



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: January 21, 2014
Item No.: 9
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: Old Business

Summary:

1. The County Administrator will discuss with the Planning Commission moving forward with the proposed amendments to the Zoning Ordinance.
2. Other old business.

Attachments: Proposed Amendments to County Zoning Ordinance

Recommendation: To Be Determined.

Motion _____
Second _____
Porterfield _____

Mason _____
Townsend _____
Jenkins _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Terry _____

Proposed Amendments to the County Zoning Ordinance

These proposed amendments are based on years of evaluation of Zoning Uses by District.

Agriculture Conservation - AI

Add the following uses '**by-right**':

- G Garden Center (commercial)

Add the following uses '**by-right**' with **Use & Design Standards**:

- G Clubs (civic)

Add the following Uses by '**Special Use Permit**':

- G Assisted Care Residence (civic- should it be residential?)
- G Correction Facilities (civic)
- G Life Care Facility (civic)
- G Nursing Home (civic)
- G Automobile Rental/ Leasing (commercial)
- G Flea Market (commercial)
- G Scrap & Salvage Services (Industrial)
- G Aviation Facilities (Miscellaneous)

Add the following Uses by '**Special Use Permit**' with **Use & Design Standards**:

- G Auto Dealership, Used (commercial)

Uses which require further discussion to determine whether to include in the AI district and in which category above to include them:

- G Truck Yard (commercial)

Agriculture Residential- A2

Add the following uses '**by-right**':

Add the following Uses by '**Special Use Permit**':

- G Automobile Rental/ Leasing (Commercial)
- G Hotel/ Motel/ Motor Lodge (Commercial)
- G Scrap & Salvage Services (Industrial)
- G Restaurant (Commercial)

Low Density Residential- RI

There are presently no RI districts in the county.

Add the following Uses by '**Special Use Permit**':

- G Assisted Care Residence (Residential)

General Residential- R2

R2 is found inside the 460-Bypass.

Add the following Uses by '**Special Use Permit**':

- G Assisted Care Residence (Residential)

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Medium Density Residential- R3

Presently the only R3 district is the parcel where the Worsham School Lofts is located. It is the only zoning district which permits Multi-family Dwelling use.

Add the following Uses by 'Special Use Permit':

- G Assisted Care Residence (Residential)

General Commercial- C1

Add the following Uses by 'Special Use Permit':

- G Scrap & salvage Services (Industrial Use type)
- G

College Residential- CR

Add the following Uses by 'Special Use Permit' with Use & Design Standards:

- G Multi-family Dwelling (residential use type)

Village Center - VC

Add the following uses 'by-right':

- G Farm Stand (Agricultural)
- G Family Day Care Home (residential/civic / commercial)
- G Post Office (civic)
- G Agricultural Services (Commercial Use)
- G Assembly Hall (commercial)
- G Funeral Services (commercial)
- G Garden Center (commercial)
- G Studio, Fine Arts (commercial)

Add the following uses 'by-right' with Use & Design Standards:

- G Accessory Apartment (residential)
- G Bed & Breakfast (commercial)

Add the following Uses by 'Special Use Permit':

- G Two Family Dwelling "Duplex" (residential)
- G Assisted Care Residence (residential)
- G Communication Services (commercial) (radio, tv, recording studios, etc)
- G Flea Market (commercial)
- G Hotel/Motel/Motor Lodge (commercial)
- G Laundry (commercial)
- G Veterinary Hospital / Clinic (commercial)

Add the following Uses by 'Special Use Permit' with Use & Design Standards:

- G Multi-family Dwelling (residential)
- G Townhouse (residential)
- G Outdoor Gathering (commercial)

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Minimum Setback Requirements for Accessory Structures:

Presently the Zoning Ordinance requires no minimum setback for accessory structures in Zoning Districts other than Commercial, Industrial, and College Residential. At the December 17, 2013 meeting the Commission approved a change as follows:

In Agricultural Conservation District (A-1) amend Section 2-100.5, B,2 to require minimum setbacks of 75' for the front yard, and 5' minimum setbacks for both side and rear yards. The same setback requirements were also approved for the Agricultural Residential (A-2) district.

In the General Industrial, College Residential, Village Center, and C1 districts there are no front yard requirements and a 5' setback for side and rear yards. Residential districts have no front, side or rear yard setback requirements

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USE TYPE by CATEGORY

- G Move "Family Day Care Home" out of Residential Use Type and into Civic Use or Commercial Use.
- G Move Assisted Care Residence out of Civic Use Type and into Residential Use Type.
- G Are Halfway House, Life Care Facility, and Nursing Home Civic Use Types? (Would Commercial? Residential? Use Types better describe these uses?)

FAMILY DAY CARE HOME- A single family dwelling in which more than five but less than 10 **individuals, are received for care, protection and guidance during only part of a twenty-four hour day. Individuals related by blood, legal adoption or marriage to the person who maintains the home shall not be counted towards this total. The care of 5 or less individuals for portions of a day shall be considered a home occupation.**

HALFWAYHOUSE- An establishment providing **residential accommodations, rehabilitation, counseling, and supervision to persons suffering from alcohol or drug addiction, to persons reentering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders or circumstances.**

NURSING HOME- A use providing bed care and in-patient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding a facility providing care for alcoholism, drug addiction, mental **disease, or communicable disease. Nursing homes have doctors or licensed nurses on duty.**

ASSISTED CARE RESIDENCE - An establishment that provides shelter and services which may include **meals, housekeeping, and personal care assistance primarily for the elderly. Residents are able to maintain a semi-independent life style, not requiring the more extensive care of a nursing home. Residents will, at a minimum, need assistance with at least one of the following: medication management, meal preparation, housekeeping, money management, or** Personal hygiene. At least one nurse's aide is typically on duty, with medical staff available when needed.

LIFE CARE FACILITY- A residential facility primarily for the continuing care of the elderly, providing for transitional housing progressing from **independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home type care where all related uses are located on the same lot. Such facility may include other services integral to the personal and therapeutic care of the residents.**