

# KEY ISSUES & DIAGNOSTICS

City of Verona Zoning and Sign Ordinance Update

Plan Commission Workshop #2

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**HL**  
HOUSEAL  
LAVIGNE

Ancel  
Glink

DIAMOND BUSH  
DiCIANNI  
& KRAFTHOFER

# Memo Outline

- Summary of issues identified during public outreach process.
- Proposed Zoning and Sign Ordinance structure.
- Preliminary recommendations for the Zoning and Sign Ordinance.

# Outreach Summary

- not easily searchable
- comprehensive index is needed
- sustainability options should be incorporated
- too many different zoning classifications
- requirement for one underground space per multifamily unit drives up the cost of development
- variances are not used; relies on the PUD process
- regulations are set by precedent and are not codified
- code needs flexibility
- amount of required parking is too high
- compact parking spaces should be permitted
- Downtown Overlay district should be reexamined, and the boundary reduced

# Proposed Ordinance Structure

Article 1. General Provisions

Article 2. Definitions

Article 3. Establishment of Zoning  
Districts

Article 4. Specific District Standards

Article 5. Specific Use Standards

Article 6. General Development Standards

Article 7. Sign Standards

Article 8. Planned Unit Development  
Standards

Article 9. Administration and Enforcement  
Standards

# Preliminary Recommendations Highlights

- Accessory dwelling units
- Small-scale and lower intensity multiunit development
- Parking
- Landscaping
- Drive-throughs
- Planned Unit Developments

# **ACCESSORY DWELLING UNITS**

Add accessory dwelling units as a conditional use in the Residential Development land use category.

# Accessory Dwelling Units

## EXAMPLE PROVISIONS

- **Occupancy.** The primary structure shall be the primary residence of the owner of the property.
- **Type.** Accessory dwelling units shall be internal or attached to the principal structure. Detached accessory dwelling units shall be prohibited.
- **Size.** Accessory dwelling units shall not be greater than eight hundred (800) square feet or fifty (50) percent of the size of the principle structure, whichever is less.
- **Location.** Attached accessory dwelling units shall be located to the rear of the primary structure.
- **Location of Entrances.** Only one entrance shall be located on the front façade of the primary structure. Entrances to accessory dwelling units must be located on the side or rear façade.

# Accessory Dwelling Units

## EXAMPLE PROVISIONS CNTD.

- **Driveways.** Both the primary structure and the accessory dwelling unit shall be served by one common driveway connecting the accessory dwelling unit to a public or private road.
- **Parking.** One (1) parking space shall be provided for the exclusive use of the accessory dwelling unit. This space shall be in addition to the parking space(s) required for the primary structure. The parking space shall not be located in the required front yard setback. A tandem parking space (one car parked behind another) with the spaces required for the primary structure shall be prohibited.
- **Architecture.** Accessory dwelling units shall be similar in character to the primary structure and to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.

# SMALL-SCALE AND LOWER INTENSITY MULTIUNIT DEVELOPMENT

Enhance and expand the conditional use regulations for the Apartment and Multiplex Residential Development land use subcategory to apply to both multiunit buildings and multiunit complexes.

# Multiunit Dwelling, Building EXAMPLE PROVISIONS

- **Orientation.** The main entrance to a multiple-unit dwelling, building shall face the primary street.
- **Location of Parking.** All off-street parking shall be located in the rear of buildings.
- **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
- **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
- **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
- **Quality Materials.** Exterior building materials shall be traditional, time- and weather- tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

# Multiunit Dwelling, Complex

## EXAMPLE PROVISIONS

- **Site Organization.** Buildings shall be arranged, and site circulation shall be designed to create a sense of a public realm by framing and defining open spaces, street frontages, and amenities.
- **Compact Design.** Buildings and other site improvements shall be clustered to maximize stormwater absorption.
- **Orientation.** Buildings orientation shall reinforce site circulation patterns, open space patterns, and connections to other buildings on site.
- **Location of Parking.** Parking shall be integrated into the overall site design to minimize impact, reduce the loss of trees, and to be visually concealed from rights-of-way.
- **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.

# Multiunit Dwelling, Complex

## EXAMPLE PROVISIONS CNTD.

- **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
- **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
- **Quality Materials.** Exterior building materials shall be traditional, time- and weather- tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.
- **Open Spaces.** A minimum of fifteen (15) percent of the site shall be developed as usable open space, shall be sited to preserve natural site features and be integrated with the buildings and site circulation to provide common outdoor amenities and gathering places.

# MINIMUM OFF-STREET PARKING REQUIREMENTS

The standards should be updated to reflect industry standard. For example, all employee, patron, or other variable-based requirements should be revised so that they are based on fixed elements such as gross floor area.

# MAXIMUM OFF-STREET PARKING REQUIREMENTS

Maximum parking requirements ensure that uses are not over-parked, which can contribute to stormwater runoff and diminish the appearance and development potential of the City. Developers should have the option to contest maximum parking requirements through an administrative approval process by submitting a parking demand study that justifies the request.

# MULTIUNIT UNDERGROUND PARKING

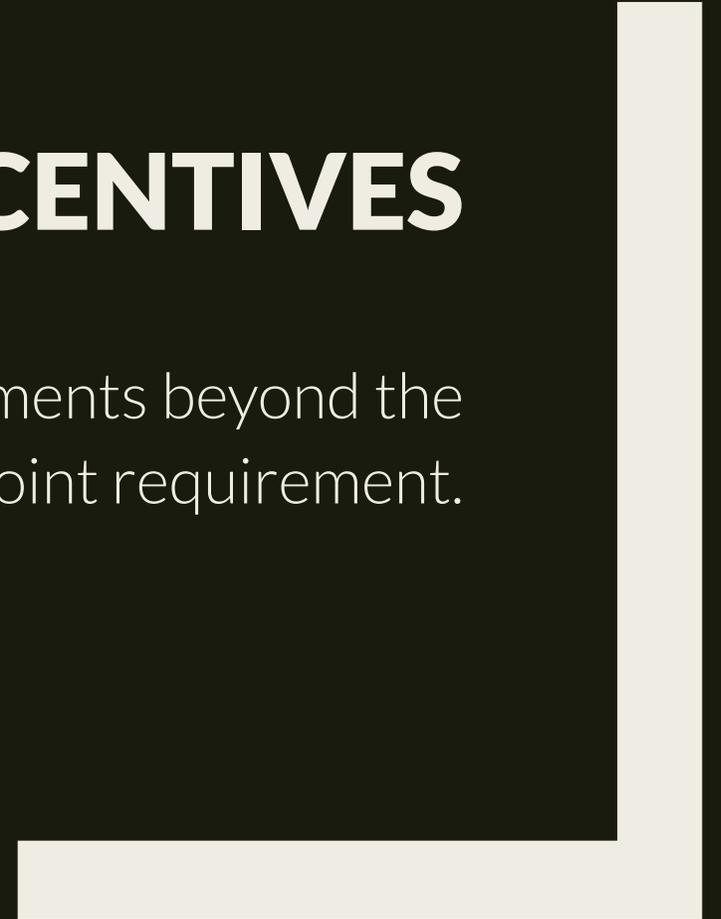
The City currently requires that one underground parking space be required per multiunit dwelling. It is recommended that the City codify this practice.

# OFF-STREET LOADING REQUIREMENTS

Consider allowing the number of loading spaces be left to the discretion of the developer, provided they are adequately screened and buffered and do not interfere with the public use of parking circulation areas, streets, alleys, or sidewalks.

# LANDSCAPING INCENTIVES

Incentives should be included to install landscape elements beyond the minimum point requirement.



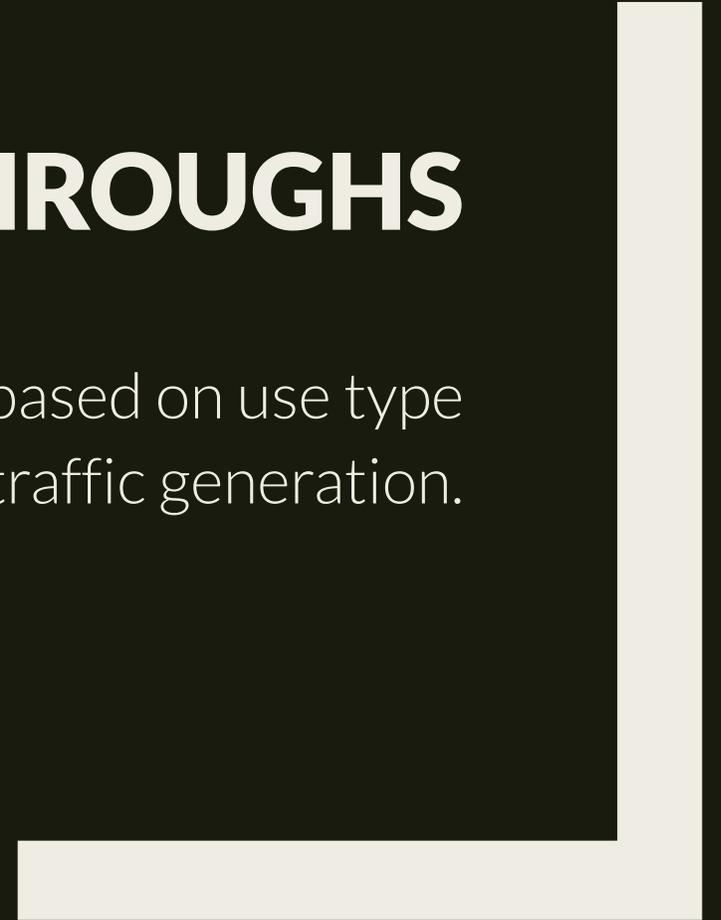
# Landscaping Incentives

## EXAMPLES

- **Stormwater Fee Discount:** Require a stormwater fee that is based on impervious surface area. If property owners reduce need for service by reducing impervious area and the volume of runoff discharged from the property, the municipality reduces the fee.
- **Development Incentives:** Offered to developers during the process of applying for development permits. Examples include zoning upgrades, expedited permitting, reduced stormwater requirements and increases in floor area ratios.
- **Grants:** Provide direct funding to property owners and/or community groups for implementing a range of green infrastructure projects and practices.
- **Rebates & Installation Financing:** Provide funding, tax credits, or reimbursements to property owners who install specific practices. Often focused on practices needed in certain areas or neighborhoods
- **Awards & Recognition Programs:** Provide marketing opportunities and public outreach for exemplary projects. May include monetary awards.

# DRIVE-THROUGHS

Update drive-through stacking length requirements based on use type and projected traffic generation.



# Drive-Throughs

## EXAMPLE PROVISIONS

### General Requirements.

- Drive-throughs shall be permitted a maximum of two (2) menu boards with a combined maximum area of eighty (80) square feet. Each menu board shall not exceed sixty (60) square feet in area and ten (10) feet in height. Menu boards may utilize electronic message boards for 100 percent of the permitted menu board area and must follow all regulations of Section X.X
- Stacking spaces and lanes for drive through stations shall not impede on- and off-street traffic movement, are not to cross or pass through off-street parking areas and are not to impede pedestrian access to a public entrance of a building.
- Drive-through lanes are to be separated from off-street parking areas. Individual lanes are to be striped, marked, or otherwise distinctly delineated.
- Approach lanes for drive-through facilities are to have the following minimum dimensions:
  - *18 feet in width*
  - *36 feet in length*

# Drive-Throughs

## EXAMPLE PROVISIONS CNTD.

Requirements by Use.

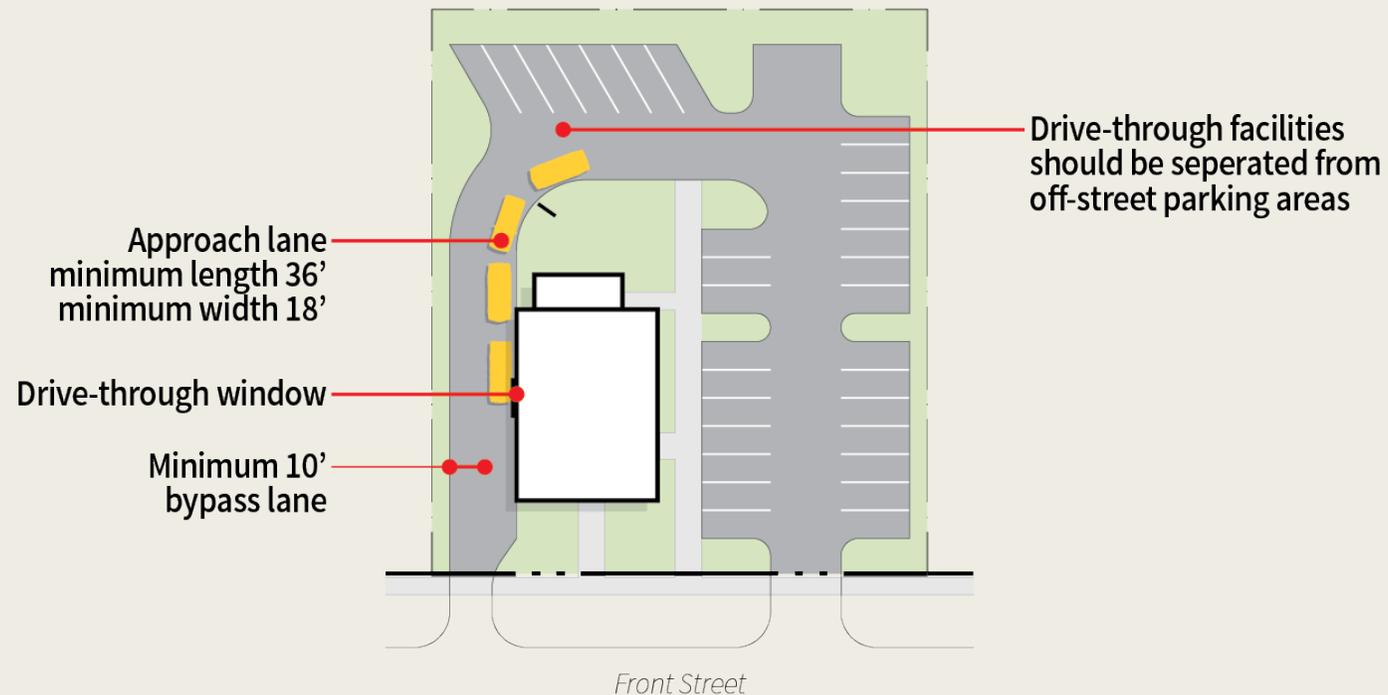
Table 4-13(B) Drive Through Stacking Space Requirements		
Use	Minimum Stack	Measure From
Automated Teller Machine	2 per machine	teller machine
Bank Teller Lane	2 per lane	teller or window
Restaurant	6 per order box	order box (1)
Carwash Stall, Automatic	5 per stall	stall entrance
Carwash Stall, Manual	2 per stall	stall entrance
Oil Change Shop	2 per service bay	service bay entrance
Pharmacy	4 per lane	machine or window
(1) Four of the required stacking spaces are to be located between the order-box and pick up window, including the stacking space at the order box.		

# Drive-Throughs

## EXAMPLE PROVISIONS CNTD.

### Stacking Spaces for Drive-Through Facilities

4.6.6(2)



# PLANNED UNIT DEVELOPMENTS

Revise the PUD provisions to streamline the process, allow for more approvals at the administrative level such as site plan review, and to clarify the purpose of a PUD as opposed to other types of zoning relief.

# Project Next Steps

- Next Draft Deliverable
  - *Article 3: Establishment of Zoning Districts*
  - *Article 4: Specific District Standards*
- Subsequent Draft Deliverable
  - *Article 5: Specific Use Standards*
  - *Article 6: General Development Standards*
  - *Article 7: Sign Standards*
- Final Draft Deliverable
  - *Article 8: Planned Unit Development Standards*
  - *Article 9: Administration and Enforcement Standards*

# QUESTIONS & DISCUSSION

