

Roadshow for Member Governments
Park Hills City Council
February 25, 2019



"...your PDS staff"



House Bill 450
1960 Kentucky General Assembly



"a more efficient planning operation"



Staffing your county planning commission



- Pursuing local codes enforcement programs
- Staffing your boards of adjustment
- Inspecting infrastructure construction
- Administering the Kentucky Building Code and Kentucky Residential Code





		Ping Comm							One Stop Sh	op Codes Ad	ministration	Program 2.0						
		Subdivision		Board of	Vacnt Props	Zoning	Ordinance	Inti Prop	Nuisance	Level of	Code Enf	Rental	Abanded		V	ucky Building		
	& Zoning	Regulations	Agreement	Adjustment	Registry	Admin	Enfremnt	Mntnc Code	Code	Code Enf	Board		Prop Certif	Incal Prois	State Peois	HVAC		In
Edgewood			2004-10-04	Local	Page 1			A COLUMN	Model	Proactive	Joint		- Specific	Local Projs	State Projs	HVAC	NEC	Appeals Br
Fort Mitchell			2005-01-21	Local					Local	Proactive	Local	200.00				NEED CO.		1000000
Unincorp Kenton Co			2005-02-08	Joint					Local	Reactive	Joint							
Fort Wright			2005-03-09	Local			N 1000	1		Reactive	Joint							200000
Taylor Mill	PROFESSION OF THE PARTY OF THE		2005-04-13	Local	TARREST .	WANTED BY			Local	Proactive	Joint							
Crestview Hills			2005-05-12	Local	Self Control	No.		2000000	Local	Reactive	Joint							
Crescent Springs			2005-05-26	Local	U Santa			Contract of the last of the la	Model	Reactive								
Ryland Heights	PERSONAL PROPERTY.	SCHOOL STATE	2005-06-24	Joint					Widdel	A STATE OF THE PARTY OF T	Joint							NEW YORK
Lakeside Park		THE RESERVE OF THE PERSON NAMED IN	2005-06-29	Local					Model	Reactive	Joint							
Park Hills		Control of the last	2005-07-25	Local						Reactive	Joint					9000000		150000
Covington*		DESCRIPTION OF REAL PROPERTY AND REAL PROPERTY A	2005-11-29						Local	Reactive	Joint					1000	57450/5	
Kenton Vale	9211	THE RESERVE AND ADDRESS OF THE PERSON NAMED IN	2006-05-19	Joint		and the latest device the late	CONTRACTOR OF THE PARTY.									OF THE LESS		200000
Walton/Kenton Co	100000000	NAME OF TAXABLE PARTY.	2006-09-11	20111					Local	Reactive	Joint					N PARTY	NAME OF STREET	
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Villa Hills				Local			The second		Model	Reactive	Joint			No. of Street, or other Persons and Street, o			TO STATE	2520000
Elsmere	COLUMN TO SERVICE STATE OF THE PARTY OF THE	DESCRIPTION OF REAL PROPERTY.	2013-05-28	Joint					Local	Reactive	Joint					Number 1	NO CONTRACTOR	No. of the last of
Independence		THE RESERVE OF THE PERSON NAMED IN	2014-08-29						Local	Proactive	Joint	ALD ROS			OCCUPATION OF THE PERSON OF TH	Maria Carlo		
Bromley			2014-10-14	Joint					Model	Reactive	Joint		100 - 00	89				
Fairview			2018-07-01	Joint				SELECTION OF	Local	Reactive	Joint							
			2018-07-01	Joint							March !	De Charles			THE REAL PROPERTY.	TO SHADE		
Erlanger	-	STATE OF THE PARTY OF	The state of the s	CONTRACTOR OF THE PARTY OF THE	100000000000000000000000000000000000000	200	34/2		To be a second	The second second								

Executive Director

Community Planning

Comprehensive Plan
Small Area Studies

Kenton Co Ping Commission

19 Zoning Ordinances

Public Engagement

Genl Governmental Services

Infrastructure Const Review conomic Development Suppor Govt Analyses/Studies

IT/Websites/Social Media

GIS Mapping / Analysis

LINK-GIS/Kenton County

LINK-GIS/Campbell County

9-1-1 Services Support

NKYmapLAB Analyses

Data Development/Sales

Public/Local Govt Support

One Stop Shop Program

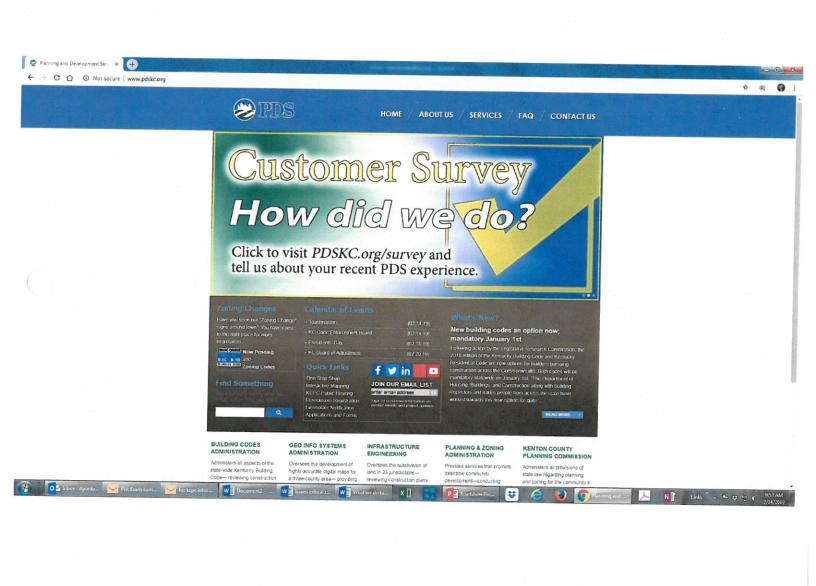
Kentucky Bldg Code Admin

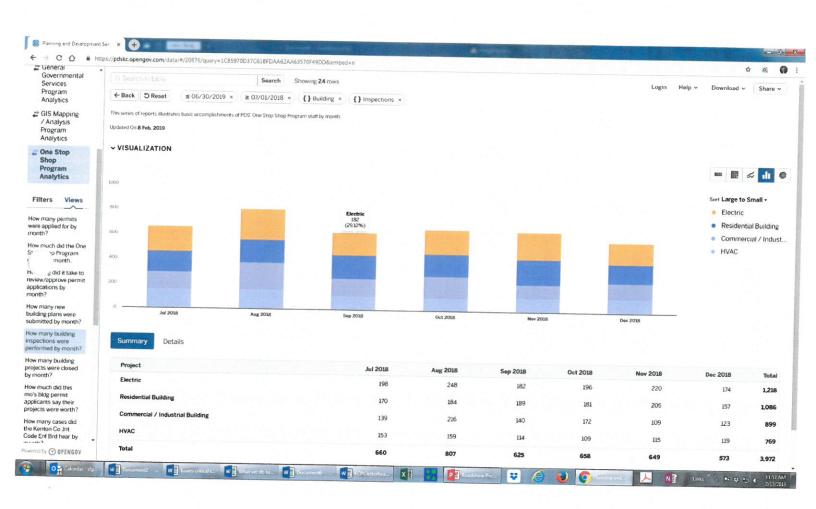
Vacant Foreclosed Prop Registry

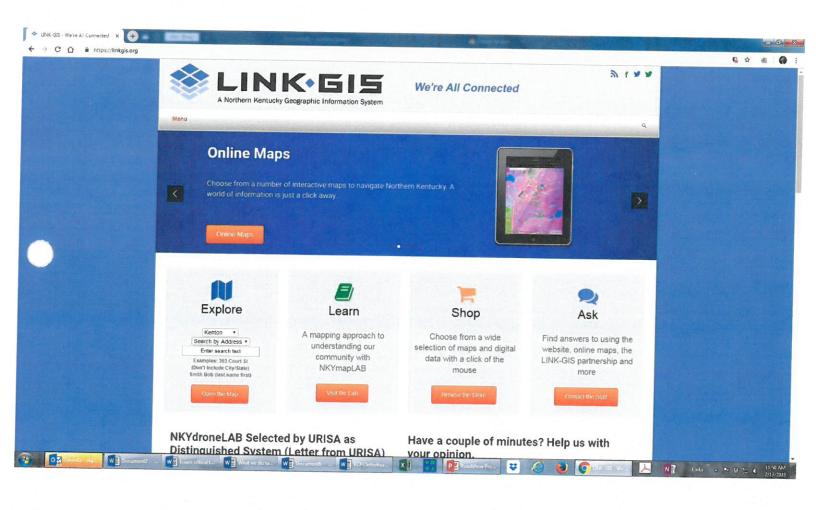
Code Enforcement Boards

Lien Registry

Boards of Adjustment







2018 Kentucky Building Code

First Edition June 2018



As Adopted by:

Department of Housing, Buildings and Construction

101 Sea Hero Road, Suite 100 Frankfort, Kentucky 40601-5412 Telephone: (502) 573-0365 FAX: (502) 573-1057

2018 Kentucky Residential Code

First Edition June 2018



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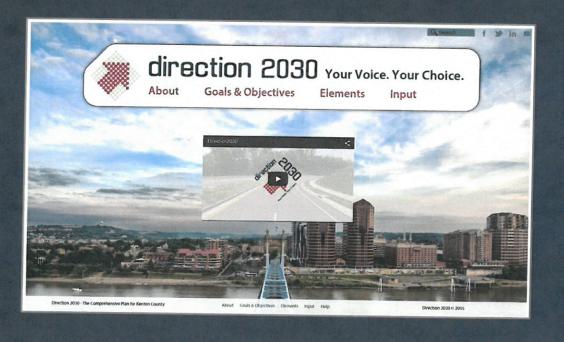
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"...your PDS staff"





UPDATING YOUR ORDINANCE



UPDATING YOUR ORDINANCE



PHASE 1:

Zoning Ordinance Audits

- Funded by PDS
- Create Task Force of Communities
- Identify Issues, National Trends
- Develop Recommendations
 & Customized Reports

PHASE 2:

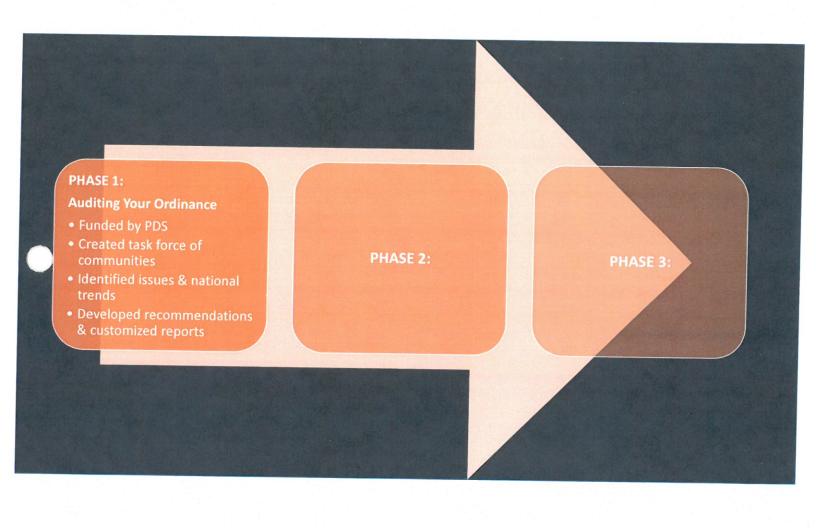
Blueprint Code

- Funded by PDS
- Created Blueprint Code
 - Standardized Section
 - Comprehensive List of Zoning Districts
- Options for Various Sections

PHASE 3:

Implementation

- Roll out Blueprint to all Kenton County Communities
- Work with each community to tailor blueprint
- Support during adoption



Park Hills Audit Report



A Comprehensive Review of the Park Hills Zoning Ordinance

THE CITY OF PARK HILLS, KENTUCKY
JANUARY, 2018

Prepared By: Rundell Ernstberger Associates Orion Planning + Design

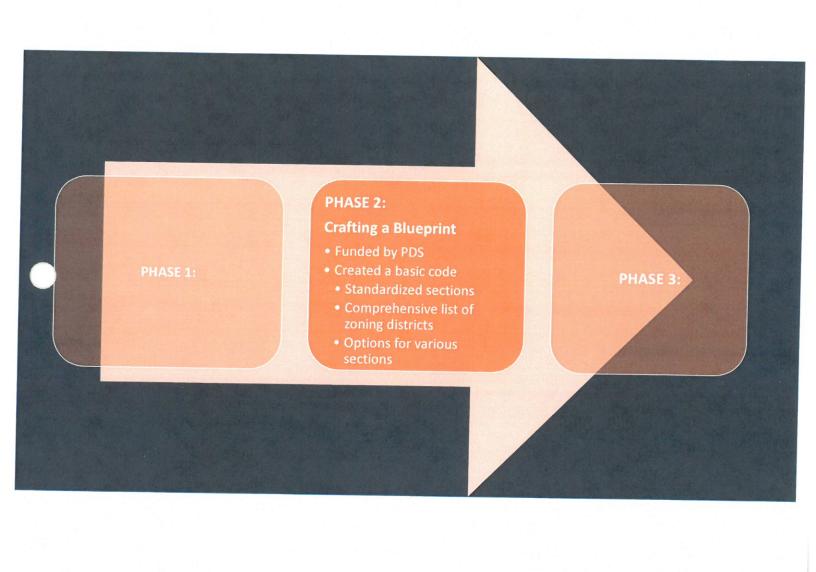
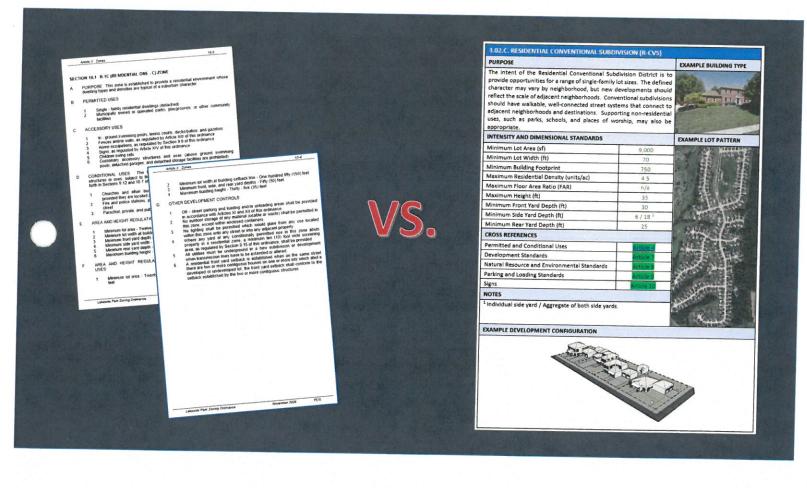


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- Article 12 Administrative Roles & Responsibilities
- Article 13 Procedures and Processes
- Article 14 Definitions

ARTICLE 3
DISTRICTS:
TRANSITION
TO NEW
ZONING
DISTRICTS

Residential Rural Estate (R-RE) Residential Large Lot Subdivision (R-LLS) Residential Conventional Subdivision (R-CV Residential Compact Subdivision (R-CPS) Residential Urban (R-U) Residential Mixed (R-M) Residential Multi-Family (R-MF) Mobile Home Park (MHP) Rural Commercial (RC) Residential to Office Conversion (ROC) Neighborhood Commercial (NC)
Residential Conventional Subdivision (R-CV Residential Compact Subdivision (R-CPS) Residential Urban (R-U) Residential Mixed (R-M) Residential Multi-Family (R-MF) Mobile Home Park (MHP) Rural Commercial (RC) Residential to Office Conversion (ROC)
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Mobile Home Park (MHP) Rural Commercial (RC) Residential to Office Conversion (ROC)
Rural Commercial (RC) Residential to Office Conversion (ROC)
Residential to Office Conversion (ROC)
Noighborhood Commercial (NC)
raciginormood commercial (MC)
Community Commercial (CC)
Highway Commercial (HC)
Business Park (BP)
Light Industrial (LI)
Heavy Industrial (HI)
Mixed-use (MU)
Agriculture (A)
Conservation (CO)
Institutional (INST)
Planned Unit Development (PUD)
Riverfront Development (RD)
Eco-Commerce Park (ECP)
Downtown Core (DC)



Where can I locate an office?

SECTION 10.16 HC (HIGHWAY COMMERCIAL) ZONE

PERMITTED USES

- Automobile laundry
- Automobile laundry
 Automobile, motorcycle, and truck sales, new or used
 Automotive service and repairs, providing that all business activities shall
 be conducted within a completely enclosed building
 Boat and other marine equipment sales and service, new and used
 Eating establishments and taverns, including drive-ins 3.

- Hotels and motels
- Mobile home and trailer sales, rental and service (new and used)
 Off-street parking lots and garages
 Police and lire stations
 Service stations

- Skating rinks, golf driving ranges, miniature and par-3 golf courses

ACCESSORY USES

- Customary accessory buildings and uses Fences and walls, as regulated by Article XIII of this ordinance Signs, as regulated by Article XIV of this ordinance
- AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations: C

 - Minimum lot area Ten thousand (10,000) square feet Minimum lot width at building setback line Seventy (70) feet Minimum front yard depth Fifty (50) feet Minimum side yard width on each side of lot No restrictions, except when adjacent to a dedicated street, road, highway, or other right-of-way, then the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the building code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet Minimum rear yard depth Fifteen (15) feet Maximum building height Forty (40) feet In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot

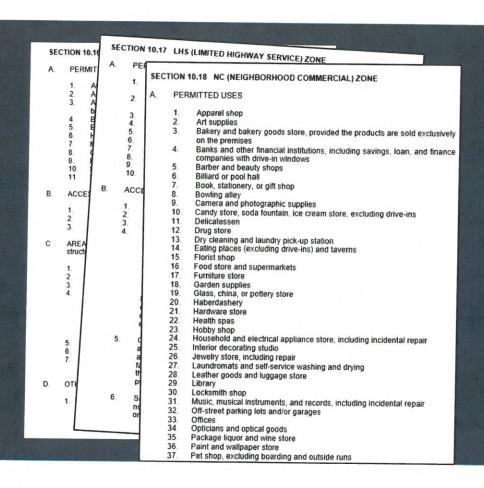
OTHER DEVELOPMENT CONTROLS:

Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.

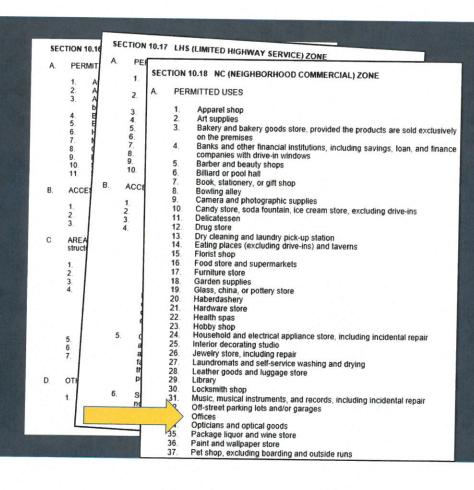
Where can I locate an office?

SE	CTION 10.	SECT	TION 10.17 LHS (LIMITED HIGHWAY SERVICE) ZONE
Α.	PERMI		PERMITTED USES
۸.	PERMI	1	
	1. A		Automotive service and repairs, providing that all business activities sha Banks and other than completely enclosed building.
	2. A 3. A		be conducted within a completely enclosed building 2. Banks and other financial institutions and other financial institutions.
	3. A 4. E 5. E 6. H	1	companies with desirable institutions, including savings
	4. E		Dry cleaning and laundry brick-up station Eating and drinking extension.
	5. E		4. Eating and dinking establishments, excluding drive-ins 5. Hotels and motels
	6. H		Hotels and motels Night clubs
	7. N		7. Police and fire stations
	9.		Service stations
	10.		9. Exercise/Fitness Fault
	11.		Can Dealership
B.	ACCE:	B. A	ACCESSORY USES
	1.	1.	
	2	2.	
	3.	3.	
С	AREA	4.	
C	struct		or hotel building, as a convenience to the occupants thereof, and their percent of the dress of the dresses of
			customers, provided that the accessory uses shall not exceed len (10) exterior advertisers diseased the percent of the gross floor area of the permitted uses in the builder.
	1.		percent of the gross floor area of the permitted uses in the building and no outside the building.
	2.		obtaine the building:
	4.		a. Barber shops
	- 1		D. Beauty shops
	- 1		d. News and confectionery stands e. Restaurants
	- 1	5.	Convenience
	5. 6.		Convenience food sales, provided in conjunction with a service station, and serving primarily as a convenience to the customers station, area utilized for the control of the customers are convenience to the customers are
	7.		and serving primarily as a convenience to the customers thereof. The facilities shall be also food items, and the required of the sale of food items, and the required of the sale of food items.
			area utilized for the sale of tood items, and the required off-street parking the subordinate in area to the service station.
D	ОТ		facilities, shall be subordinate in area to the required off-street parking the service station, for comparative purposes, shall be limited to gas pumps, required parking facilities, and storage and circulation area.
D.	011	_	darking facilities, and storage and circulation to gas
	1.	6.	Self service car washes provided in control
	- 1		Self service car washes, provided in conjunction with a service station and on-site vehicular storage areas shall be provided to sepacification and
	- 1		not exceeding a total of four (4) bays. Adequate vehicular circulation and on-site vehicular storage areas shall be provided to serve such facilities.
	_		Such facilities

Where can I locate an office?



Where can I locate an office?



			200	Reck	dential					Comn						-								
				IVE SH	renual					Comn	nercia	<u> </u>		ndustr	rial		0	ther			Spe	ecial		
USE	R-RE	R-LLS	R-CVS	R-CPS	R.U	R-M	R-MF	MHP	RC	NC	3	呈	89	=	Ŧ	MU	A	00	INST	RD	ECP	20	90	USE SPECIFIC STANDARD
Day Care Center	С	С	С	C	С	С	С	С	Р	Р	Р	p	р			р						Р	р	4.05.C.12.
Dry Cleaner					С					Р	Р	р	р	Р		Р			-	Н				4.05.C.13.
Emergency Medical Facility											p	р							ρ					1.02.0.23.
Equipment Sales, Rental, Repair									Р		р	р	Р	p									+	
Farmer's Market									Р	р	P	р				Р			p				+	4.05.022
Financial Services			\forall						P	р	Р	Р	P			р	\vdash	\dashv	-	\vdash	\dashv		-	4.05.C.14.
Funeral Home, Mortuary									P	Р	p	p	р					\dashv	р	\vdash	\dashv		+	
Gas Station			\dashv					\dashv	Р	P	P	р					\vdash	-	r		-	-	+	4.05.C.15.
Liquor Store			+		\dashv	\dashv	-	\dashv	P	P	ρ	р			\dashv	р	-	\dashv	\dashv	-	\dashv		+	4.05.C.16.
Medical Office	1		+		\dashv	\dashv		\dashv	À	P	p	D	р		\dashv	р	\dashv	\dashv	\dashv	\dashv	-	-	+	4.05.C.17.
Motor Vehicle Sales and Rental	\dashv	\dashv	\dashv		+	-	\dashv	-	Р	+	р	P		Р	\dashv	۲	\dashv	\dashv	\dashv	-	+	_	_	
Motor Vehicle Service, Major	\dashv	-	+	-	+	\dashv	-	\dashv	P	\dashv	r	Р	-	-	_	-	-	\dashv	_	-	_	4	_	4.05.C.18.
Notor Vehicle Service, Minor	+	-	+		\dashv	\dashv	-+	-	-	_	-	\dashv		P	Р	-	4	1	_	_	\perp	_	_	4.05.C.19.
Nursery / Garden Supply	+	+	+		+	-	-	\dashv	Р	Р	P	Р	_	p	_	_	_	\dashv	_	_	\perp			4.05.C.20.
Office					-				Р		P	Р		P			_			1				4.05.C.21.
Personal Services	-	-	-		-				Р	P	P	P	P	P	Р	P					P			
	+	\dashv	+		С	4	_	_	Р	P	Р	Р	P	Р		Р								
Restaurant with drive-in or drive-through										P	Р	P				Р					T			4.05.C.22

Table 4.1 Permitted and Conditional Uses																								
				Resid	dentia					Com	nercia	ı	1	ndust	rial		0	ther			Spi	ecial		
USE	R-RE	R-LLS	R-CVS	R-CPS	R-U	R-M	R-MF	MHP	RC	NC	3	H	98	n	Ŧ	MU	A	00	INST	8	ECP	20	DG	USE SPECIFIC STANDARD
Day Care Center	С	С	C	С	С	С	С	С	Р	р	P	Р	Р			Р						Р	Р	4.05.C.12.
Dry Cleaner					С					р	Р	p	р	р		р								4.05.C.13.
Emergency Medical Facility											p	р							P					
Equipment Sales, Rental, Repair									Р		P	Р	Р	р						\vdash				
Farmer's Market									Р	p	Р	р				Р			p					4.05.C.14.
Financial Services									Р	Р	Р	р	р			р.								4.03.0.24
Funeral Home, Mortuary									р	p	Р	P	р				\vdash	\dashv	p	\dashv	\dashv	-	-	
Gas Station			\neg						Р	Р	P	Р			_		\vdash	-		\dashv	\dashv	-	\dashv	4.05.C.15.
Liquor Store								\dashv	Р	Р	р	р		Н		р	\vdash	\dashv	\dashv	\dashv	\dashv		\dashv	4.05.C.16.
Medical Office			\neg		\neg			-		P	p	р	p			p	-	\dashv	-	-	+	-	-	4.05.C.17.
Motor Vehicle Sales and Rental		\neg	\dashv					\neg	Р		Р	P		p	\dashv	-	\dashv	-	-	\dashv	+	-		
Motor Vehicle Service, Major	\neg	+	\dashv		\dashv	\dashv	\dashv	\dashv	P	\dashv	-	-	-	р	p	\dashv	\dashv	-		\dashv	\dashv	-	\dashv	4.05.C.18.
Motor Vehicle Service, Minor	\dashv	\dashv	\dashv		+	\dashv	-	+	P	Р	p	р	-	Р	-	-	+	\dashv	\dashv	\dashv	+	-		4.05.C.19.
Nursery / Garden Supply	+	\dashv	p	-	P	Р	\dashv	P	\dashv	\dashv	+	\dashv	\dashv	+	+	-	-	4.05.C.20.						
Office					c			-	p	0	D	P	p	P .			-	-		-				4.05.C.21.
Personal Services	-		+		C				P	P	P	P	p		-	P	-			-	P			
Restaurant with drive-in or drive-through	\dashv	+	+	+	-	+	+	\dashv	P	-	+	-	P	P	\dashv	Р	\dashv	\dashv	-	_	_	_	_	
The street of th			\perp			\perp				P	P	Р				Р								4.05.C.22.

ARTICLE 5

DIMENSIONAL

STANDARDS

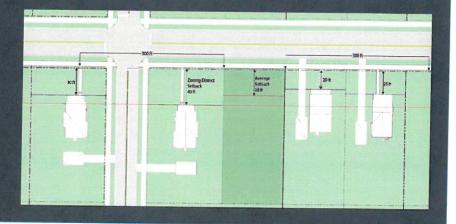
Example: "Where the average depth of existing front yards within three hundred (300) feet of the lot in question and within the same block front, is greater than the minimum front yard depth required by this ordinance, the required minimum front yard depth on such lot shall be modified to be the average depth of said existing front yards."

ARTICLE 5 DIMENSIONAL STANDARDS

A. Front Yards

- The front yard setback requirements shall be modified when nearby properties have a setback which is less than or greater than the requirement of the zoning district. These nearby properties must be:
 - a. Fronting on the same side of the street; and
 - b. On the same block; or
 - c. Within 300 feet; and
 - d. Located within the same zoning district

When this occurs, the required front yard setback shall be the average of the nearby properties.



ARTICLE 7 DESIGN STANDARDS

- Building materials
- Windows
- Orientation
- Open space
- Garages
- Patios

ARTICLE 7 DESIGN STANDARDS

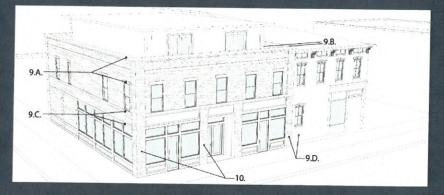
												zor	VIIN	G DI	STR	ICTS									
				RE	SIC	EN	TIA	ι		T	co	MM	ERC	IAL	T	ND	A	T			SP	ECI	AL		
"X" means that the standard is required. "-" means that the standard is not required.		N-KE	R-LLS	R-CVS	R-CPS	R-U	B.NA	R.ME	MHD	90	all all	2 2	3 3	RD	-	=	A	MU	8	INST	RD RD	g G	20	DG	gna
C. Character Standards—Residential Co To promote thoughtful residential design in eighborhoods, the following standards sh	nstru hat i	ict vil	ion I re	1																					
 Decks and patios shall only be installed on the side or rear of the house. The term "decks and patios" does not include uncovered verandas. (This standard is not in any way intended to affect handicap ramps or the use of decking materials in the creation of a traditional front porch.) 	×		x	x	x	x	x	x	x	x					•	The second secon		x	The same of the sa	The same of the sa	The second secon	Barrier Control of the Control of th	x	x	x
 Garages and carports, if provided, shall be placed flush with or behind the front wall plane of the principal structure on residential buildings. If practicable, garages shall be side or rear loading. 	x	>	()	K	x	x	x	x	x	x				THE REAL PROPERTY.	The State of the S			x		The state of the s			THE STREET STREET		x
 Garages and carports accessed by an alley shall be setback less than five feet or more than eighteen feet from the edge of pavement of the alleyway. (Applies to all residential buildings.) 		-	-		-	-		x										x		Bloom Marketing	The state of the s	-			x

ARTICLE 7

ODEVELOPMENT

STANDARDS





											Z	ONING	DIST	RICTS				N. S.			da	540		
				RESID	ENTIA	L				co	MME	CIAL		1	ND	A	SPECIAL							
"X" means that the <u>fence_type</u> is permitted. "-"_means that the fence type is not permitted. Maximum heights are in feet	R-RE	R-LLS	R-CVS	R-CPS	R-U	R-M	R-MF	MHP	RC	NC	8	HC	89	-	Ī	A	8	MU	INST	CO CO	ECP	DC	DG	2
a. Masonry walls	X	Х	X	X	Х	X	X	X	Х	X	Х	Х	Х	X	X	X	Х	Х	Х	X	X	X	×	-
Maximum Height, Front				3	feet		100		100	NAS.		4 feet			_					41	eet		-	
Maximum Height, Side				4	feet									199										1
Maximum Height, Rear				7	feet			2000				7 feet				81	eet			7.1	eet			1
b. Ornamental metal	Х	X	Х	X	X	X	Х	Х	Х	χ	X	Х	X	Х	Х	Х	X	Х	X	Х	Х	X	X	1
Maximum Height, Front				3	feet			199		328	4 feet			61	eet	Mile			4 feet		6'	4 f	ept	1
Maximum Height, Side			05,01	4	eet			1		7						8 fe	et							1
Maximum Height, Rear				71	eet		419					7 feet								710	eet			9
. Woven wire, including chain ink	Х	X	X	x	Х	Х	X	Х	х	Х	X	Х	Х	X	X	Х	χ				Х			or Final Development Plan
Maximum Height, Front						DE S						4 feet							9898		6'			Deve
Maximum Height, Side				41	eet					0.8						8 fe	et				7'			opr
Maximum Height, Rear				71	eet							7 feet									7"			nent
. Wood, more than 50% open	X	Х	Χ	X	Х	X	Х	Х	Х	χ	Х	Х	Х	х	X	X	Х	x I	x	X	X	x	×	Plan
Maximum Height, Front		YEL		31	eet	140					4 feet			6 fe	et	1990				4 fe	et		E GI) De
Maximum Height, Side		344		4 f	eet				1	R						8 fe	et	4/1						app
Maximum Height, Rear	DEB.			7 f	eet							feet .								7 fe	et			rove
. Wood, less than 50% open	X	Х	Х	X	X	Х	Х	Х	X	Х	X	X	Х	Х	X	х	X	x	χT	X	x	x	Y	O Or
Maximum Height, Front												feet								4 fe	et			out the
Maximum Height, Side				4 fe	et		636										1							Con
Maximum Height, Rear		Design		7 fe	et				7 feet							8 fee	et	7 feet						Cep

Туре	Description	Example Photos
Masonry walls	Masonry walls may be made of brick, concrete block, stone, or a combination of such materials. Unfinished concrete block may not be used as a facing material. These walls may be used on many types of building sites to provide privacy, stabilize terraces, secure pets and children, and delineate or set off landscape features.	
Ornamental metal	Decorative metal fencing that has a pattern with a minimum 80 percent or more open. This fencing is most often used in urban areas and small lot subdivisions where the need to balance access control with visibility exists.	

LANDSCAPE SCREENING & BUFFERING

	Section	ZONING DISTRICTS																							
				R	ESIE	EN	TIAL			T	CON	ME	RCI	AL	1	ND	A	T			SP	PECI	AL		
"X" means that the standard is required. "-" means that the standard is not required.		R-RE	R-LLS	R-CVS	R-CPS	R-U	R-M	R-MF	MHP	RC	NC	8	HC	89	2	Ŧ	A	MU	8	INST	RD	0	2	2 2	3
Interior Site Landscaping			-	-	_	_	_	-	_	_	385		100	_				1	L	1	T	1	1	L	1
Interior Plantings ¹		X	X	X	X	×	X	X	X	X	X	x	x	x	x	x	1.	Tx	T _x	x	×	Tx	Τ.	Τ.	Т
Entryway Planting ¹		X	x	×	X	×	X	×	x	×	x	x	x	x	x	x		x	×	×	×	v	+	+	+
Development Perimeter Landscape					_			-	_				-	-	-			I.	1	1	1_	1^	1	T.	1
New Construction ^{2,3}		X	x	x	X	×	x	x	x	X	x	x	x	×	×	×		Y	×	v	×	Ty	Tv	Tv	T
Expansion ^{2, 3}		x	×	×	×	×	v	×	v	v	v	v	v	~	~	~		-	-	-	-	1	1	1	+
Parking Lot Landscape		-			1 ^						^	^	^	^	^	^	Ŀ	_^	^	^			T.	×	1
Parking Lot & Islands			_		-			x	×	x	x	x	x	×	×	×		x	v	V	V	T _v	X	×	T
Perimeter Landscape ⁴								x	x	x	x	X	X	X	X	X		x	X	×	X	X	-	+	+
Parking Garage Landscape										¥	v	x	X	x	X	~		x	^	^	^	Ĥ	X	-	+
Buffer Yards	N ESCON									^		^	^	^	^	^	-	^	۰	-	-	Ŀ		X	Ŀ
Highway ^{5, 6}		X	x	x	x	×	x	x	×			. 1						V	~	v	V	V	V	V	T
BP, RD, ECP Districts ^{5, 6}		X	X	X	x	x	x	×	Y	×	x	x	x		x	×	X	x	X	^	^	^	X	X	+
Non-Residential Use Not Otherwise Listed ^{5, 6}		x	x	x	x	x	x	x	x	x		1	x	x	-	-			×	×	×	x	X	X)
Civic Uses ^{5, 6}		x	x	x	x	X	x	x	x	-		-	_			-									
Residential ^{5, 6}		-	-		-		-	X	X	X		-	x	x	x		X	x	x	x	X	X	X	x	,
Alternative Buffer Yard Plan ^{5, 6, 7}		X	x	X	X	X	x	X	X	x	x	-	×	Y	Y	v	Ŷ	Ŷ	Ĵ	Ŷ	Ŷ	÷	^	x	,
treet Trees			-1	_	-						-			^1	^1		7		<u> </u>				^	^	_
Interstate & State Highway			-	-	-	-	-	-	-	-		-	-		. T		. 1		1	T		. 1			Г
Arterial & Collector Streets ⁷		X	x	X	x	x	x	x	x	x	X :	x	x	x	x	x	x	x	X	x	X	X	х	X)
Local Streets ⁷		X	x	X	x	x	X	x	x	X	X	K I	X	x	x	x	x	x	x	x	x	x	×	-	,
ree Preservation					_	1	-	-				-			1		1	-1					~		-

Parking Perimeter Perimeter Lanscaping Lanscaping Buffer Yard **LANDSCAPE** Parking Landscaping Median Island-**SCREENING** & BUFFERING Foundation / Foundation Planting - Planting Street Tree Planting

ARTICLE 8
NATURAL
RESOURCE AND
ENVIRONMENTAL
STANDARDS

- Hillside Development Standards
- Stream and Water Quality Buffers
- Flood Protection Development Standards
- Storm Water Management
- Green Development, Infill, and Grayfield Development
- Viewshed Protection
- Light, Odor, Noise, Dust,
 Vibration, Debris and Glare
- Excavation, Movement of Soil, Tree Removal, and Erosion and Sedimentation Control

ARTICLE 10
PARKING &
LOADING
STANDARDS

A reduction in parking requirements may be granted through one of the following:

- Shared or fleet parking
- Electric vehicle charging stations
- Bicycle parking
- Public parking
- On-street parking
- Parking study



ARTICLE 11 SIGNS

					Maximum		Min. Se	etback (ft)	
Sign Type	Districts	Maximum Number Allowed	Maximum Sign Height (ft)	Max. Sign Width (ft)	Area (saft unless otherwise stated)	Illumination	Street	Other Property Line	
Entrance, non- residential	All (R) districts	1 per entrance	NA	NA	4	Internal only	NA	NA	
building	ВР	1 per entrance	NA	NA	6	Internal only	NA	NA	
Hanging	All except (R) districts	1 per entrance	NA	2	2	None	NA	NA	
	The lowest	part of the sign	must be a minin	num of eig	ht feet above a pedest	rian way (e.g. sidewalk)			
Projecting	DC, DG, CC, NC	1 per street front per business with a ground floor entrance	NA	NA	5 percent of the square footage of the façade or 36 sq. ft.	None	NA	NA	
	The r	owest part of t naximum proj t-side edge of	ection of the	sign is si	x feet or two-third	above a pedestrian s of the distance fro	way (e.g. som the faça	idewalk) de to the	
Canopy/Awning	All except (R) districts	1 per entrance	NA	NA	10	None	NA	NA	
	 Signs 	may only be le	ocated on the	e vertical	portion (valence).	way (e.g. sidewalk).			
Vlarquee	DC, DG	1 per street front	NA	NA	200	Internal only	NA	NA	

ARTICLE 11 SIGNS

Attached	Canopy/Awning Sign - A sign painted on, woven in, or attached to a canopy or awning. Canopies and awnings are roof-like covers that project from the wall of a building providing cover over a door, window, or patio or, in the case of canopies, are freestanding for the purposes of shielding from the elements such as over a service station island or sidewalk. Canopies and awnings may be made of fabric, plastic, or metal. The terms canopy and awning signs do not include marquee signs.	
Attached or detached		Lavel Demontary School street of the last state

ARTICLE 13 PROCESSES & PROCEDURES

13.01 General Application Requirements

13.02 Development Plan Review

13.03 Map Amendments

13.04 Text Amendments

13.05 Appeals

13.06 Non-Conforming Uses

13.07 Variances

13.08 Conditional Use Permits

13.09 Certificates of Zoning Compliance

13.10 Zoning Permits

13.11 Enforcement

13.12 Fees

PHASE 1:
Auditing your ordinance

PHASE 2:
Crafting a Blueprint

PHASE 2:
Crafting a Blueprint

PHASE 3:
Tailoring the Blueprint

Finalize review of the draft
Create subarea drafts of the Blueprint
Encourage communities to work together tailoring their draft codes
Work with legislative bodies

TAKE Z21 ON THE ROAD

- February April
- Overview with legislative body

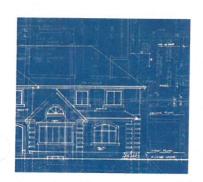
What that means

CRAFT A BLUEPRINT FOR EACH SUBAREA

- Staff to begin tailoring
- Urban, First-ring Suburb, Suburban, Rural

TAILOR A DRAFT FOR YOUR COMMUNITY

- · Decide who should be involved
- Work together with other communities
- Make it your own



Zoning for the 21st Century: Blueprint Code

QUESTIONS?