



ZONING REGULATIONS REVIEW

November 5, 2013

Subtitle B



RECOMMENDATION



Subtitle B: DEFINITIONS

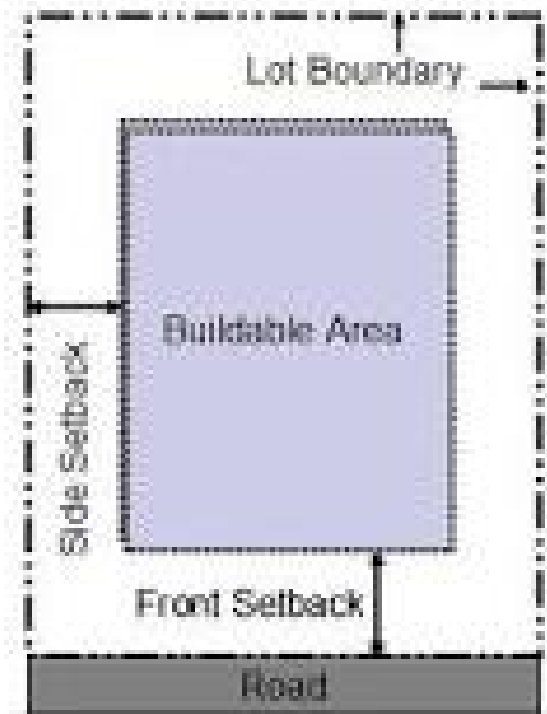
ZC Consideration to date:

Case Number	Public Hearing	Guidance Public Meeting
Case 08-06A Height and Uses	Sept 20, 2010	Dec 8, 2008 (proposed action) February 7, 2011 (final action)
Case 08-06-14 - Definitions – Med and High Density Resid	Dec 9, 2010	Jan 10, 2011
Case 08-06-9 – Sustainability	May 21, 2009	Jun 22, 2009
Case 08-06-6 – PDR	Nov 20, 2008	Jan 12, 2009
Case 08-06-5 - Uses	Oct 23, 2008	Dec 8, 2008

Subtitle B: DEFINITIONS

ZC Guidance

- Setbacks
- *Redefine yards as setbacks. Requirement for “setbacks from property lines” instead of “yards.” Define side setback standards to apply to any portion of a building that is set back from the side lot line.*



ZC Guidance

YARDS

- [Yard, Front:](#) *An exterior space, open from the ground to the sky, between all street lot lines and the building façades of the main building facing those street lot lines.*
- [Yard, Side:](#) *An exterior space, open from the ground to the sky, between a side lot line and the building façade of the main building facing that lot line.*
- [Yard, Rear:](#) *An exterior space, open from the ground up to the sky, between a rear lot line or lines and the nearest building façade, of the main building.*

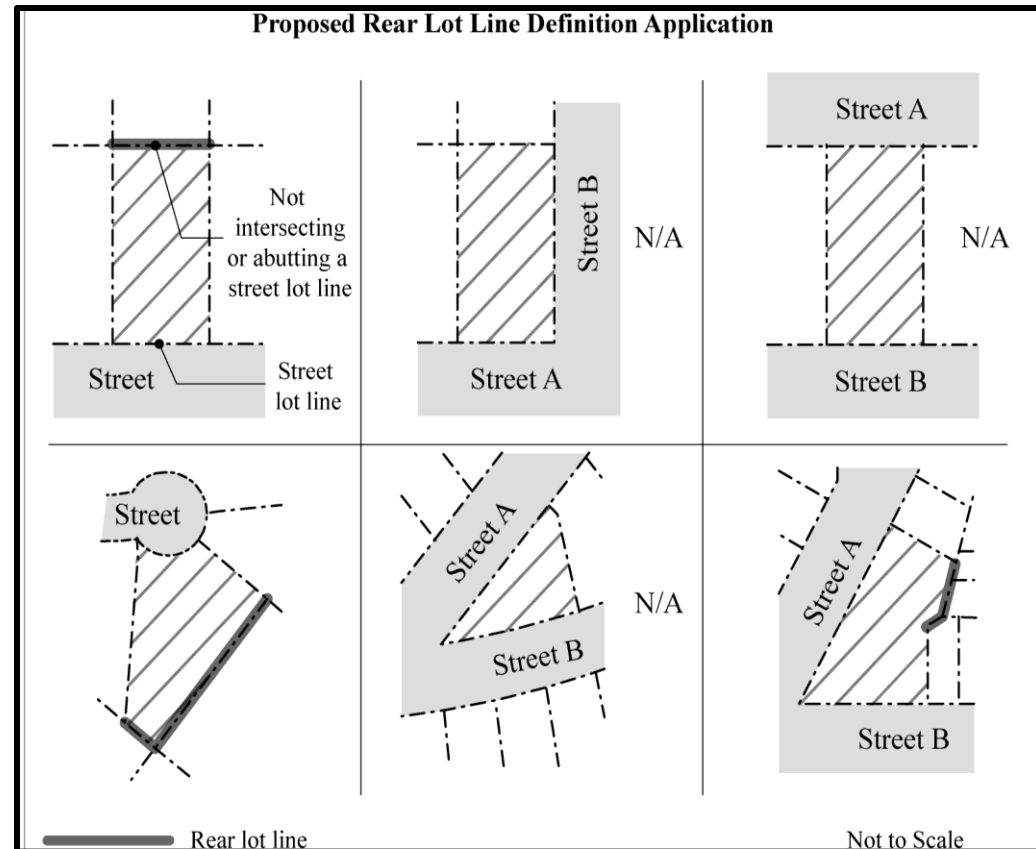
ZC Guidance

- Courts
 - *Redefine courts as “courtyards”;*
- Lot Occupancy
 - *Eliminate narrow courts and side yards from lot occupancy calculations.*
- Lot Line
 - *Redefine lot lines as “A single straight or curved line segment forming a boundary of a lot.”*
- Street Lot Line
 - *Eliminate reference to “street frontage” and use the term “street lot line” as defined as “a lot line that abuts a street.”*
- SIDE Lot line
 - *A lot line that intersects a street lot line.*

ZC Guidance

- *Define*

- ***REAR Lot line** = A lot line that does not intersect a street lot line or abut a street.*

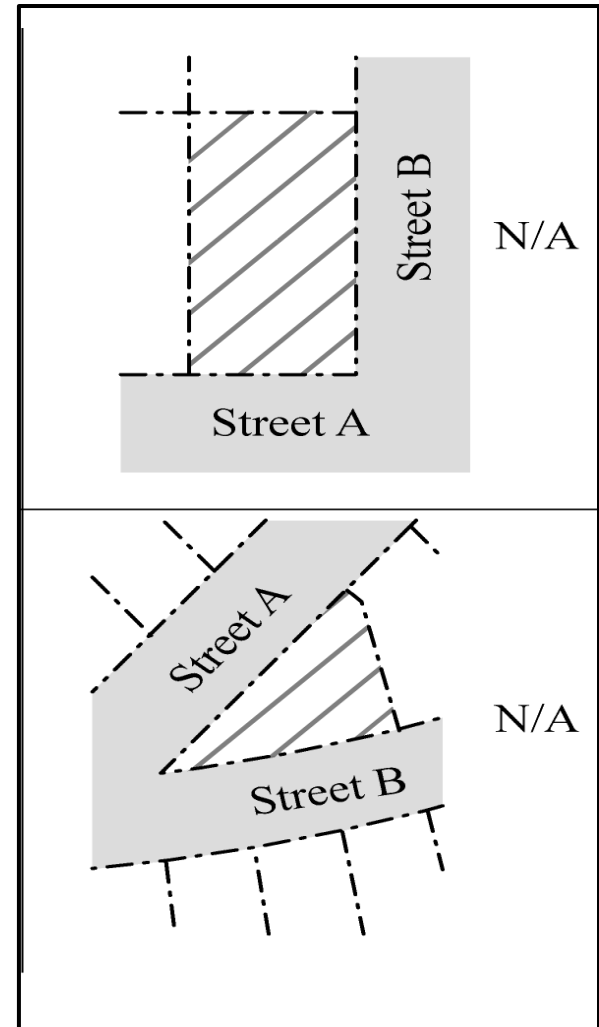


ZC Guidance

Remove definitions for corner lots and triangular lots.

TEXT: Reinstated Corner Lot at Zoning Administrator's request

Lot, Corner: A lot bounded on two or more intersecting sides by street lot lines, provided that the angle of intersection is less than 135° .



New Definitions: Flag Lot and Dormer

- Inserted at Zoning Administrator's request
- FLAG LOT: A lot so shaped that the main portion of the lot area does not front onto a street, other than by connection of a narrow strip of land used solely or primarily for access purposes.
- DORMER: A projection built out from a sloping roof, usually housing a vertical window or ventilating louver. The highest point of the dormer shall be no higher than the ridge of the portion of the building's roof where the dormer is located.

ZC Guidance:

- **Individual Food Sales:**
- Allow produce sales stands in residential and mixed use districts as a temporary use. Ensure realistic definition for temporary use and limitations on size.
- Temporary Use is defined in B § 100.3
- **Local Food Production**
- Remove potential zoning barriers to food production and gardening, including community gardens, roof-top gardens, and composting, in all zones

New Definition Farmers Market:

- *A temporary market, open to the public for no charge, held in an open area where groups of individual sellers offer for sale to the public such items as agricultural produce, seasonal fruits and vegetables, fresh flowers, meats, eggs and honey that they produce or grow; items for sale may also include items made from the agricultural produce such as baked goods, jams, jelly, and sausages; sales are customarily made from temporary booths or vehicles located on site.*



New Definitions: Cottage Food

- A food product made in compliance with the Cottage Food Act and that is sold at a farmer's market or other public venues
- A business that:
 - Produces or packages cottage food products in a residential kitchen;
 - Sells according to the Cottage Food Act and Dept of Health regs;
 - Annual revenues from cottage foods does not exceed \$25,000.



ZC Guidance: Use Groups

- *Consolidate existing lists of uses throughout the code into limited set of use categories.*
- Initial 2010 Groups = 29
- 9/9/13 Draft Use Group = 35
- **NEW GROUPS**
 - Service = General and Financial
 - Institutional = General and Religious-based
 - Government = Local and Large
 - Education = University, Public and Private
 - Agriculture = Large and Residential

CLARIFICATION- Eating and Drinking

- Fast Food, Restaurant Establishment:
- ...includes ~~a drive-through~~, trash receptacles located in the dining area for self-bussing of tables, seating for customers, ~~a lack of any seating, or~~ and food served on disposable tableware.
- **Fast Food, Drive-through: A fast food restaurant that includes a drive-through and may not provide customer seating.**

