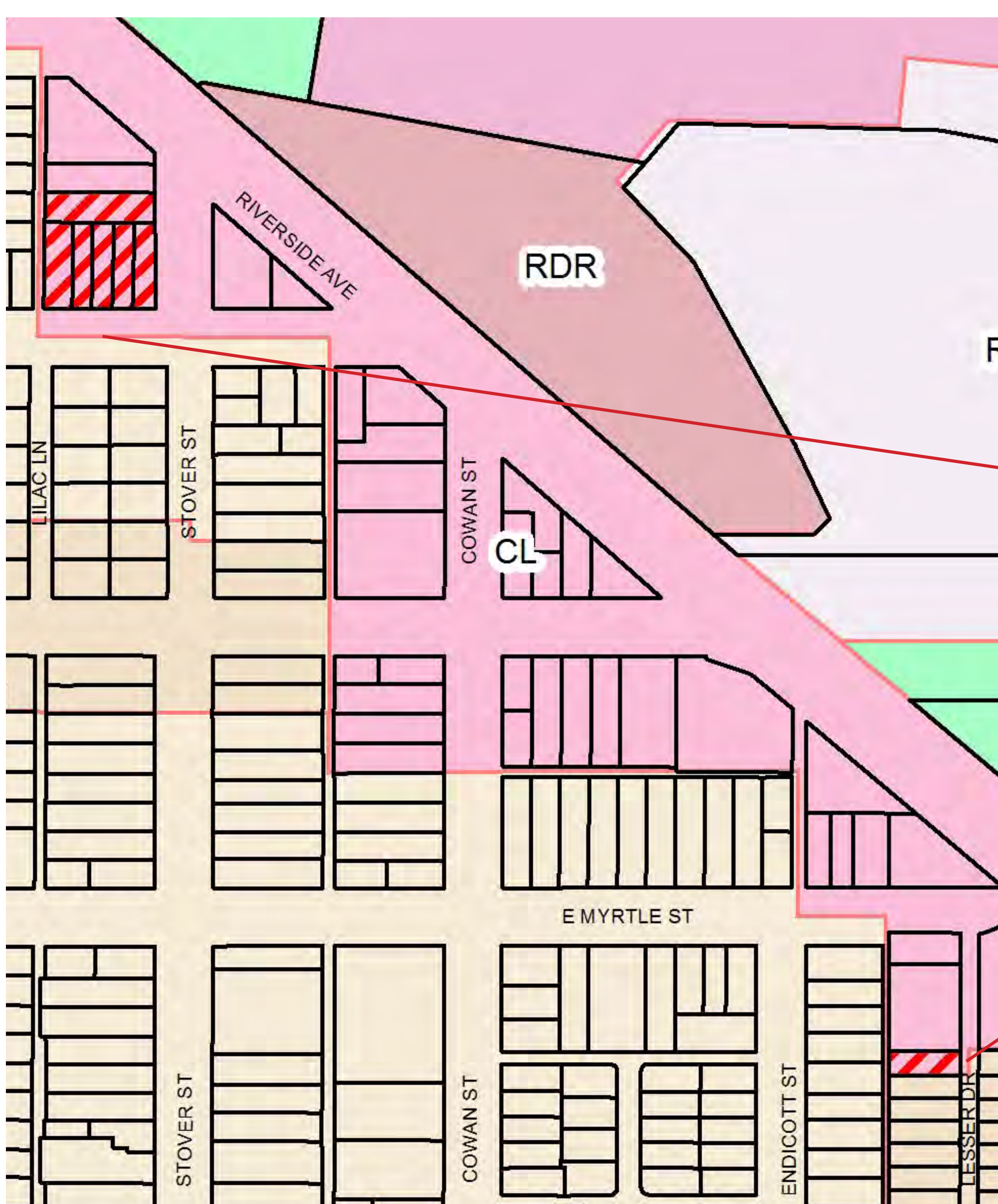
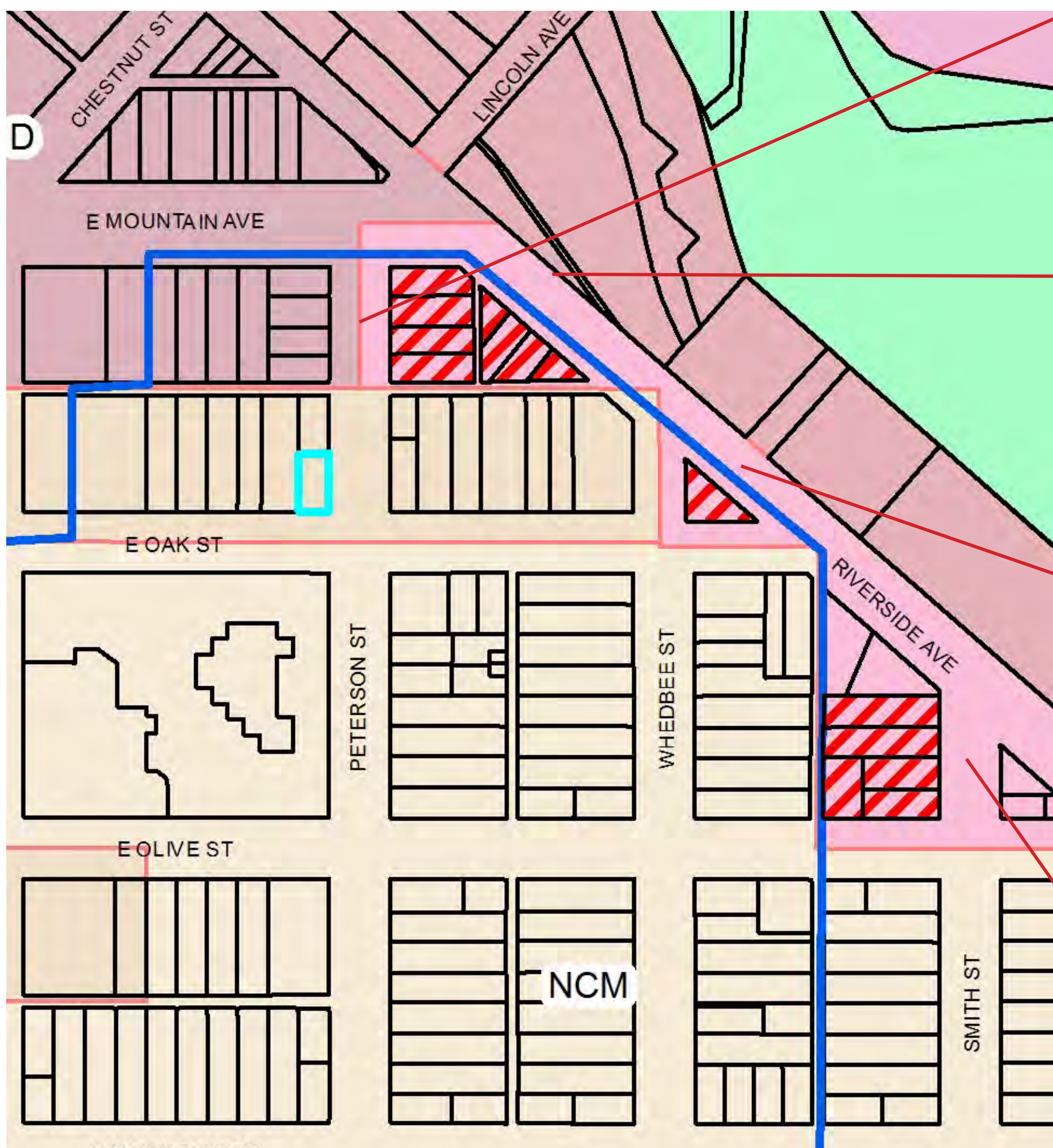
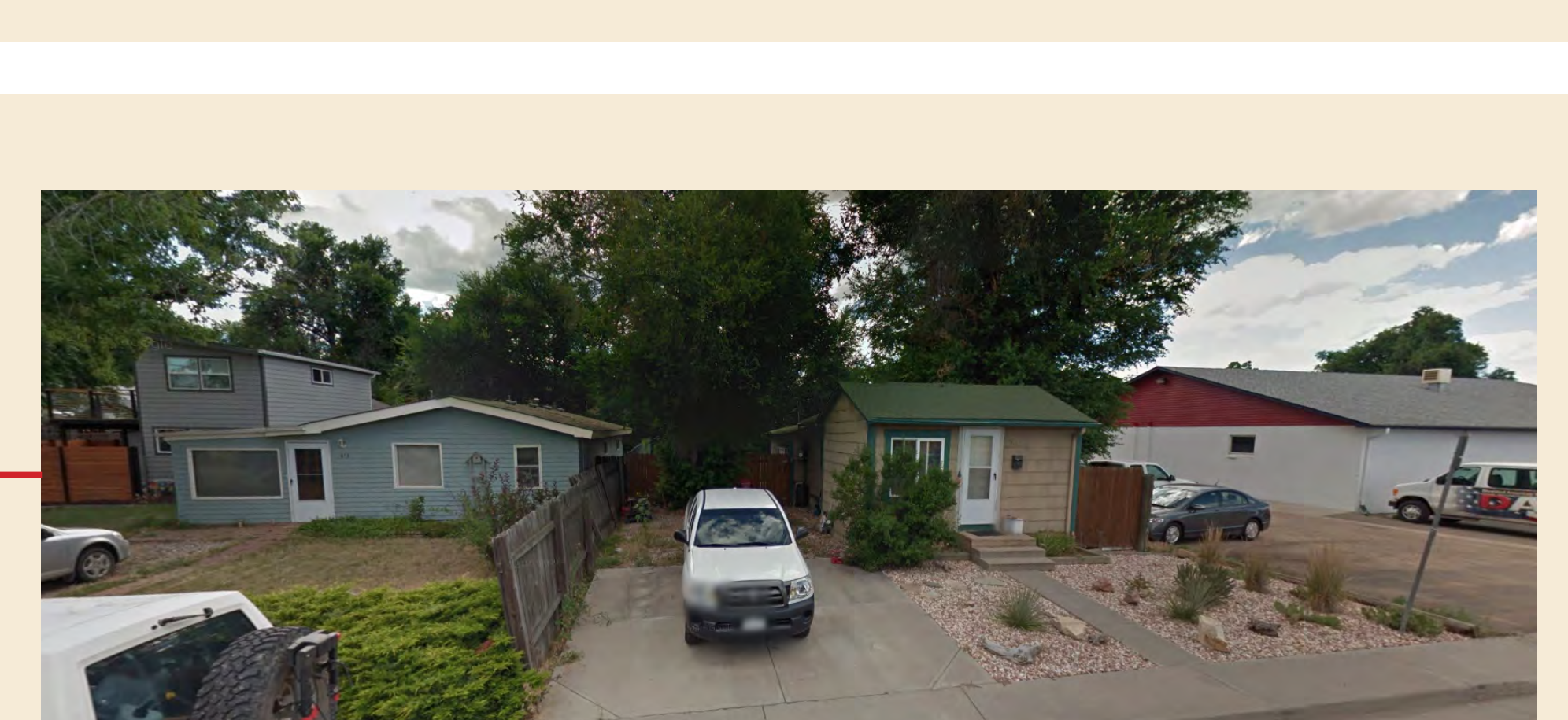
### Purpose

- Community feedback that we've received about keeping Old Town Neighborhoods intact.
- Current zoning doesn't reflect the character of selected parcels.
- 21 parcels are part of the new proposed zoning.
- 12 Parcels are proposed to become part of the Neighborhood Conservation Medium Density District (NCM).
- 9 parcels are proposed to become part of the Neighborhood Conservation Buffer District (NCB).

### Neighborhood Conservation Buffer (NCB)

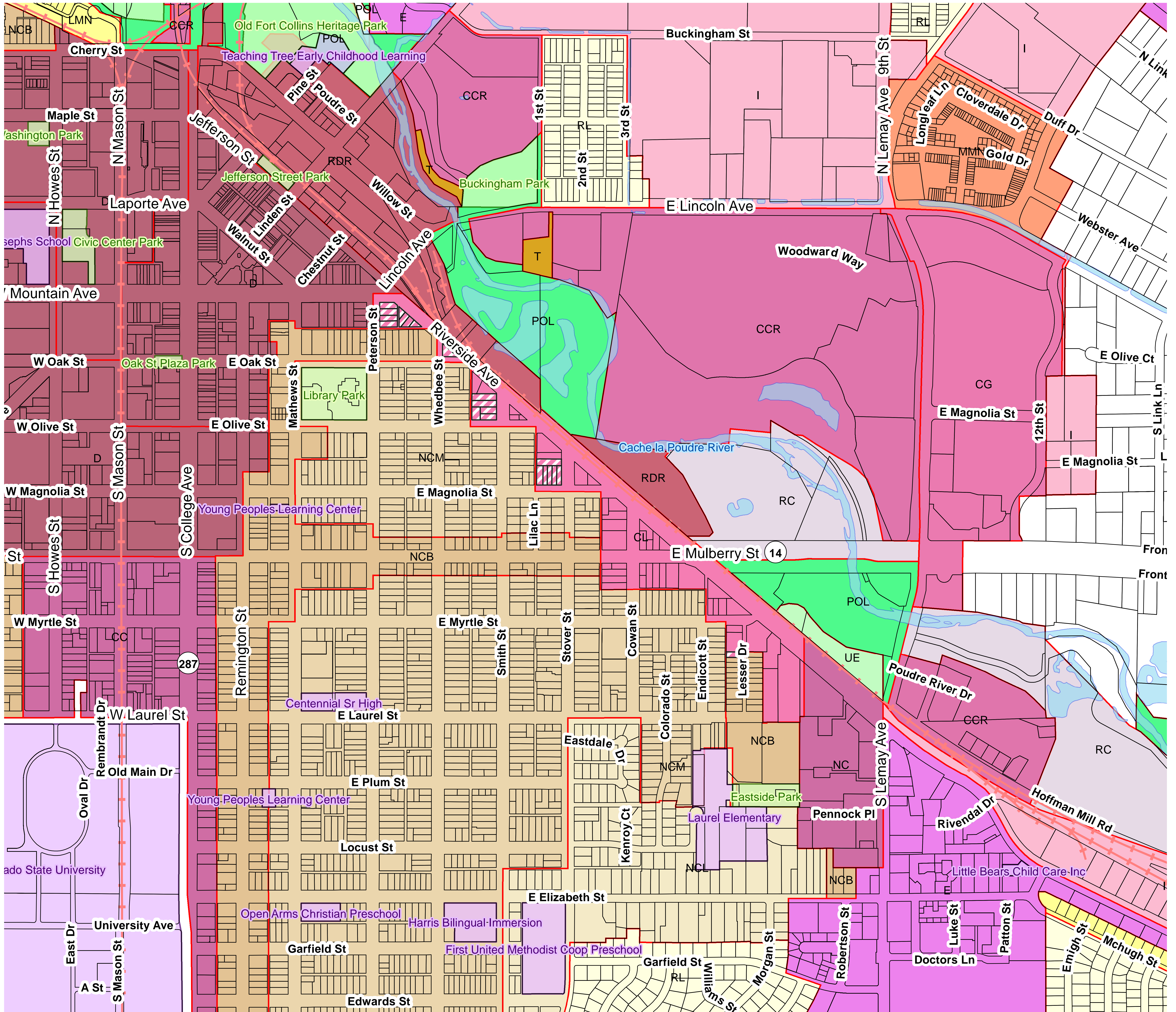


### Neighborhood Conservation Medium Density (NCM)



# Potential Zoning Changes

## Area Overview



### Maximum Height Allowance



■ NCM/NCL 2 story max   
 ■ NCB 3 story max   
 ■ CC 5 story max   
 ■ D-Canyon/Civic Subdistrict (by block) 10-12 story max / 7-9 story max   
 ■ 5-6 story max / 3-4 story max   
 ■ D-Old City Center 4 Story max   
 ■ CL 3 Story max

### Permitted Uses

Land Use	CL	NCB	NCM
Office	X	X	-
Retail	X	-	-
Restaurant	X	-	-
Industrial	X	-	-
Institutional	X	X	X
Mixed-Use	X	X	-
Single-Family	X	X	X
Duplex	X	X	X
Multi-Family	X	X	X

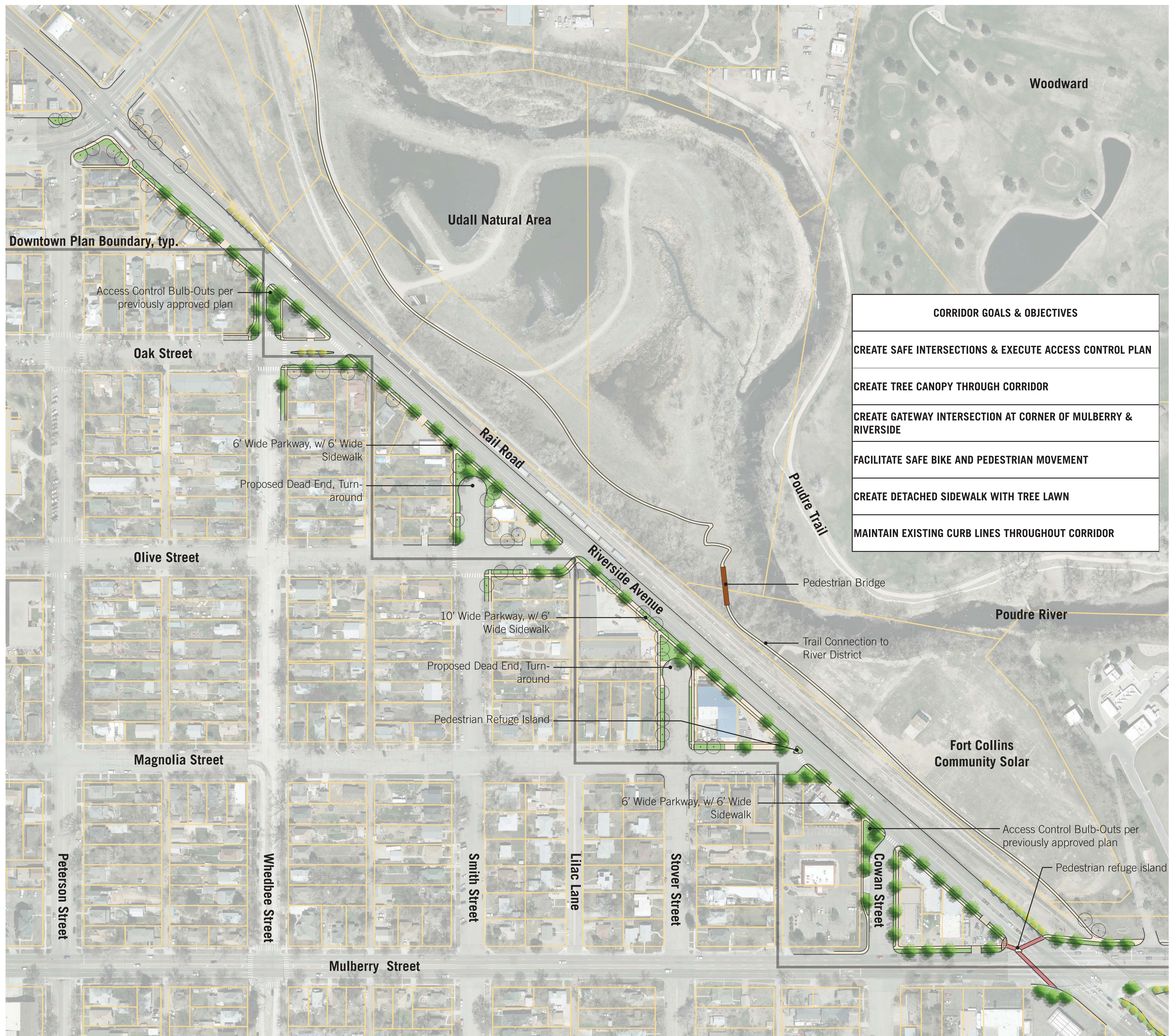
Design Standard	CL	NCB	NCM
Min. lot size (sq. ft.)	-	5,000	5,000
Min. lot width	-	40'	40'
Overall FAR limit	-	X	X
Rear half FAR limit	-	X	X
Façade character	-	-	X
Max. building height	3 stories	3 stories	2 stories
Max. eave height	-	X	X
Roof pitch standards	-	X	X

# Potential Zoning Changes

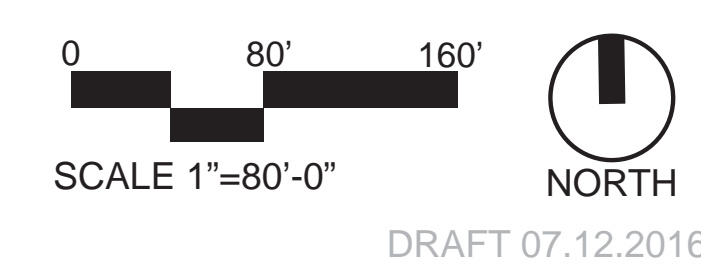
## Permitted Use List



	Residential	Commercial/Retail	Institutional/Civic/ Public	Industrial Uses	Accessory/ Miscellaneous
<b>Commercial Limited (CL)</b>	<ol style="list-style-type: none"> <li>Single-family detached dwellings</li> <li>Two-family dwellings</li> <li>Single-family attached dwellings (Town-homes)</li> <li>Any residential use consisting in whole or in part of multi-family dwellings that contain fifty (50) dwelling units or less, and seventy-five (75) bedrooms or less</li> <li>Group homes</li> <li>Mixed-use dwellings</li> <li>Extra occupancy rental houses with five (5) or fewer tenants</li> </ol>	<ol style="list-style-type: none"> <li>Maintenance establishments</li> <li>Vehicle major repair, servicing and maintenance establishments</li> <li>Vehicle sales, leasing and rentals with outdoor storage</li> <li>Child care centers</li> <li>Entertainment facilities and theaters</li> <li>Clubs and lodges</li> <li>Offices, financial services and clinics</li> <li>Parking lots and garages (as a principal use)</li> <li>Personal and business service shops</li> <li>Plumbing, electrical and carpenter shops</li> <li>Standard restaurants</li> <li>Fast food restaurants (without drive-in or drive-through facilities)</li> <li>Frozen food lockers</li> <li>Retail establishments</li> <li>Limited indoor recreation</li> <li>Veterinarian facilities and small animal clinics</li> <li>Veterinary hospitals</li> <li>Dog day care facilities</li> </ol>	<ol style="list-style-type: none"> <li>Extra occupancy rental houses with more than five (5) tenants</li> <li>Fraternity and sorority houses</li> <li>Shelters for victims of domestic violence</li> <li>Places of worship or assembly</li> <li>Transit facilities (without repair and storage)</li> <li>Parks, recreation and other open lands, except neighborhood parks as defined by the parks and recreation policy plan</li> <li>Public and private schools for college, university vocational or technical training</li> <li>Minor public facilities</li> <li>Neighborhood parks as defined by the parks and recreation policy plan</li> <li>Major public facilities</li> <li>Seasonal overflow shelters</li> </ol>	<ol style="list-style-type: none"> <li>Workshops and custom small industry uses</li> <li>Transportation terminals (truck, container storage)</li> <li>Warehouses</li> <li>Wholesale distribution</li> <li>Outdoor storage facilities consisting only of the storage of vehicles which are towed to the premises and temporarily stored until such vehicles are claimed by the vehicle owners or moved to an auction or junk yard or other similar disposal site, provided that such facilities are located at least thirty-five (35) feet from the flow line of all abutting arterial streets</li> <li>Small-scale and medium-scale solar energy systems</li> </ol>	<ol style="list-style-type: none"> <li>Wireless telecommunication equipment</li> <li>Wireless telecommunication facilities Satellite dish antennas greater than thirty-nine (39) inches in diameter</li> <li>Outdoor vendor</li> <li>Accessory uses</li> <li>Accessory buildings</li> </ol>
<b>Neighborhood Conservation Buffer (NCB)</b>	<ol style="list-style-type: none"> <li>Single-family detached dwellings.</li> <li>Two-family dwellings when there is only one (1) principal building on the lot.</li> <li>Multi-family dwellings up to four (4) units per building.</li> <li>Extra occupancy rental houses with five (5) or fewer tenants.</li> <li>Mixed-use dwellings</li> <li>Shelters for victims of domestic violence.</li> <li>Group homes.</li> <li>Fraternity and sorority houses, provided that such fraternity or sorority house is located within a street-fronting principal building.</li> </ol>	<ol style="list-style-type: none"> <li>Child care centers.</li> <li>Medical and dental clinics, professional offices and personal business and service shops.</li> <li>Bed and breakfast establishments.</li> <li>Adult day/respite care centers.</li> <li>Parking lots and parking garages.</li> </ol>	<ol style="list-style-type: none"> <li>Places of worship or assembly.</li> <li>Minor public facilities.</li> <li>Neighborhood parks as defined by the Parks and Recreation Policy Plan.</li> <li>Seasonal overflow shelters.</li> <li>Community facilities.</li> <li>Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.</li> <li>Public and private schools for preschool, elementary, intermediate, high school, college, university and vocational and technical education.</li> </ol>	<ol style="list-style-type: none"> <li>Small-scale and medium-scale solar energy systems..</li> </ol>	<ol style="list-style-type: none"> <li>Accessory buildings, provided that they contain no habitable space.</li> <li>Accessory buildings containing habitable space.</li> <li>Urban agriculture.</li> <li>Wireless telecommunication equipment.</li> </ol>
<b>Neighborhood Conservation Medium Density (NCM)</b>	<ol style="list-style-type: none"> <li>Single-family detached dwellings, but not to include carriage houses.</li> <li>Two-family dwellings where there is only one (1) principal building on the lot.</li> <li>Two-family and multi-family dwellings up to four (4) units per building</li> <li>Victims of domestic violence.</li> <li>Institutional/Civic/Public Uses:</li> <li>Places of worship or assembly.</li> <li>Minor public facilities.</li> <li>Neighborhood parks as defined by the Parks and Recreation Policy Plan.</li> </ol>	<ol style="list-style-type: none"> <li>Child care centers.</li> <li>Adult day/respite care centers.</li> <li>Bed and breakfast establishments with six (6) or fewer beds.</li> </ol>	<ol style="list-style-type: none"> <li>Community facilities.</li> <li>Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.</li> <li>Public and private schools for elementary, intermediate and high school education.</li> </ol>	<ol style="list-style-type: none"> <li>Small-scale and medium-scale solar energy systems.</li> </ol>	<ol style="list-style-type: none"> <li>Accessory buildings, provided that they contain no habitable space.</li> <li>Accessory buildings containing habitable space.</li> <li>Urban agriculture.</li> <li>Single-family detached dwellings, when there is more than one (1) principal building on the lot or when the lot has only alley frontage.</li> <li>Two-family dwellings when there is more than one (1) principal building on the lot,</li> <li>Multi-family dwellings up to four (4) units per building,</li> <li>Group homes.</li> <li>Wireless telecommunication equipment.</li> </ol>



# RIVERSIDE AVENUE CORRIDOR



# DOWNTOWN PLAN

[fcgov.com/downtown](http://fcgov.com/downtown)



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