

# Zachary UDC Update July 2019 Discussion Draft Review Presentation

Planning and Zoning Commission Discussion Work Session  
September 2019

Updates on Slide 14 and Slide 15



# Key Themes of UDC Group 1 Updates

- Remove Comprehensive Plan Designations from UDC
- Simplify Use Tables
- Simplify and Reformat Commercial Uses and Commercial Development Standards
- Rename *CS – Commercial Suburban* to *CN – Commercial Neighborhood*
- New Commercial District *CC – Commercial Corridor*
- Update Commercial Parking Standards
- Update (Commercial-related) Definitions

# What Did Not Change (In This Update Group)?

- Residential and subdivision standards
- Industrial and temporary use standards
- Landscaping and signage
- Administrative processes
- Zoning map

# Article 1 Updates Summary

- Section 1.201 Zoning Districts
  - Removed Comprehensive Plan descriptions
  - Changed CS *Commercial Suburban* to CN *Commercial Neighborhood*
    - Remove “suburban reference”
    - Encourage commercial with limited impacts to adjacent residential
  - Added CC *Commercial Corridor* District – goal: create a middle ground commercial district that is less intense than CG, but still allows for appropriate commercial use
  - No changes to zoning map – CS will convert to CN
  - In other sections of UDC, unless a change was made – CN and CC will follow CS standards

# Article 1 Updates Summary

- Table 1.303
  - Conditional Uses: Removed *L*, *L(T)*, *L(E)* – replaced with *C* or removed – City Council approval still required
  - Alcohol Beverages Sales – Conditional in commercial districts with new standards
  - Art Gallery Studio
  - Bar and Brewery
  - Campground (moved)
  - Commercial Amusement/Recreation, Indoor (moved and edited)
  - Commercial Amusement/Recreation, Outdoor (moved and edited)

# Article 1 Updates Summary

- Table 1.303 (cont.)
  - Distillery
  - Financial Institution
  - Gas Station
  - Hotel (change from Commercial Lodging)
  - Mini-Warehouse/Self Storage (change/move from Self-Storage)
  - Nursery or Greenhouse (moved)
  - Parks and Playgrounds
  - Pawn Shop
  - Restaurants (Café, Fast Food, Standard)

# Article 1 Updates Summary

- Table 1.303 (cont.)
  - Tattoo Parlor
  - Truck Stop
  - Commercial Amusement and Recreation (removed from four districts)
- Table 1.304
  - Adult Uses (moved to special uses)
  - Private Residential Recreation Facilities

# Article 1 Updates Summary

- Table 1.404
  - Simplified Table.... 6 columns table...now 2 column table
  - New Standards for: Alcohol, Bar, all Restaurants, Restaurants specifically in CN (most impacts on adjacent residential), Gas Station, Truck Stop
- Other Minor Use Standards
  - Garage sale
  - Sidewalk Sales and Farmers Markets



# Article 2 Updates Summary

- Removed density, min. development size, FAR, other minimum/maximum requirements from commercial uses.....
- Outside of the Neighborhood Commercial (CN) District (limited to less than 5,000 sf).....If an owner/developer meets all of the development requirements (parking, landscaping, buffers, street access, drainage, subdivision infrastructure standards, etc.) ..... the size of the commercial development should be left up to the owner/developer

# Article 2 Updates Summary

- Table 2.204
  - Simplified Tables – removed columns
  - Replaced Min. LSR (landscape surface ratio) with Min. Permeable Open Space --- no longer need to calculate multiple ratios
  - Deleted all development size min and max except for non-residential uses in CN

# Article 2 Updates Summary

- Sec 2.205 Nonresidential Lot Regulations
  - Moved section and table from Sec. 2.600, so that non-residential lot standards will appeal right after non-residential development standards in the UDC
  - Simplified table and standardized regulations – example: in CG commercial retail, office/lodging, services, and all other uses will now have the same development standards
  - Note: still have lot width, yard, and height limitations in most districts

# Article 9 Parking, Loading, Access, and Lighting Summary

- Updated commercial parking standards based on updated uses in Article 1 and Article 2

# Article 18 Definitions Summary

- Sec. 18.204 – updated commercial uses and use definitions to match updates in Article 1 and Article 2
- General definition additions and updates

# Updates After August Workshop

- General edits, formatting and layout
- Reception Facility definition and standards
- Private Club definition and standards
- Park and Playground (Public) definition and standards
- Private Residential Recreation Facility definition and standard
- Conditional Use/with standards for non-hard surface parking lots

# Next Steps

- September 8, 2019 Planning and Zoning Public Hearing and Recommendation on Sept 2019 DRAFT
- September 24, 2019 Zachary City Council Public Hearing on Sept 2019 DRAFT
- Continue work on Group 2 Updates --- focus on residential standards and subdivision process
- October 2019 Workshop on Group 2 Updates
- November 2019 Workshop on Group 2 Updates

# Comments and Feedback – Thank You!!!

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