

# Public hearing for Zoning Ordinance amendments to the MAC

(Nov. 21, 2016)

- **Red Text:** 7/11 Council recommended
- **Yellow Highlighted Red Text:** Newly edited per Planning Commission

# Sec. 18-95.3 - Procedure for MAC Zone Designation

Applications for a rezoning to the MAC Zone shall be accompanied by an existing conditions plan prepared by a registered engineer or certified land surveyor authorized by the commonwealth to practice as such and a concept plan or, at the applicant's option, a formal site plan prepared in accordance with article 25 and concurrently processed, a multi-modal transportation impact analysis, unless waived by the Director of Public Works, and a set of color elevations depicting the development's appearance from each of the four cardinal directions, and color, isometric, 3D renderings of the development and surrounding buildings from each of the four cardinal directions.



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- a. The existing conditions plan shall include but not be limited to the following:
  - 1. Boundary outline of the subject property;
  - 2. Existing planimetric information (mapping features) on the subject property;
  - 3. Names and route numbers of all boundary roads or streets, centerline, and the width of the existing rights-of-way;
  - 4. Existing topography with 2' contours;
  - 5. Existing utility easements;
  - 6. Structures within 200 feet of the proposed structure or use;
  - 7. Existing landscaping and treed areas; and
  - 8. Scale, north arrow, and date

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b. The concept plan shall include but not be limited to the following:

1. Vicinity map;
2. Total area of property in square feet and acres;
3. Tax map parcel or legal description of the subject property;
4. Conceptual grading with 2' contours and directional arrows depicting overland drainage of the proposed site and surrounding areas;
5. Scale, north arrow, and date;
6. Adjacent owner names, zoning, and use;
7. Vehicular and pedestrian points of access to the property;
8. Existing and proposed utility easements;
9. Conceptual sewer and water connections to each proposed structure;
10. Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams, and approximate water surface elevation for design storms, if applicable;
11. Existing and proposed structures, total number of dwelling units by type and breakdown with number of bedrooms;

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- b. The concept plan shall include the following:
  - 12. General plans of each floor with proposed uses and dimensions;
  - 13. Required yards and height and proposed setbacks and building heights, both in tabular form and graphically shown on the layout plan;
  - 14. Environmental and historical features;
  - 15. Structures within 200 feet of the proposed structure or use;
  - 16. Existing and proposed landscaping, screening, specimen trees, and buffering;
  - 17. Tree save areas, which include individual trees and groupings;
  - 18. Lighting plan depicting general location of lighting fixtures and general lighting distribution pattern;
  - 19. Open space and impervious area plan with specific types of open spaces shown and listed in tabular form with corresponding square footage;
  - 20. Parking plan;
  - 21. Commercial vehicle turning movements;
  - 22. Additional information as required by the Director of Planning and Zoning and Director of Public Works

# Sec. 18-95.3 - Procedure for MAC Zone Designation

C. After receipt from the zoning administrator, the board of architectural review shall review the **existing conditions plan**, proposed **concept plan, or formal site plan, 3D renderings**, and elevations and make a recommendation to the Town Council regarding compliance with the requirements of article 13.1.

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E. If the zoning map amendment application is approved by the Town Council, the proposed development shall be subject to site plan approval, **to be approved by Town Council, with recommendation from the planning commission**, in accordance with article 25 of this chapter.

## Sec. 18-95.7 - Front yards on side streets area requirements

C. 1. a. The minimum front yard shall be the distance necessary to ensure **eleven fifteen** linear feet between the face of the curb and the edge of the front building wall.

## Sec. 18-95.7 - Side yard requirements

D. 4. Building abuts a street or right-of-way; ~~Eleven Fifteen~~ feet between the face of curb and the edge of the building wall.

## Sec. 18-95.7 - Rear yard area requirements

E. Minimum rear yard: 20 feet when the development abuts a ~~single-family residential lot~~ residential lot or development; ten feet in all other instances.

## Sec. 18-95.8 - Encroachments into Required Yards

A. Open upper-story balconies, exterior stairways, **stoops**, fire escapes, and access ramps for the disabled may extend up to five feet within any required yard, but may not encroach into a sidewalk to a point where the sidewalk has less than five feet of clearance.

## Sec. 18-95.8 - Encroachments into Required Yards

C. Sills, entablatures, uncovered porches, ~~stoops~~, decks, patios, or terraces shall not extend into a required yard by more than one foot.

## Sec. 18-95.10 - Off-street Parking and Loading Requirements – B1. Parking Location

B. 1. Off-street surface parking lots shall not be located between Maple Avenue and a building. ~~located within 300 feet or less from the Maple Avenue right of way, unless the building is two or more stories in height.~~

# Off-street Parking and Loading Requirements – B1. Parking Location

- a. ~~When allowed between the building and Maple Avenue, off street surface parking lots shall be limited to a single loaded bay that does not exceed the building's façade width by more than 15 percent, as shown in Figure 18-95.10.1, Off street Parking Location.~~
- b. ~~A five foot minimum width sidewalk shall be required along the front building façade.~~
- c. ~~A six foot landscape strip shall be provided between Zone Two and the off street parking lot.~~

# Off-street Parking and Loading Requirements – B1. Parking Location

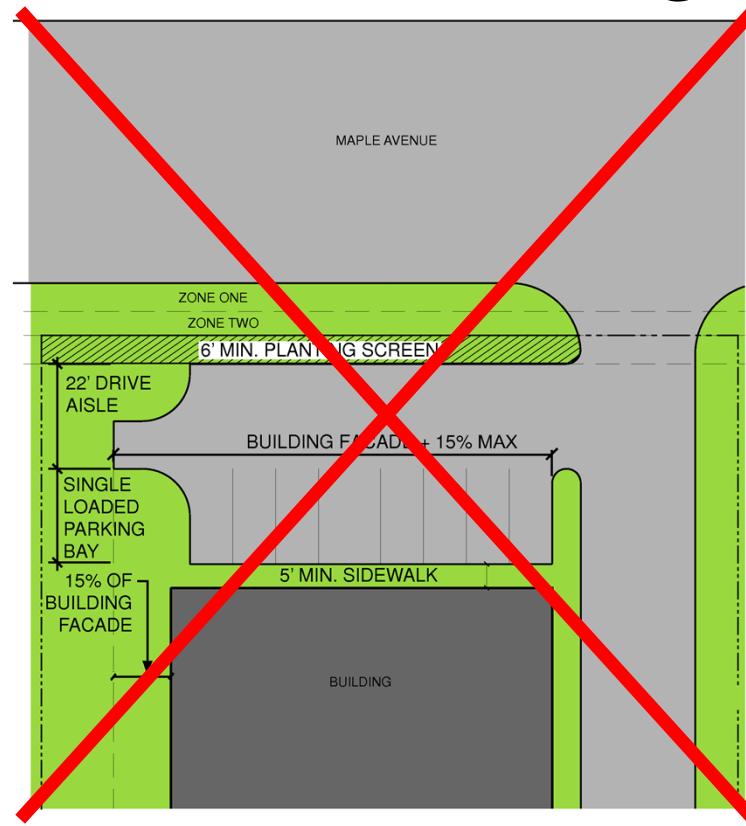


Figure 18-95.10.1

## Sec. 18-95.10 - Off-street Parking and Loading Requirements – F. Bicycle Parking

a. Bicycle parking facilities shall be conveniently located and publically accessible, but in no case shall such facilities be located more than ~~150~~ 75 feet from the primary building entrance. This standard shall not apply to **the long-term** bicycle parking spaces in weather-protected rooms or cages with controlled access for bicycle users **required for residential uses or for additional spaces beyond the required spaces for commercial uses.**

# Sec. 18-95.12 - Landscaping Standards

## Sec. 18-95.12.B.5.c

At least 25% of required trees and other landscaping shall be evergreens or flowering trees to provide seasonal color.

## Sec. 18-95.12 - Landscaping Standards – C. Street Trees

C. Street trees: Street trees along ~~Maple Avenue~~ all adjacent public streets shall be required between the curb and the sidewalk, in accordance with the following standards:

# Sec. 18-95.12 - Landscaping Standards

**E. All landscape requirements shall be reviewed and approved by the Town Arborist.**

## Sec. 18-95.13 - Open Space Set-asides

Development shall set aside a minimum of ~~ten~~ fifteen percent of the total development area as an open space set-aside in accordance with the following standards:

## Sec. 18-95.14 - Site Development Standards. Transparency

F. 1. At least 50 percent of the ground floor façade, **not including parking garage openings**, facing a street shall be comprised of visually permeable doors or windows, as shown in Figure 18-95.14.8, Transparency.

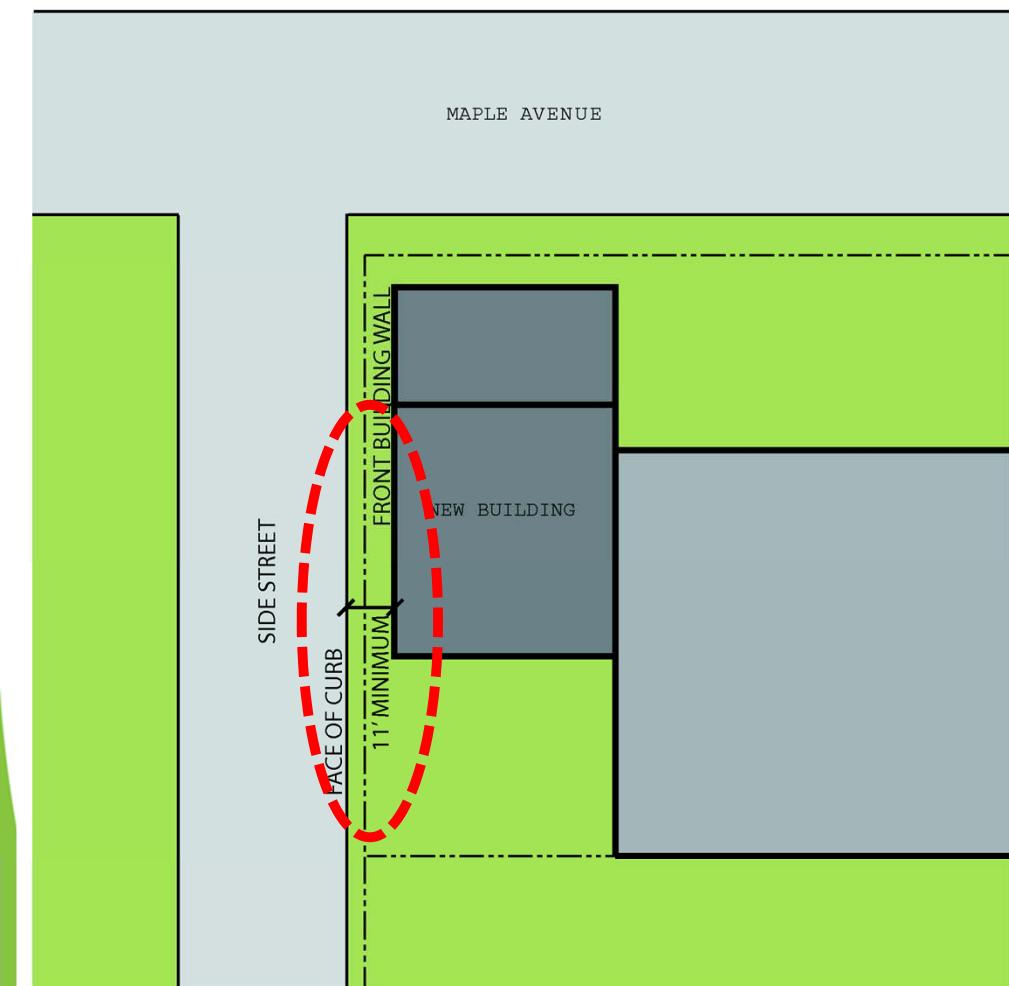


Figure 18-95.7.2

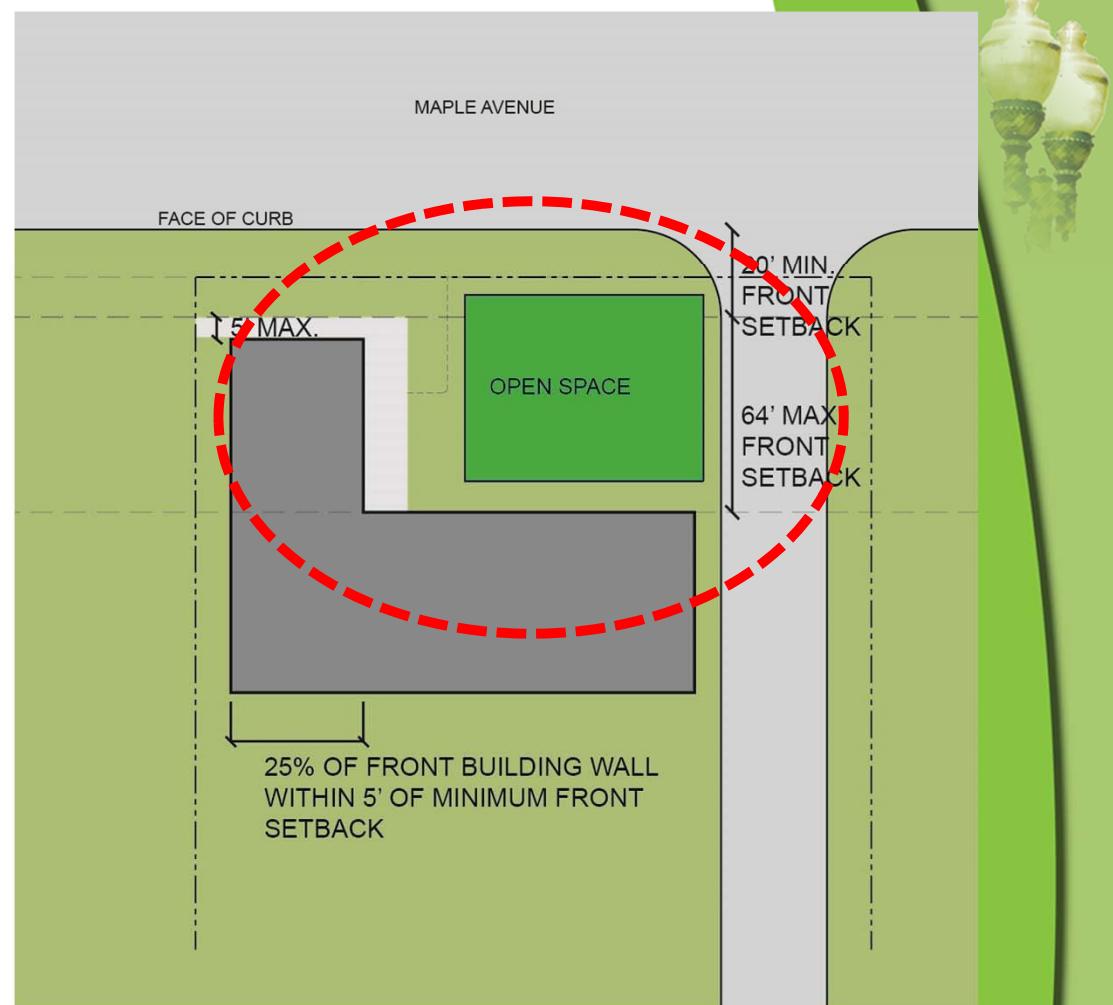
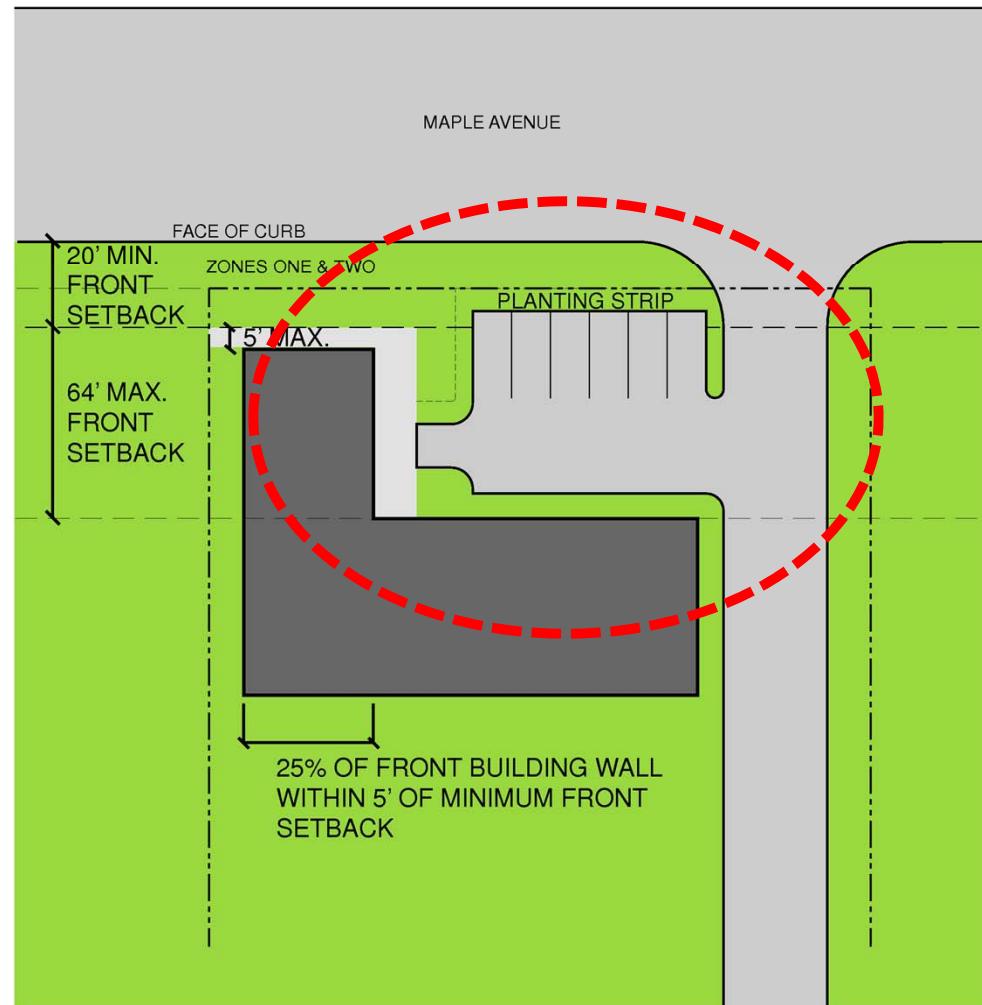


Figure 18-95.14.4

# Sec. 18-95.16 - Neighborhood Compatibility

## B. Building Height

2. No building or portion of a building within 130 feet of a single-family rear setback line or 107 feet of a single-family side or corner setback line shall exceed 35 feet in height. ~~However, per Section 18-164, penthouses and other roof structures are permitted above the 35 feet height limit.~~

## Sec. 18-95.19 - Incentives

Provision of transit facilities (e.g., designated park-and-ride parking spaces, bus shelters\*, bicycle share facilities or similar features)

**\*Note: The location and installation of the bus shelter shall receive an agreement of the pertinent transit authorities before the rezoning approval.**