

TO: Zoning Advisory Committee
FROM: Paul LeBlanc, AICP
DATE: August 10, 2015
SUBJECT: Summary of Changes for Review

Our August 18 review session will pick up where we left off last time, starting with Article VIII, Conditional Use Requirements and IX, General Provisions. Articles X, Off-street Parking, and XI, Landscaping/Buffering/Tree Preservation, are included with this memo. The highpoints of those two articles are noted below.

Article X, Off-street Parking and Loading, is greatly expanded over the current parking regulations. Significant changes include:

- Established as a separate article and completely reorganized
- Purpose statement is added
- Shared parking provisions are expanded to identify complementary uses and conditions under which shared arrangements are appropriate
- Criteria for modifying parking requirements are provided
- Provisions are added for Deferred, Temporary and Maximum parking
- Some of the specific parking standards for individual uses have been modified (up and down) to reflect national standards
- Detailed provisions have been added regarding parking lot design
- Language is added to address temporary events on parking lots
- Access management requirements are included to address driveway spacing, cross-access and shared parking along arterials

Article XI, Landscaping, Buffering and Tree Preservation, is essentially a completely new article. The current ordinance contains a Landscaping Standards article (Article IV) but its provisions are minimal and vague. Noteworthy differences include:

- Three types of buffer zones are defined and vary based on the adjacency of different zoning districts to one another. For example, multiple family or neighborhood commercial next to single family zoning requires a less intense buffer, while industrial zoning adjacent to residential requires a much more intense buffer. A chart is provided to illustrate these buffer relationships.
- Screening requirements for various features (outdoor storage, mechanical equipment, trash receptacles, etc.) are established and defined
- Greenbelt provisions along street frontage and parking lot landscaping are specified
- Minimum standards for plant material, berms, and screening are spelled out
- A new section, Tree Preservation, has been added to address the many comments we heard during the early input process

I look forward to continuing our review of the draft on August 18. Thank you for your assistance and continued interest.