

R-1 Zoning in Progress
10/11/2021



Timeline

Workshops

Planning Commission-March 2, 2021

Village Council-April 8, 2021; May 13, 2021

Ordinance

Planning Commission-June 8, 2021

1st Reading Village Council-July 8, 2021 (Tabled)

1st Reading Village Council-August 12, 2021

Ad Hoc Committee Appointments-August 26, 2021

Ad Hoc Review-September 20, 2021

1st Reading-October 11, 2021

2nd Reading-October 28 (**Anticipated**)

Ad Hoc Meeting Summary

At the August 12th hearing, Village Council tabled consideration of the ZIP Ordinance and requested that an Ad-Hoc Committee be appointed on August 26th. The Council requested that the Ad-Hoc Committee review the proposed ZIP Ordinance and make a recommendation.

On September 20, 2021, the Ad-Hoc Committee met to review staff's proposed ZIP Code Standards.

The meeting was attended by approximately five residents, four of the residents spoke in opposition to the Ordinance.

Ad Hoc Recommendations

The Ad Hoc Committee voted 6-1 to recommend approval of staff's recommendations regarding the minimum landscaped area and restrictions on 2nd story floor area.

The Ad Hoc Committee opted to make the building height standard less restrictive, recommending that it be increased to 35' for gable, hip, gambrel, and shed roofs, but remain at 30' for flat roofs.

Recommendation #1

Require minimum landscaped area:

-35% for one-story homes

-40% for two-story homes

-All single-family homes (both one and two story) shall provide a minimum landscaped area of fifty percent (50%) in the required twenty-five foot (25') front yard setback.

Properties with frontage along collector roads (Lighthouse Drive and Prosperity Farms Road) shall provide a minimum landscaped area of forty percent (40%) in the required twenty-five foot (25') front setback. Properties that have an irregular lot shape, meaning a lot which is not close to rectangular or square, and in which the width of the property at the front property line is less than seventy-five (75) feet shall provide a minimum landscaped area of twenty-five percent (25%) in the required twenty-five foot (25') front setback.

Definition: For the purposes of this subsection, the term minimum landscaped area shall mean a pervious landscaped area unencumbered by structures, buildings, paved or grass parking lots, sidewalks, pools, decks, or any impervious surface. Landscape material shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, or decorative rock or bark.

Recommendation #2

All single-family homes shall be limited to two stories and thirty feet (30') in height for flat roofs and thirty-five feet (35') feet for all other types of roofs, including gable, hip, gambrel and shed roofs.

For the purposes of this subsection, height shall be measured from the average elevation of the existing grade prior to land alteration for properties outside of special flood hazard areas and from the required design elevation for properties within special flood hazard areas. Height shall be measured to the highest point of the following:

- (1) the coping of a flat roof and the deck lines on a mansard roof;
- (2) the average height level between the eaves and roof ridges or peak for gable, hip or gambrel roofs;
- (3) the average height between high and low points for a shed roof.

Decorative architectural elements, chimneys, mechanical equipment, non-habitable cupolas, elevator shafts or similar appurtenances shall be excluded from the foregoing height restrictions.

Recommendation #3

The floor area of the second story of a single-family home shall be limited to seventy-five percent (75%) of the floor area of the first story

For the purposes of this subsection, floor area shall mean all usable floor space within the exterior walls of a structure and shall include roofed patios or balconies for the second story.

Deviation Process

The Ad Hoc Committee recommended eliminating the proposed administrative deviation that would have allowed staff to approve projects that met the general intent of the ZIP, but minimally exceeded the ZIP standards.

The Ad Hoc Committee did not like staff having to make those type of determinations.

Staff would like to propose the creation of a deviation or waiver process that would allow property owners to go before the Planning Commission if they do not meet the ZIP standards. If Council is in support, a draft of the proposal can come back on 2nd reading.