

AGENDA

Workshop 11.30.21

Objectives: To discuss proposed amendments, gain consensus for each, and review next steps.

- Proposed UDO Amendment 1**
Remove Uses in GCR and RR
- Proposed UDO Amendment 2**
Add Design Standards –
Sec. 16.10 Conservation Design
- Proposed UDO Amendment 3**
Add Design Standards –
Sec. 13 Land Use Board Applications
- Proposed UDO Amendment 4**
Add Design Standards –
Sec. 4.6 Gateway Commercial District Standards
- Proposed UDO Amendment 5**
Add Clubhouse Use Definition in
“Country Overlay Area”



Amendment #1

Remove Uses in GCR

New/Revised:

- Campground (S), Community Center (P), Dwelling: Townhouse (S), Multi-family Res-only Structure (S), Educational Facility: Vocational (P), Passenger Terminal (S)

Existing: (**may not be allowed in all TRB, HGB, OMB-1/2*)

- Multi-family Dwellings: Above-Ground (P), Eating + Drinking >40 seats (P), Hotel >20 guestrooms (P), Medical/Dental Office (P), Office (P)

Remove Uses in RR

New: Educational Facility: Primary + Secondary (S)

Existing: Country Club (S)

UDO Allowance
P = Permitted Use
S = Special Use

Amendment #2

Section 16.10 Conservation Subdivision Design Standards

☐ Restrict exemptions allowed by PB and DRB:

“A. These design standards may be exempt with a written decision by the Design Review Board or Planning Board as follows:

1. The uses in the structure are unique and preclude meeting the rural character objectives of the ordinance; or

2. The lot configuration is unique and precludes meeting the rural character objectives of the ordinance; or

3. That there are extraordinary circumstances unique to the parcel that demonstrates that the design standards cannot meet the rural character objectives of the ordinance.”

Amendment #2

Section 16.10 Design Standards

- Add language to Landform:

“4. New developments should not erase landforms that are indigenous to the area. Instead, solutions should reflect and reinforce the area’s own topographic features.”

- Add language to Structures:

“5. Group building envelopes in clusters or tuck them behind tree lines or knolls rather than spreading them out across the landscape in a “sprawl” pattern.”

- Add illustrations

Amendment #3

Section 13 Land Use Board Applications

- ❑ Expand Design Review Board's scope of review:

"12. Special Rural Character Standards For all Architectural Review Applications within the Rural Residential district, the Design Review Board must consider the applicable design standards set forth in Article 16.10."

Amendment #4

Section 4.6 Gateway Commercial District Standards

- ❑ Edit A.3: Require (not exempt) minimum building height for allowed dwellings.

- ❑ Edit B.1.b: Restrict exemptions allowed by PB and DRB:
 - “i. The uses in the structure are unique and preclude meeting the rural character objectives of the ordinance; or*
 - ii. The lot configuration is unique and precludes meeting the rural character objectives of the ordinance; or*
 - iii. That there are extraordinary circumstances unique to the parcel that demonstrates that the design standards cannot meet the rural character objectives of the ordinance.”*

Amendment #4

Section 4.6 Gateway Commercial District Standards

Add B.1.d: Gateway Design Conceptual Development Plans

“The following concept plans illustrate a long-range build-out scenario incorporating existing and new development. The graphics include existing structures and site elements that do not meet the objectives of this Section. As these properties are redeveloped, the goal is to increase compliance with these objectives to the maximum extent possible.”

Add illustrations

Add 16A.

“No more than 20% of parking shall be located as convenience parking in front of the front line of buildings and this standard may not be waived. The balance shall be located to the rear or side of the building. The area between the street and the parking at the side and front of a building should be landscaped to buffer the visual impacts.”

Amendment #5

Section 8.4 Principal Use Definitions and Standards

Add R-a: Clubhouse

“A structure or clustered group of structures associated with an 18-hole golf course, that may include locker rooms, spa, health and fitness center, golf and fitness related retail, restaurant and banquet facilities and lodging for up to 80 rooms and up to 6 free-standing golf cottages.”