

PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT	
PROJECT NAME: Division of Town into Districts	Town Council Meeting Date: 2-13-2018
Case Number: ZTA-4-2018	Applicant: Town of Windosr
Project Status: <input type="checkbox"/> Preliminary Sketch <input type="checkbox"/> Conditional Use <input type="checkbox"/> Preliminary Plat Rezoning <input type="checkbox"/> Final Plat <input type="checkbox"/> Concept Plan <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/> Vacation	Owner: NA
	Location: NA
	Voting District: NA
	Parcel Number: NA
	Total Site Area: NA
	Site Area Developed: NA
Existing Structures: NA	CBPA: NA
Flood Hazard: Zone X	Additional Site Data: NA
Current Zoning: NA	
Action Request: Approval	
	Staff: G. Mitchell Date: 1-25-2016

Prior Actions / Case History

Re-zonings: NA
Conditional Use Permit: NA
Variances: NA
Subdivisions: NA
Other Data: NA

INTRODUCTION:

In each district of the land development ordinance, is a brief introduction or statement of intent for the district. Staff has taken that language and placed it in the section 160-37 where the districts are listed. Additionally, using section 160-60 staff has inserted the density as outlined in the ordinance. Also, where appropriate such as in commercial or industrial districts staff has inserted a floor area ratio (FAR) which adds some required open space on parcels in these districts. This is especially important as we move to be consistent with the Bay act and other environmental programs mandated by the Commonwealth. There is a paper attached explaining FAR.

ANALYSIS

This text amendment summarizes the intent and purpose of each district while also specifying densities and floor area ratios of each zoning district in a single location make the use of the ordinance more efficient and its administration more straight forward and clear.

STAFF RECOMMENDATION

To forward this text amendment to the Town Council with a favorable recommendation (see attached paper).

PLANNING COMMISSION ACTION:

The Planning Commission held the public hearing and with no one speaking closed the hearing. The Commission discussed the proposed amendment and believed that it was promoting public necessity, convenience, general welfare and good zoning practice would be served by its adoption. Therefore, the Commission moved ZTA-4-2018, to the Council with a favorable recommendation on a unanimous vote.

PLANNING COMMISSION PAPER

AT THE REGULAR MEETING HELD, WEDNESDAY, JANUARY 24, 2018 AT THE WINDSOR MUNICIPAL CENTER

The ordinance amendment adds Section 160-37 Division of Town into Districts by adding a brief description and statement of intent along with density requirements for each district. Whereas, the Windsor Planning Commission finds that public necessity, convenience, general welfare and good zoning practice would be served by the recommending approval of Zoning Text Amendment 4-2018, aka 2018 ZTA-4-2018;

And,

Now, therefore be it resolved that the Windsor Planning Commission hereby recommends approval of Zoning Text Amendment 4-2018, aka ZTA-4-2018 and forwards the amendment to the Town Council with a favorable recommendation in accordance with §15.2-2200 of the Code of Virginia, 1950 as amended.

MOVED BY: _____ **SECONDED BY:** _____

	AYE	NAY		AYE	NAY
MR. BROWN	<u> X </u>	___	MR. LYNCH	<u> X </u>	___
MS. WILLIAMS	<u> X </u>	___	MR. WILLIS	<u> X </u>	___
MR. EDWARDS	<u> X </u>	___	MR. STUBBS	<u> X </u>	___
MR. MARSHALL	<u> X </u>	___			

ADOPTED BY _____  or TABLED FOR _____

Section 160-37 Division of Town into Districts

ZA-4-2017 – Description and Intent of the Town's zoning districts including density requirements. The density numbers are based on specifications in Section 160-60 of the ordinance. The statement of intent and description is taken from the various sections of the ordinance..

<u>R-1</u>	<u>Single Family Residential (R-1) - The intent of the R-1 Residential District is to encourage residential neighborhoods and to stabilize and protect the essential character of such neighborhoods. The regulations for the district tend to protect against encroachment of commercial, industrial, and other uses likely to generate noise, crowds, and concentrations of traffic, light, dust, odors, smoke, or other obnoxious influences. No abandoned vehicles are permitted. Farm animals are prohibited. The maximum density is 2.9 dwelling units per acre.</u>
<u>LDR</u>	<u>Low-Density Residential - (Formerly the R-4 Low Density Residential District). The intent of the LDR District is to provide a certain area of land with the necessary zoning to provide development opportunities for less dense residential housing. The primary use of the district is to provide a transition district from the more rural uses in the nearby areas of Isle of Wight County and the higher density uses in the core of the Town of Windsor. The maximum density is 0.719 dwelling units per acre.</u>
<u>MHP</u>	<u>Manufactured Home Park (MHP) - The intent of the MHP District is to allow for the use of manufactured homes within areas of the Town to provide affordable housing for the citizens of the Town of Windsor. The manufactured home parks are to be compatible or must be made compatible with adjacent land uses. The maximum density is 5.8 dwelling units per acre.</u>
<u>HDR</u>	<u>High Density Residential District (HDR) - The intent of the HDR District is to allow the development of multifamily/townhouse housing alternatives within the Town boundaries. The maximum density is 5 dwelling units per acre and be increased to 10 dwelling units per acre via a Conditional Use Permit.</u>
<u>PD</u>	<u>Planned Development - The intent of the Planned Unit Development District is to encourage a mixture of compatible residential, commercial and industrial uses in a unified fashion to create vibrant communities and neighborhoods. Maximum flexibility is encouraged in the planning and implementation stages of such PUD's. Because of the high degree of flexibility, such developments are encouraged to proffer a maximum degree of detail as to the location, type, size and compatibility of the various activities and uses. The maximum density is 8.17 dwelling units an acre.</u>

<u>A-1</u>	<u>General Agricultural - There are within the Town of Windsor certain lands used for farming and/or the raising of certain types of livestock; and since land is kept from urban development by these uses; and since the conservation of such land as open rural area is deemed desirable and needed, this district is established to identify these lands and to distinguish them from urbanized single-family residential districts. The district is established to separate distinctly different uses to promote the general health, safety, and welfare of both the occupants of this district and of other districts within the Town of Windsor. The maximum density is 0.2 dwelling units per acre.</u>
<u>C -1</u>	<u>This Conservation district is established to protect environmentally fragile or significant areas. The specific purpose of this district is to prevent water pollution, control areas prone to soil erosion, protect watersheds, wetlands and forests, and to reduce the hazards associated with floods and fire. These areas are characterized by various open space uses such as forests, farmlands, wetlands, water bodies, parks and recreation areas. Uses which are not consistent with the existing character of these areas are not permitted. Generally, subdivisions of land within the Conservation district shall be discouraged. No dwelling units of any type shall be permitted.</u>
<u>P</u>	<u>Public - The public district is for the purpose of providing appropriate locations for public facilities such as offices and schools. Often these types of land uses are needed to be placed within residential areas. Therefore, great care should be exercised in determining the appropriate location of Public Districts. There is no specified density.</u>
<u>B-1</u>	<u>General Business - This district covers that portion of the Town intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, newspaper offices, restaurants, taverns, garages, and service stations. There is no specified density.</u>
<u>MUOD</u>	<u>Mixed Use Overlay District - The intent of the overlay is to provide for the maximum flexibility in the meshing of compatible land uses and spur revitalization of the area known as Old Town Windsor. This includes mixed use buildings offering affordable apartments and dwellings on upper floors while allowing for more commercial and office space on the lower floor. The maximum density is 6 dwelling units per acre.</u>

<u>B-2</u>	<u>Restricted Business - The intent of the Restricted Business District B-2 is to provide the same land use opportunities as those in the General Business District B-1 while preserving the residential flavor of residential neighborhoods that are in transition to business usage. All open spaces shall be controlled in such a manner that it will not be a detriment to the adjoining residential property or to the neighborhood in general. There is no specified density.</u>
<u>M-1</u>	<u>General Industrial - The primary purpose of this district is to establish an area where the primary use of land is for industrial uses. These uses may create some noise, dust or other nuisances and may not be compatible with residential, institutional, and commercial service establishments. There is no specified density.</u>
<u>FLOD</u>	<u>Flood Plain Overlay District – The intent of this chapter is to: Promote general health, welfare, and safety of the community; encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future; minimize danger to the public health, safety by protecting water supply, sanitary sewage and natural drainage; reduce financial burdens imposed on the community, its governmental units, and its resident by preventing the unwise design and construction of development in areas subject to flooding. There is no specified density.</u>
<u>CBOD</u>	<u>Chesapeake Bay Overlay District - This section is enacted to implement Chapter 10.1-2100 of the Code of Virginia, 1950 as amended with the purpose of the overlay district to: protect the existing high-quality state waters; restore all other state to a condition or quality that will permit all reasonable public uses and will support the propagation and growth of all aquatic life, which might be reasonably expected to inhabit them; safeguard clear waters of the Commonwealth from pollution; prevent increase in pollution; and promote water resource conservation in order to provide for the health, safety, and welfare of present and future citizens of the Town of Windsor. There is no specified density.</u>

These last 2 districts and the C-1 District will be added to the ordinance in the coming month but are provided here for consistency.

	R-1 Single-Family Residential
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	LDR Low Density Residential
	MHP Manufactured Home Park
	HDR High Density Residential District
	O-R Office Residential
	PUD Planned Unit Development
	A-1 General Agricultural
	P Public