

ADDITIONAL CONSIDERATIONS

To complete the calibration exercise as we (the Planning Commission see it) we added this Additional Considerations category of non-focus area items that need further attention. As of July 21, 2022 these items are:

- Develop preliminary quantitative factors (e.g., building height, open space ratio, floor area ratio, etc.) for each land use in each Focus Area. These would be estimates of the By-Right and the Maximum values. This may not be that difficult to do since we've just discussed each Focus
- Describe the forms and uses that could be expected in the Institutional & Government land use areas/Institutional & Public Use zoning districts. Perhaps do the same in Parks & Open Space land use category, and the Agricultural Conservancy/Commercial, Planned Development Housing and Transitional zoning districts.

- Develop preliminary versions of By-Right and Special Exception/Special Use Permit (SE/SUP) uses in each Focus Area. Each Focus Area champion should draft their own list.

- Distinguish between the Single-Family Detached Traditional and the Single-Family Detached Suburban forms.

- Rationalize and to the extent possible standardize regulations for parking in developments, including differences, if any, between public and private streets.

ZONECO RESPONSE

Each of the quantitative factors were discussed in each of Focus Area's tab of this document.

Institutional & Government/Institutional & Public Use: Primary and secondary schools, civic centers, government offices, public works storage sites, parks, higher education institutions, government administration and research centers, jails and prisons, courts, animal control services and shelters, social service agencies, churches, teen centers, libraries, cemeteries, parking lots for staff and guests, and public utility facilities

Parks & Open Space: Nature preserves, passive recreation (walking, sitting, and hiking), active recreation (organized sports), skateparks, playgrounds, golf, frisbee golf, pickleball courts, community gardens, cemeteries, storage sheds for maintenance equipment, bathroom and shower facilities, parking lots for visitors, pavilions, gazebos, spectator stands, and concession stands

Agricultural Conservancy/Commercial: agriculture, nature preserves, demonstration farms, agritourism, equestrian centers, agricultural processing (winemaking, dairy product processing, etc.), agricultural good storage (grain elevators), event venues in farm settings (e.g., wedding venue at vineyard), farm-to-table dining establishments, farm tour interpretive centers, agricultural research operations, farm dwellings, and parking for staff and guests

Planned Development Housing: single-family detached housing, single-family attached housing, duplex, triplex, quadraplex, apartment housing, townhouse housing, senior housing, assisted living facilities, nursing homes, group homes, laundry facilities, churches, parks, playgrounds, pools, nature preserves, community gardens, model homes, and parking for residents, staff, and guests

Transitional: single-family detached housing, group home, agricultural, agritourism uses, community gardens, equestrian centers, churches, nature preserves, parks, buildings for agricultural use or parks use, parking for staff, residents, or guests, agricultural good storage, and public utility facilities

The uses in each Focus Area will be based off of the use tables in the gap analyses.

The single-family detached traditional will have narrower lots, often 25-35 feet in width, whereas the single-family detached suburban has wider lots, often 50-60 feet in width. The single-family detached traditional will prioritize vehicle access to detached garages that face the alleyway, whereas the single-family detached suburban will have vehicle access to attached garages, with driveways originating at the public street. The single-family detached traditional often has front setbacks of 15-70 feet and side setbacks of 3-10 feet, whereas single-family detached suburban often has front setbacks of 25-100 feet and side setbacks of 5-20 feet.

In many districts (those specified in the tables in this document), parking is proposed to be in only the rear or the side of the principal structure. This regulation elevates the dominance of structures on the landscape, over cars and car-use areas, such as parking. Parking would be permitted between private streets and buildings, however, such as internal to a shopping center or corporate campus.