



'SPECIAL CALLED'

PLANNING COMMISSION MEETING MINUTES SUMMARY
STONECREST CITY HALL'S *ZOOM-Video** MEETING, 6:00 PM
June 22, 2021

I. Call to Order

The Vice Chairman called the **'SPECIAL CALLED'** Planning Commission meeting to order on Tuesday, June 22, 2021, at 6:04 PM via *ZOOM-Video** meeting. The Vice Chairman read the Rules and Procedures for the Planning Commission Meetings and Public Hearings.

II. Roll Call

The presiding official at the June 22, 2021, meeting was Commissioner/Vice Chairman JW Eady. Commissioner/Chairman Eric Hubbard had an excused absent and was not present. Commissioner Joyce Walker, Pearl Hollis, and Lisa Wright were present. There was a quorum. Planning & Zoning Director Jim Summerbell and Attorney Michael Huening were present.

III. Approval of Minutes

The Planning Commission Meeting Minutes Summary dated April 6, 2021.

Vice Chairman Eady called for a motion.

Commissioner Lisa Wright motioned to APPROVE the Planning Commission Meeting Minutes Summary dated April 6, 2021. Commissioner Pearl Hollis seconded the motion. The motion was unanimously **APPROVED**.

IV. Old Business: None

V. New Business

1. Public Hearing(s):

LAND USE PETITION: TMOD 21-001 Stonecrest Code of Ordinances, Update of Outdated Code References
PETITIONER: Planning & Zoning Department
LOCATION: City-wide

Proposed amendment: Text amendments to update outdated code references in the Zoning Ordinance and other city codes in City Code of Ordinances to the former City Comprehensive Plan, to old city staff titles, and certain county boards and committees and the city does not have.

Planning & Zoning Director Jim Summerbell presented the PowerPoint for PETITION TMOD 21-001, outdated code references. The definitions and regulations related to permitted uses are very confusing and the issues are being addressed. View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**).

Staff recommended that all direct references to particular character areas in the code be removed. Recommend Approval of TMOD 21-001 to the City Council.

The Vice Chairman asked for a motion.

Commissioner Wright motioned to APPROVE PETITION TMOD 21-001 with the staff recommendations and changing of wordings. Commissioner Hollis seconded the motion. The vote was unanimously **APPROVED**.

LAND USE PETITION: TMOD 21-002 Stonecrest Zoning Ordinance, Modifications to Child and Personal Care Home Supplemental Use Regulations
PETITIONER: Planning & Zoning Department
LOCATION: City-wide

Proposed amendment: Revision to the Home Occupation- Sec. 4.2.31. Child and Personal Care Home – Sec 4.2.41 regulations and Definitions Article 9

Planning & Zoning Director Jim Summerbell presented the PowerPoint for PETITION TMOD 21-002 to modify Articles 4 and 9 of the Zoning Ordinance and to other necessary changes identified by Council and staff. View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**). Staff recommended Approval of TMOD 21-002.

Mr. Summerbell spoke on *Sec. 4.2.41.-Personal care homes, and child caring institutions, A. Personal care homes, general requirements, 1. "...the state license application must reside in the personal care home. If owned by an individual, the individual owner must reside in the group personal care home."* Currently there are 62 Personal Care Homes in Stonecrest. Owner(s) must live in the place, on the property, in order to operate a personal care home. View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**).

Mr. Summerbell spoke on *Sec. 4.2.41.-Personal care homes, and child caring institutions, D. Child Care Home, and Child Care Facility general requirements, 1. "...the state license application must reside in the child care home, facility. If owned by an individual, the individual owner must reside in the childcare facility, and 2. "...No child care home or child care facility shall be located within 1,250 feet of another child care home or child care facility...measured by a straight line...shortest distances..."* View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**).

The Vice Chairman asked for a motion.

Commissioner Wright motioned to APPROVE PETITION TMOD 21-002 with the recommendations as presented and for the change of 1,250 feet to 1,500 feet distance. Commissioner Joyce Walker seconded the motion. The vote was unanimously **APPROVED**.

LAND USE PETITION: TMOD 21-003 Stonecrest Zoning Ordinance, Modification to Gas Service Station Supplemental Use Regulations
PETITIONER: Planning & Zoning Department
LOCATION: City-wide

Proposed amendment: Revision to Article 4. Division 2 Supplemental Use Regulations, and to Article 5. Site Design and Building Form Standards, as they relate to the siting, building form, and design of gas service stations.

Planning & Zoning Director Jim Summerbell presented the PowerPoint for PETITION TMOD 21-003 to modify Chapter 27 of the Zoning Ordinance to address Gas Service Stations. There have been concerns for a number of years regarding the proliferation of gas service stations in the city. We are trying to tighten up where gas stations can be placed. View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**). Twenty-six gas stations have been identified along I-20 and Panola Road.

Staff offered the following recommended changes:

- Removing the exemption for a Special Land Use permit for Alcohol outlets accessory to conveniences stores and gas pumps.
- Modifying the location criteria for facilities with fuel pumps, requiring that they be located at the corner of arterial roadways as designated on the City's functional classification map in the comprehensive plan.
- Requiring that such facilities include at least a 5,000 sf of retail space.

Staff recommended Approval of TMOD 21-003.

The Vice Chairman asked for a motion.

Commissioner Hollis motioned to APPROVE PETITION TMOD 21-003 with the recommendations as presented and with the modification of bathrooms. Commissioner Wright seconded the motion. The vote was unanimously **APPROVED**.

LAND USE PETITION: TMOD 21-004 Stonecrest Zoning Ordinance, Deletion of the exemption of Special Land Use Permits in Overlay Zones
PETITIONER: Planning & Zoning Department
LOCATION: City-wide

Proposed amendment: Deletion of Sub-Section 3.1.1.D. Overlay Districts generally, that exempts the requirement for a special land use permit in all overlay districts in the city when the underlying district requires a special land use permit for the same use.

Planning & Zoning Director Jim Summerbell presented the PowerPoint for PETITION TMOD 21-004 to deleted Subsection 3.1.1.D. of the Zoning Ordinance. View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (ATTACHMENT I).

Sec..3.1.6.- Overlay Use Table discuss a new overlay use table, **Table 3.1**, and removes the exemption (applies to all of the city's overlay districts, the Stonecrest Overlay, I-20 Overlay, and the Arabia Mountain Overlay) for the requirement of SLUPs within the City Overlay Districts. The impact shown in the "red box" requiring a SLUP, was by-right before. Staff recommended Approval of TMOD 21-004 to the City Council.

The Vice Chairman asked for a motion.

Commissioner Wright motioned to **APPROVE PETITION TMOD 21-004** with the recommendations as presented by the Planning & Zoning Department. Commissioner Walker seconded the motion. The vote was unanimously **APPROVED**.

VI. Adjournment

The vote was carried unanimously to adjourn the meeting at 7:06 PM. The Vice Chairman motioned to adjourn. Commissioner Wright seconded the motion.

APPROVED:

Vice Chairman

Date

[Signature]
06-22-2021
07-27-2021

ATTEST:

Secretary

Date

Lillian Lowe
06-22-2021

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ATTACHMENT I

Staff Reports & PowerPoints

Presented by
Planning & Zoning Director Jim Summerbell

TMOD 21-001 Correction of Outdated References
(Track Changes of the City Code Ordinances as they relate to TMOD 21-001.)

&

TMOD 21-002 Child and Personal Care Homes
(Track Changes version of the City Code Ordinances as they relate to TMOD 21-002
with summarizing tables, and map showing known locations of existing
personal care homes.)

&

TMOD 21-003 Gas Service Stations
(Track Changes version of the City Code Ordinances as they relate to TMOD 21-003.)

&

TMOD 21-004 SLUP Exemptions
(Track Changes of the City Code Ordinances as they relate to TMOD 21-
004 and Overlay District Maps by Council District for reference.)



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 22, 2021

GENERAL INFORMATION

Petition Number: TMOD 21-001

Applicant: Stonecrest Planning and Zoning Department

Project Location: City-Wide

Proposed amendment: Text amendments to update outdated code references in the Zoning Ordinance and other city codes in City Code of Ordinances to the former City Comprehensive Plan, and to old city staff titles.

FACTS AND ISSUES The Zoning Ordinance is a tool to regulate land use in the city and to implement the policies and recommendations of the Comprehensive Plan (Comp Plan). The Zoning Ordinance has not been amended with respect to the policies of the current Comp Plan, the 2038 Stonecrest Comprehensive Plan, since its adoption in 2018. Several of the character areas used in the Comp Plan and referenced by name in the Zoning Ordinance have changed titles and significantly modified. The land use map associated with these character areas has also been revised. Because of these changes, regulations related to allowed densities under revised character areas are invalid. This must be corrected to offer clear guidance as what is allowed in zoning districts related to these new character areas.

This problem with how the Comp Plan is referenced in the current code is also the direct result of how character areas are directly referenced in the Code of Ordinances, particularly the Zoning Ordinance. This is a highly unusual practice in most Zoning Ordinance throughout the State. Most Comp Plans do not reference specific character areas by name, rather just the policies of the Comp Plan in general. If a Comp Plan is updated and Zoning Ordinance is not immediately revised to reflect those changes, portions of the ordinance may be invalid. To correct this, staff is recommending that all direct references to particular character areas in the code be removed. This will allow future updates to the character areas in the Comp Plan to be made without requiring updates to references to the character areas in the Zoning Ordinance in the future.



PLANNING COMMISSION STAFF REPORT

It should be noted that the removal of the character area references in no way minimizes the importance or role of the comp plan in influencing and guiding rezoning decisions. To help clarify this, the provisions of the Zoning Ordinance that describe the relationship between the Comp Plan and the Zoning Ordinance have been updated to what is considered customary and best practice in most Zoning Ordinances in the State.

The attached track changes also highlight, the references in the Stonecrest Code of Ordinances to outdated staff titles such as "Director of Planning" and "Community Development Director." Since 2019 the title for this position is "Director of Planning & Zoning." The memorandum makes recommendations, by Section, as to where those terms occur, including a universal change to "Director of Planning" which is used 224 times in the ordinance.

OPTIONS: Table, Deny, Approve, Approve with modifications

RECOMMENDED ACTION: Recommend Approval to the City Council

ATTACHMENTS:

(1) Track Changes version of the City Code Ordinances as they relate to TMOD-21-001

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Track changes summary of Proposed Amendments to the Zoning Ordinance related to TMOD-21-001

Attachment 1 - Track changes version of the Zoning Ordinance concerning references to the Comprehensive Plan:

- A. Replace Article 1, Division 2 Relationship to Comprehensive Plan.
- B. Delete Sec. 2.1.4. - Appropriate zoning districts for character area designations.
- C. Modify Sec 2.2.1., Table 2.2, Residential Zoning Districts Dimensional Requirements
- D. Modify Sec 2.11.1., Table 2.3, Summary of Density Ranges for Medium and High Density Residential Zoning Districts
- E. Modify Sec 2.11.2., Dimensional Requirements, Table 2.4, Medium and High Density Residential Zoning District Dimensional Requirements
- F. Modify Sec 2.12.5., Density and Location Criteria, Table 2.5, RSM Character Area and Bonus Residential Density Maximum
- G. Modify Sec 2.13.5., Density and Location Criteria, Table 2.7, MR-1 Character Area and Bonus Residential Density Maximum
- H. Modify Division 14, MR-2 District, Sec 2.14.1., Statement of Purpose and Intent
- I. Modify Sec 2.14.5., Density and Location Criteria, Table 2.8, MR-2 Character Area Base and Bonus Residential Density Maximum
- J. Modify Sec 2.15.5., Density and Location Criteria, Table 2.10, HR-1 Character Area Base and Bonus Residential Density Maximum
- K. Modify Sec 2.16.5., Density and Location Criteria, Table 2.12, HR-2 Character Area Base and Bonus Residential Density Maximum
- L. Modify Sec 2.17.5., Density and Location Criteria, Table 2.14, HR-3 Character Area Base and Bonus Residential Density Maximum
- M. Modify Sec 2.18.2., Mixed Use District Densities, Table 2.16, Summary of Mixed-Use Zoning District Densities
- N. Modify Sec 2.18.3., Mixed Use Dimensional Requirements, Table 2.17, Mixed-Use Zoning District Dimensional Requirements
- O. Delete Sec 2.19.3 Rezoning to MU-1 (Mixed-Use Low Density District)
- P. Modify Sec 2.19.6. - Density and location criteria (MU-1 District)
- Q. Modify Sec 2.20.1 - District requirements, standards and criteria (MU-2 District)
- R. Modify Sec 2.21.1. - District requirements, standards and criteria. (MU-3 District)
- S. Modify Sec 2.22.1., District Requirements, standards and criteria (MU-4 District)
- T. Modify Sec 2.23.1., District Requirements, standards and Criteria (MU-5 District)
- U. Modify Sec 5.2.1 - Minimum required yards and building setbacks, sub section B
- V. Modify Division 24 - Nonresidential Zoning Districts: Dimensional Requirements, Sec 2.24.1., Dimensional Requirements, Table 22 Nonresidential Zoning Districts Dimensional Requirements
- W. Modify Division 25 - NS District, Sec 2.25.1., Statement of Purpose and Intent
- X. Modify Division 26 - C-1 District, Sec 2.26.1., Statement of Purpose and Intent
- Y. Modify Division 27 - C-2 District, Sec 2.27.1., Statement of Purpose and Intent

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- Z. Modify Division 30 – OIT District, Sec 2.30.1., Statement of Purpose and Intent
 - AA. Modify Sec 4.1.3., Use Table
 - BB. Modify Article 5, Site Design and Building Form Standards, Division 1 – Block and Lot Requirements, Sec 5.1.1., Blocks
 - CC. Modify Article 5, Site Design and Building Form Standards, Division 2 – General Yard and Measurement Provisions, Sec 5.2.1., Minimum Required Yards and Building Setbacks
 - DD. Modify Article 5, Site Design and Building Form Standards, Division 7 – Building Form and Configuration Standards, Sec 5.7.7., Multifamily, Nonresidential, Live/Work and Mixed Use Buildings.
 - EE. Sec 9.13., Defined Terms., Activity Center
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Attachment 2: Track changes version of the Zoning Ordinance concerning references to the Community Development Director or Director of Planning – see page 20.

- A. Replace Article 1, Division 2 Relationship to Comprehensive Plan.

DIVISION 2. - RELATIONSHIP TO COMPREHENSIVE PLAN

Sec. 1.2.1. - Relationship to comprehensive plan.

- a) Role of the comprehensive plan. The city comprehensive plan, consisting of its future development map and related policies, as may be amended from time to time, is hereby established as the official policy of the city concerning designated future land uses, and as a guide to decisions regarding the appropriate manner in which property may be zoned in the incorporated areas of the city. A copy of the city comprehensive plan, as may be amended from time to time, shall be maintained at the Planning & Zoning Department and be available for inspection by the public.
- b) Relationship between the comprehensive plan and zoning. The city comprehensive plan does not change the existing zoning districts in the city, and does not itself permit or prohibit any existing or future land uses. Instead, the comprehensive plan establishes broad planning policy for current and future land uses and will be consulted as a guideline for making decisions about applications to amend the official city zoning map and text of the zoning ordinance.
- c) Consistency with comprehensive plan character areas. Any applicant seeking to rezone property to a classification that is inconsistent with the adopted comprehensive plan must first obtain approval of an amendment to the comprehensive plan from the City Council, following the procedures in this Zoning Ordinance.
- d) Amendments to the comprehensive plan. The comprehensive plan shall be reviewed and updated or amended (as appropriate) according to a schedule approved by the City Council, and as required by the DCA in compliance with the Rules of DCA, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning. However, exceptions may be granted by the City Council in between the regular review and update cycle in cases of demonstrated hardship, or in cases of large-scale developments that may provide special economic benefits to the community. Requests for amendment exceptions shall be subject to same approval process as any regular scheduled comprehensive plan update, being subject to approval by City Council after receiving recommendations from the Planning Commission and following all the required elements of public involvement process, including public hearings.

The comprehensive plan is hereby established as the official policy of the city concerning designated land uses and development types, under which the incorporated areas of the city are divided into the following categories referred to as character areas:

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- A. ~~Rural Residential,~~
- B. ~~Suburban,~~
- C. ~~Traditional Neighborhood,~~
- D. ~~Neighborhood Center,~~
- E. ~~Town Center,~~
- F. ~~Regional Center,~~
- G. ~~Industrial,~~
- H. ~~Light Industrial,~~
- I. ~~Institutional,~~
- J. ~~Office Park,~~
- K. ~~Commercial Redevelopment Corridor,~~
- L. ~~Scenic Corridor,~~
- M. ~~Highway Corridor,~~

The comprehensive plan shall refer to DeKalb County's comprehensive plan in effect on the effective date of the ordinance from which this section is derived (DeKalb County 2035 Comprehensive Plan), until such time as the city adopts its own comprehensive plan or otherwise amends or repeals this section.

(Ord. of 8-2-2017, § 1(1.2.1))

Sec. 1.2.2. ~~Character areas (land use categories),~~

The boundaries of the various character areas (land use categories), as shown on the future development map and described within the policy narrative of the comprehensive plan, are made a part of this chapter. The official description of these character area boundaries shall be maintained by the director of planning. Where uncertainty regarding character area boundaries exists, the rules set forth in section 1.1.15 shall apply. All such maps and all notations, references and information shown thereon shall be as much a part of this chapter as if all the matter and information set forth by the maps were fully described herein. All other writings concerning the comprehensive plan, including technical documents and appendices adopted simultaneously with the comprehensive plan, are for guidance and information purposes only, and are not made a part of this chapter.

(Ord. of 8-2-2017, § 1(1.2.2))

Sec. 1.2.3. ~~Relationship between character areas and zoning districts,~~

The character area categories established in the adopted comprehensive plan and shown on the future development map are to be implemented by approving rezonings to zoning districts listed within the following categories in Table 1.2, except the Scenic Corridor character area in which any zoning district may be approved. The zoning districts that are permitted within each character area shall be restricted as provided by Table 1.2.

(Ord. of 8-2-2017, § 1(1.2.3))

Sec. 1.2.4. ~~Relationship between supplemental plans and zoning districts,~~

Section 5.7, Supplemental Plans of the comprehensive plan references all supplemental plans that focus on areas, situations, or issues of importance to City of Stonecrest. These plans include, but are not limited to,

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redevelopment plans, neighborhood plans, city-wide plans, corridor plans, or plans for conservation management. Where the city council has adopted a supplemental plan's policies and development standards, these policies and development standards will serve as guidelines to support the existing future development plan (Section 4.3, Future Development Plan) and character area policies (Section 5.4-13.1, Land Use Character Area Policies and Strategies).

Table 1-2. Character Areas and Permitted Zoning Districts

	Rural Residential (max 4 du/a)	Suburban (max 8 du/a)	Traditional Neighborhood (max 12 du/a)	Neighborhood Center (max 24 du/a)	Town Center (max 60 du/a)	Regional Center (max 120 du/a)	Office Park (max 30 du/a)	Institutional	Industrial	Light Institutional	Commercial Redevelopment Corridor (max 18 du/a)	Highway Corridor (max 30 du/a)
Zoning District	RE	RE	RE	R-CO	RSM	MR-1	HR-1	R-100	M	C-2	RSM	HR-1
	RLG	RLG	RLG	RSM	MR-1	MR-2	MU-1	R-85	M-2	CO	MR-1	MU-1
	R-100	R-100	R-100	MR-1	MR-2	HR-1	MU-2	R-75	CO	OI	MR-2	MU-2
	R-85	R-85	R-85	MR-2	HR-1	HR-2	MU-3	R-60	C-2	M	MU-1	MU-3
	R-75	R-75	R-75	MU-1	HR-2	HR-3	MU-4	RSM		M-2	MU-2	MU-4
	RNC	R-60	R-60	MU-2	MU-1	MU-1	NS	MR-1			MU-3	C-1
	MHR	RNC	RNC	MU-3	MU-2	MU-2	C-1	MR-2			NS	C-2
	NS	MHR	RSM	NS	MU-3	MU-3	C-2	MU-1			C-1	CO
		RSM	MR-1	C-1	MU-4	MU-4	OIF	MU-2			C-2	OI
		MU-1	MU-1	OI	MU-5	MU-5	OI	MU-3			OI	OIF
		NS	MU-2	OIF	OI	OI	OD	OI			OD	M
		C-1	NS		OIF	OIF		OIF			OIF	M-2
		OIF	C-1		C-1	C-1						
		OI	OIF		C-2	C-2						

* du/a = dwelling units per acre

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B. Delete Sec. 2.1.4. - Appropriate zoning districts for character area designations.

~~Sec. 2.1.4. Appropriate zoning districts for character area designations:~~

~~The zoning districts compatible with and acceptable within the character areas set forth in the comprehensive plan are established in section 1.2.3 and Table 1.2 of this chapter.~~

C. Modify Sec 2.2.1., Table 2.2, Residential Zoning Districts Dimensional Requirements

Residential Single-Family Zoning Districts								
KEY: Housing Types: SF: Single-Family, TF: Two-Family, TRF: Three-Family, MF: Multifamily Character Areas: RC: Regional Center, TC: Town Center, NC: Neighborhood Center, SUB: Suburban								
Element	RE	RLG	R-100	R-85	R-75	R-60	MHP	RNC'

D. Modify Sec 2.11.1.

Table 2.3, Summary of Density Ranges for Medium and High Density Residential Zoning Districts

Zoning District Name		Density (units/acre)	Eligible Character Areas
Small Lot Residential Mix	RSM	4—8	Suburban-Traditional-Neighborhood-Center-Town-Center-Institutional Commercial-Redevelopment-Corridor
Medium Density Residential-1	MR-1	8—12	Traditional-Neighborhood-Center-Town-Center-Regional-Center-Institutional Commercial-Redevelopment-Corridor
Medium Density Residential-2	MR-2	12—24	Neighborhood-Center-Town-Center-Regional-Center-Institutional Commercial-Redevelopment-Corridor
High Density Residential-1	HR-1	24—40	Town-Center-Regional-Center-Office-Park-Highway-Corridor
High Density Residential-2	HR-2	40—60	Town-Center-Regional-Center-Office-Park-Highway-Corridor

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High Density Residential-3	HR-3	60--120	Regional Center
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E. Modify Sec 2.11.2., Dimensional Requirements

Table 2.4, Medium and High Density Residential Zoning District Dimensional Requirements

Medium and High Density Residential

KEY: Housing Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two- or Three- Family, MF: Multifamily, MU: Mixed-Use, U-SF: Urban Single-Family Character Areas: RC: Regional Center, TC: Town Center, TN: Traditional Neighborhood, NC: Neighborhood Center, SUB: Suburban CA: Character Area as Identified in the Comprehensive Plan

F. Modify Sec 2.12.5., Density and Location Criteria

- A. ~~Use of bonuses shall permit a development to exceed the maximum base density established for the district in which the development property is located, provided that, in no case, shall a development exceed the maximum density allowed by the character area in which the property is located. Table 2.5 describes the maximum allowed dwelling unit density after application of any bonuses. The maximum allowed dwelling unit density in the RSM District before application of any bonus is 4 dwelling units per acre, and after application of any bonuses is 8 dwelling units per acre.~~

Table 2.5, RS-M Character Area and Bonus Residential Density Maximum

Character Area	RSM Dwelling Units per Acre	
	Base Max	Bonus Max
Suburban	4	8
Traditional Neighborhood	4	8
Neighborhood Center	4	8
Commercial Redevelopment Corridor	4	8
Town Center	4	8

G. Modify Sec 2.13.5., Density and Location Criteria

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- A. ~~Use of bonuses shall permit a development to exceed the maximum base density established for the district in which the development property is located, provided that, in no case, shall a development exceed the maximum density allowed by the character area in which the property is located, according to the future development map adopted at the time of land disturbance permit application. Table 2.7 describes the maximum allowed dwelling unit density after application of any bonuses. The maximum allowed dwelling unit density in the MR-1 District before application of any bonus is 8 dwelling units per acre, and after application of any bonuses is 12 dwelling units per acre.~~

Table 2.7, MR-1 Character Area Base and Bonus Residential Density Maximum

Character Area	MR-1 Dwelling Units per Acre	
	Base Max	Bonus Max
Traditional Neighborhood	8	12
Neighborhood Center	8	12
Commercial Redevelopment Corridor	8	12
Town Center	8	12
Institutional	8	12
Regional Center	8	12

H. Modify Division 14, MR-2 District, Sec 2.14.1., Statement of Purpose and Intent

The purpose and intent of the City Council in establishing the MR-2 (Medium Density Residential-2) District is as follows:

- To encourage primarily residential, planned developments that allow accessory retail, office, institutional, and civic uses;
- To provide for residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development;
- To provide for connectivity of streets and communities and reduce the dependence on automobile uses by increasing the ease of movement and opportunities for alternative modes of travel;
- To implement the future development map of the city's comprehensive plan;
- To provide districts that allow appropriate development transitions ~~within the edges and transitional areas of the Town Center and Regional Center applicable character areas.~~

I. Modify Sec 2.14.5., Density and Location Criteria

- A. ~~Use of bonuses shall permit a development to exceed the maximum base density established for the district in which the development property is located, provided that, in no case, shall a development exceed the maximum density allowed by the character area in which the property is located, according to the future development map adopted at the time of land disturbance permit application. Table 2.8 describes the maximum allowed dwelling unit density after application of any bonuses. The maximum~~

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allowed dwelling unit density in the MR-2 District before application of any bonus is 12 dwelling units per acre, and after application of any bonuses is 24 dwelling units per acre.

Table 2.8, MR-2 Character Area Base and Bonus Residential Density Maximum

Character Area	MR-2 Dwelling Units per Acre	
	Base Max	Bonus Max
Commercial Redevelopment Corridor	12	18
Town Center	12	24
Neighborhood Center	12	24
Institutional	12	24

J. Modify Sec 2.15.5., Density and Location Criteria

- A. Use of bonuses shall permit a development to exceed the maximum base density established for the district in which the development property is located, provided that, in no case, shall a development exceed the maximum density allowed by the character area in which the property is located, according to the future development map adopted at the time of land disturbance permit application. Table 2.10 describes the maximum allowed dwelling unit density after application of any bonuses. The maximum allowed dwelling unit density in the HR-1 District before application of any bonus is 24 dwelling units per acre, and after application of any bonuses is 40 dwelling units per acre.

Table 2.10, HR-1 Character Area Base and Bonus Residential Density Maximum

Character Area	HR-1 Dwelling Units per Acre	
	Base Max	Bonus Max
Town Center	24	40
Regional Center	24	40
Office Park	24	30
Highway Corridor	24	30

K. Modify Sec 2.16.5., Density and Location Criteria

- A. Use of bonuses shall permit a development to exceed the maximum base density established for the district in which the development property is located, provided that, in no case, shall a development exceed the maximum density allowed by the character area in which the property is located, according to the future development map adopted at the time of land disturbance permit application. Table 2.12

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describes the maximum allowed dwelling unit density after application of any bonuses. The maximum allowed dwelling unit density in the HR-2 District before application of any bonus is 40 dwelling units per acre, and after application of any bonuses is 60 dwelling units per acre.

Table 2.12, HR-2 Character Area Base and Bonus Residential Density Maximum

Character Area	HR-2 Dwelling Units per Acre	
	Base Max	Bonus Max
Town Center	40	60
Regional Center	40	60

L. Modify Sec 2.17.5., Density and Location Criteria

- A. Use of bonuses shall permit a development to exceed the maximum base density established for the district in which the development property is located, provided that, in no case, shall a development exceed the maximum density allowed by the character area in which the property is located, according to the future development map adopted at the time of land disturbance permit application. Table 2.14 describes the maximum allowed dwelling unit density after application of any bonuses. The maximum allowed dwelling unit density in the HR-2 District before application of any bonus is 60 dwelling units per acre, and after application of any bonuses is 120 dwelling units per acre.

Table 2.14, HR-3 Character Area Base and Bonus Residential Density Maximum

Character Area	HR-3 Dwelling Units per Acre	
	Base Max	Bonus Max
Regional Center	60	120

M. Modify Sec 2.18.2., Mixed Use District Densities

Table 2.16, Summary of Mixed-Use Zoning District Densities

Zoning District Name		Density (units/acre)	Eligible Character Areas
Mixed-Use Low Density	MU-1	4–8	Suburban Traditional Neighborhood Neighborhood Center Town Center Institutional Commercial Redevelopment Corridor
Mixed-Use Low-Medium Density	MU-2	8–12	Traditional Neighborhood Neighborhood Center

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			Town-Center Regional-Center Institutional Commercial-Redevelopment-Corridor
Mixed-Use Medium Density	MU-3	12—24	Neighborhood-Center Town-Center Regional-Center Institutional Commercial-Redevelopment-Corridor
Mixed-Use High Density	MU-4	24—40	Town-Center Regional-Center Office Park
Mixed-Use Very High Density	MU-5	40—60	Town-Center Regional-Center-additional-bonus-up-to-120

N. Modify Sec 2.18.3., Mixed Use Dimensional Requirements

Table 2.17, Mixed-Use Zoning District Dimensional Requirements

Mixed-Use Districts
KEY: Development Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two- or Three-Family, MF: Multifamily, U-SF: Urban Single-Family, MU: Mixed-Use, CM: Commercial, OF: Office Character Areas: SUB: Suburban, TN: Traditional Neighborhood, NC: Neighborhood Center, TC: Town-Center, RC: Regional Center

O. Delete Sec 2.19.3

~~Sec. 2.19.3.—Rezoning to the MU-1 (Mixed-Use Low-Density) District.~~

~~Properties within the Suburban, Traditional Neighborhood, Neighborhood Center, Town-Center, Regional Center, Office Park, Institutional, Commercial-Redevelopment-Corridor and Highway-Corridor character areas of the City of Stonecrest Comprehensive Plan Future Development Map are eligible to be rezoned to the MU-1 District.~~

P. Modify Sec. 2.19.6. - Density and location criteria

Sec. 2.19.6. - Density and location criteria (MU-1 District)

- A. ~~Use of bonuses shall permit a development to exceed the maximum base density established for the district in which the development property is located, provided that, in no case, shall a development exceed the maximum density allowed by the character area in which the property is located, according to the future development map adopted at the time of land disturbance permit application. Table 2.18 describes the maximum allowed dwelling unit density before application of any bonus is 4 dwelling units per acre, and after application of any bonuses is 8 dwelling units per acre.~~

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Table 2.18- MU-1 Character Area and Bonus Residential Density Maximum

Character Area	MU-1 Dwelling Units per Acre	
	Base Max	Bonus Max
Suburban	4	8
All other character areas	4	8

Q. Modify Sec 2.20.1 – District requirements, standards and criteria (MU-2 District)

Sec 2.20.1 – District requirements, standards and criteria (MU-2 District)

All provisions found in the MU-1 (Mixed Use Low Density) District shall apply to the MU-2 (Mixed-Use Low-Medium Density) District, except that The maximum allowed dwelling unit density before application of any bonus is 6 dwelling units per acre, and after application of any bonuses is 12 dwelling units per acre, the reference to Table 2.19 for MU-1 density shall be to Table 2.20 for MU-2 density.

Table 2.20- MU-2 Character Area and Bonus Residential Density Maximum

Character Area	MU-2 Dwelling Units per Acre	
	Base Max	Bonus Max
Traditional Neighborhood	6	12
All other character areas	8	12

R. Modify Sec. 2.21.1 - District requirements, standards and criteria (MU-3 District)

Sec. 2.21.1 - District requirements, standards and criteria (MU-3 District)

All provisions found in the MU-2 (Mixed-Use Medium Density) District shall apply to the MU-3 (Mixed-Use Medium Density) District, except that:

- A. The maximum allowed dwelling unit density before application of any bonus is 12 dwelling units per acre, and after application of any bonuses is 24 dwelling units per acre. The reference to Table 2.20 for MU-2 density shall be to Table 2.21 for MU-3 density.

Character Area	MU-3 Dwelling Units per Acre	
	Base Max	Bonus Max
Town Center	12	24
Regional Center	12	24

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Neighborhood-Center	12	24
All-other-character-areas	12	24

S. Modify Sec 2.22.1., District Requirements, Standards and Criteria (MU-4 District)

Sec 2.22.1., District Requirements, Standards and Criteria (MU-4 District)

All provisions found in the MU-3 (Mixed-Use Medium Density) District shall also apply to the MU-4 (Mixed-Use High Density) District, except that:

- A. ~~The reference to Table 2.21 for MU-3 density shall be to Table 2.22 for MU-4 density. The maximum allowed dwelling unit density before application of any bonus is 24 dwelling units per acre, and after application of any bonuses is 40 dwelling units per acre.~~

Table 2.22, MU-4 Character Area and Bonus Residential Density Maximum

Character-Area	MU-4 Dwelling Units per Acre	
	Base-Max	Bonus-Max
Town-Center	24	40
Regional-Center	24	40
Office-Park	24	30
Highway-Corridor	24	30

T. Modify Sec 2.23.1., District Requirements, Standards and Criteria (MU-5 District)

Sec 2.23.1., District Requirements, Standards and Criteria (MU-5 District)

All provisions found in the MU-3 (Mixed-Use Medium Density) District shall also apply to the MU-5 (Mixed-Use Very High Density) District, except as identified below:

- A. ~~The reference to Table 2.21 for MU-3 density shall be to Table 2.23 for MU-5 density. The maximum allowed dwelling unit density before application of any bonus is 40 dwelling units per acre, and after application of any bonuses is 120 dwelling units per acre.~~

Table 2.23, MU-5 Character Area and Bonus Residential Density Maximum

Character-Area	MU-5 Dwelling Units per Acre	
	Base-Max	Bonus-Max
Town-Center	40	60

Regional Center	40	120
-----------------	----	-----

U. Modify Sec. 5.2.1. - Minimum required yards and building setbacks, Subsection B.

B. Spacing between buildings. For single-family attached buildings and multifamily buildings:

1. Building shall be separated a distance as required by the International Codes Council (ICC).
2. Except when located in a MU-1, MU-2, MU-3, MU-4 or MU-5 zoning district ~~and except when located in a Town or Regional Center character area~~, the minimum spacing between high-rise multifamily buildings on a single site shall be a distance equal to one-fourth of the height of the taller building.

V. Modify Division 24 – Nonresidential Zoning Districts: Dimensional Requirements, Sec 2.24.1., Dimensional Requirements

Table 22., Nonresidential Zoning Districts Dimensional Requirements

Nonresidential Districts								
KEY: Character Areas: RC : Regional Center, TC : Town Center, NC : Neighborhood Center, SUB : Suburban								
Element	OIT	OI	NS	C-1	C-2	OD	M	M2
Overall Site Requirements (minimum, unless otherwise specified)								
Dimensional Requirements								
Lot area (min. square feet)	7,500	20,000	20,000	20,000	30,000	30,000	30,000	2 acres for heavy ind. and uses req'd SLUP, 1 acre for all other uses
Single-Family Attached Lot Area (Avg. per dwelling unit sq. ft.)	4,000	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Lot width, street frontage (feet)	75	100	100	100	100	100	100	150

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Lot coverage (maximum percentage)	80	80	80	TC/RC: 90 All-others: 80	TC/RC: 90 All-others: 80	80	80	80
Open Space Requirements								
Sites with 5,000—39,999 sq. ft. gross floor area (minimum percent)	15	15	15	10	10	15	15	15
Sites with 40,000 sq. ft. gross floor area (minimum percent)	20	20	20	20	20	20	20	20
Transitional buffer (feet)	Article 5, division 4 of this chapter							
Building Setback Requirements (minimum, unless otherwise specified)								
Urban Character Areas (Town Center, Regional Center)								
Front thoroughfares and arterials (min./max. feet)	20/60	20/50. ¹	10/60	20/60	20/60	Not permitted	Not permitted	Not permitted
Front—all other streets (min./max. feet)	10/60	10/60. ¹	5/60	10/60	10/60	Not permitted	Not permitted	Not permitted
Side—interior lot (feet)	20	20. ²	20	15	15	Not permitted	Not permitted	Not permitted
Side—corner lot on public streets (feet)	30	15. ²	15	30	30	Not permitted	Not permitted	Not permitted
Rear (feet)	20	20. ²	20	20	20	Not permitted	Not permitted	Not permitted
All-Other Character Areas								
Front thoroughfares and arterials (feet)	40	60 *	30	60	60	75	60	60
Front - all other streets (feet)	30	50 *	20	50	50	75	60	60
Side - Interior lot (feet)	20	20 *	20	20	20	20	20	20
Side - corner lot on public streets (feet)	40	50 *	15	50	50	50	60	60
Rear (feet)	30	30 *	20	30	30	30	30	30
Unit Size (residential: heated living area)								

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Floor area of attached dwelling unit of Multifamily (min. sq. ft.)	1,000	1,000	Not permitted	Not permitted	Not permitted	Not permitted	1,000	Not permitted
Floor area of live/work dwelling unit (residential portion only - min. sq. ft.)	650	650	650	650	Not permitted	Not permitted	650	Not permitted
Floor area per individual building (maximum sq. ft.) (non-res)	N/A	N/A	50,000	No maximum	No maximum	No maximum	No maximum	No maximum
Height (maximum without a special land use permit (SLUP))**								
Height (feet)	2 story/35 feet	5 story/70 feet	2 story/35 feet	2 story/35 feet	2 story/35 feet	2 story/35 feet	..	..
Transitional height plane (see article 5 of this chapter)	No	Yes	No	No	No	Yes	Yes	Yes

W. Modify Division 25 – NS District, Sec 2.25.1., Statement of Purpose and Intent

The purpose and intent of the City Council in establishing the NS (Neighborhood Shopping) District is as follows:

- A. To provide convenient neighborhood retail shopping and service areas within the city for all residents;
- B. To provide for the development of new Neighborhood Shopping Districts where so designated on the comprehensive plan ~~especially for commercial uses in Suburban Neighborhood character areas;~~
- C. To ensure that the size and scale of neighborhood shopping centers and individual uses within said centers are compatible with the scale of adjoining neighborhoods;
- D. To implement the future development map of the city's most current comprehensive plan.

X. Modify Division 26 – C-1 District, Sec 2.26.1., Statement of Purpose and Intent

The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- ~~B. To provide for auto-oriented needs outside of the Neighborhood Center, Town Center and Regional Center applicable character areas, but to focus on the pedestrian-oriented development within these districts;~~
- ~~C.B.~~ To provide for quality control in development through materials and building placement;
- ~~C.D.~~ To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- ~~E.D.~~ To implement the future development map of the city's comprehensive plan.

Y. Modify Division 27 – C-2 District, Sec 2.27.1., Statement of Purpose and Intent

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The purpose and intent of the City Council in establishing the C-2 (General Commercial) District is as follows:

- A. To provide convenient general business and commercial service areas within the city for all residents;
 - B. To provide for the development of new general commercial districts where so designated on the comprehensive plan;
 - C. To provide for auto-oriented needs outside of the ~~Neighborhood Center, Town Center and Regional Center~~applicable character areas, but to focus on the pedestrian oriented development which in these districts;
 - D. To provide for quality control in development through materials and building placement;
 - E. To ensure that the uses authorized within the C-2 (General Commercial) District are those uses which are designed to serve the general business and commercial service needs of the city;
 - F. To implement the future development map of the city's comprehensive plan.
-

Z. Modify Division 30 – OIT District, Sec 2.30.1., Statement of Purpose and Intent

The purpose and intent of the City Council in establishing the OIT (Office-Institutional-Transitional) District is as follows:

- A. To provide areas within the city for the location of office and institutional uses which are necessary for the residents, business practitioners, and professional practitioners in existing buildings no longer viable for residential uses;
- B. To limit said buildings' height to be compatible to those potential redevelopment parcels and structures;
- C. To provide for the transition from residential to office and associated commercial uses which do not generate large volumes of traffic, noise or other harmful effects, and which are compatible with residential uses in locations so designated in the comprehensive plan ~~along-in Commercial Redevelopment Corridor~~the applicable character areas ~~and along the edge of the Office Park and Institutional character areas.~~

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AA. Modify Sec 4.1.3., Use Table

KEY: P - Permitted use Pa - Permitted as an accessory use														SA - Special administrative permit from Community Development Dept SP - Special land use permit (SLUP)														Formatted Table				
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section							
Retail																																
Drive-through facilities (other than restaurants) in Activity Center character areas																																
Drive-through facilities (other than restaurants) in all other character areas																																
Restaurants with a drive-thru configuration in Activity Center character areas																																
Restaurants with a drive-thru configuration (all other character areas)																																
Fuel pumps in character areas other than activity centers, unless otherwise allowed under Section 27.4.2.8																																
Fuel pumps in activity centers																																

BB. Modify Article 5, Site Design and Building Form Standards, Division 1 – Block and Lot Requirements, Sec 5.1.1., Blocks

- A. *Intent.* The intent of this section is to have the lengths, widths and shapes of blocks in residential subdivisions designed with due regard to:
1. Provision of building sites suitable to the special needs of:
 - a. The building form contemplated;
 - b. The conservation of open space; and/or
 - c. Existing historic features.
 2. Zoning requirements for lot sizes and dimensions;
 3. Needs for convenient access by pedestrians and bicyclists to public transit, nearby schools, and commercial districts, vehicular circulation at safe speeds and adequate access for emergency vehicles;
 4. Limitations of, and opportunities for, topography to minimize land disturbance and erosion;
 5. Connectivity standards in section 5.3.2.
- B. *Block length.*
1. When blocks are subdivided by new streets or created as part of a new development, including mixed-use, the minimum length of resulting new blocks shall be 200 to 300 linear feet.
 2. The maximum block length for new subdivisions in the Suburban Neighborhood character area is 600 linear feet.
 - ~~3. The maximum block length for new subdivisions in the Activity Center character area is 500 linear feet.~~
- C. *Blocks and pedestrian access.* If a new development provides for a path with an easement through a block:
1. An easement for pedestrian use only shall be at least five feet wide.
 2. An easement for pedestrian and bicycle use shall be at least ten feet wide.

CC. Modify Article 5, Site Design and Building Form Standards, Division 2 – General Yard and Measurement Provisions, Sec 5.2.1., Minimum Required Yards and Building Setbacks

- A. *Projections into yards.*
1. Every part of a required yard shall be open to the sky and unobstructed except for the ordinary projections of sills, belt courses, cornices, eaves, awnings, chimneys, buttresses and other ornamental and architectural features, provided that these features do not project more than three feet into any required yard and do not encroach on other lots or rights-of-way.
 2. An open, unenclosed porch, balcony or hard-surfaced terrace, steps, stoops and similar fixtures of a building may project into a required front yard or rear yard for a distance not to exceed ten feet, and into a side yard to a point not closer than five feet from any lot line.
 3. Enclosed porches may encroach for a distance of up to eight feet into the front or rear yard, but shall be no closer than five feet from the side property line.
- B. *Spacing between buildings.* For single-family attached buildings and multifamily buildings:
1. Building shall be separated a distance as required by the International Codes Council (ICC).

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- ~~2. Except when located in a MU-1, MU-2, MU-3, MU-4 or MU-5 zoning district and except when located in a Town or Regional Center character area, the minimum spacing between high-rise multifamily buildings on a single site shall be a distance equal to one-fourth of the height of the taller building.~~
-

DD. Modify Article 5, Site Design and Building Form Standards, Division 7 – Building Form and Configuration Standards, Sec 5.7.7., Multifamily, Nonresidential, Live/Work and Mixed Use Buildings.

D. Parking configuration. Nonresidential and mixed-use buildings ~~located in Activity Center character areas, as identified in the comprehensive plan~~, shall:

1. Have no more than one double row of parking within the front yard where there is no intervening building between parking and the street; and
 2. Be allowed to locate parking along the side or rear or as on-street parking dedicated as right-of-way by the applicant for a land disturbance permit or building permit.
-

EE. Modify Sec 9.13., Defined Terms, Activity Center

Activity center means a character area designed by the Comprehensive Plan ~~as a Regional Center, Town Center, or Neighborhood Center.~~

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Attachment 2 - Track changes version of the Zoning Ordinance concerning references to the Community Development Director or Director of Planning:

Modify Sec. 4.3.1.C. – Use Table

Table 4.1. Use Table

KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Community Development Director-Planning & Zoning Director SP - Special land use permit (SLUP)															
Use	RE	RLG	R-100	R-85	R-75	R-60	RS M	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See section 4.2

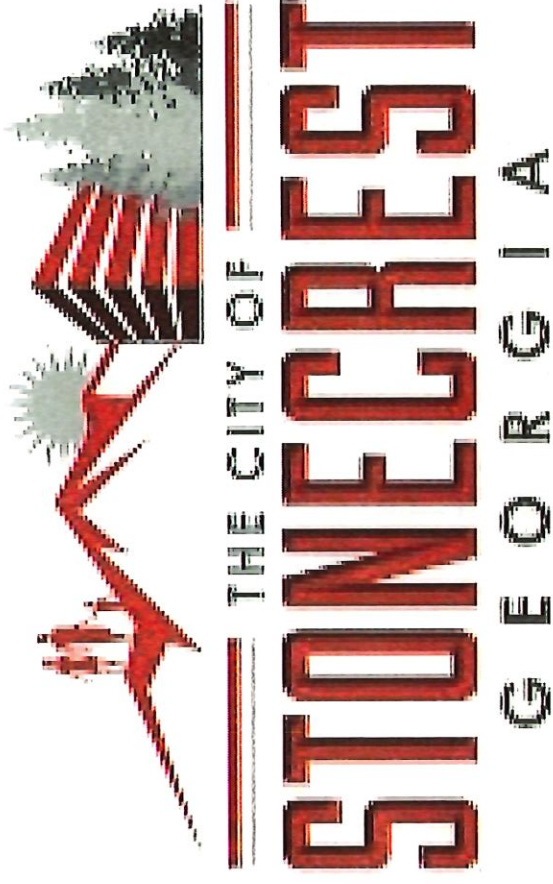
Modify Sec. 9.1.3. – Defined Terms

Director of planning-Planning & Zoning means the Director of the Department of Planning and Sustainability and Zoning (also referred to as the Community Development Director), or his/her City Manager designee.

(Note that this will address the 224 instances of "Director of Planning" in the current code.)

Modify Sec. 5 – Transition Period (Last section of Zoning Ordinance – seemingly out of order)

During the transition period, any department, employee, or official referenced in the Comprehensive Plan which has not yet been established or appointed shall refer to the City Manager or his designee. During and after the transition period, any reference to the director or planning director shall also refer to the Community Development Director-Planning & Zoning Director. During and after the transition period, any reference to the planning department shall refer to the Community Development-Planning & Zoning department or the similar department created by the City Council during the transition period.



TMOD-21-001

Correction of outdated references



TMOD-21-001

Correction of outdated references

Applicant:

Stonecrest Planning and Zoning Department

Project Location:

City-Wide

Proposed amendment:

Text amendments to update outdated code references in the Zoning Ordinance and other city codes in City Code of Ordinances to the former City Comprehensive Plan, and to old city staff titles.

Issues being addressed:

- Relationship between the Comprehensive Plan and Zoning Ordinance is not clearly defined
- References to outdated character areas in the comprehensive plan which dictate allowed densities in the zoning districts need to be removed
- Staff titles refer to positions that do not exist

Staff recommended text amendments are highlighted in the Track Changes version of the Zoning Ordinance provided in your packet



PLANNING COMMISSION STAFF REPORT
MEETING DATE: June 22, 2021

GENERAL INFORMATION

Petition Number: TMOD 21-002

Applicant: Stonecrest Planning & Zoning Department

Project Location: City-Wide

Proposed Amendment: Text amendment to modify Articles 4 and 9 of the Zoning Ordinance to address Child and Personal Care Home definitions and use regulations.

FACTS AND ISSUES: A text amendment approved by Mayor and City Council in 2018 modified the Child Care Home and Personal Care Home definitions and regulations in the City's Zoning Ordinance. Since that amendment, Council and staff have identified other necessary changes for these uses. These changes include:

- An updated definition of Child Care Home that includes 24-hour care
- Updated supplemental regulations that require the business owner to reside at the home where the child care home or personal care home is being operated.
- Distance separation requirement for Child Care Homes.
- Updated Use Table to reflect 2018 language, supplemental regulations, and to require a SLUP in more zoning districts.

The definitions and regulations related to these state permitted uses is can often be confusing. Following is a table that helps summarizes the capacity, hours of operation and permitted districts of these uses in an attempt to explain and clarify the differences.



PLANNING COMMISSION STAFF REPORT
Differences between Personal Care and Child Care Facilities in the proposed changes

	Number of residents	Hours of Care	State Licensure Required	Permitted with a SLUP		Permitted by right	
				Residential*	Non-residential	Residential*	Non-residential
Personal Care Facilities							
Personal Care Home	7 or more	24-hour	✓	RSM, MR-1, MR-2, HR-1,2,3	NS, MU-1,2,3,4,5	—	OI, OIT, C-1, C-2
Personal Care Home, Group	6 or less	24-hour	✓	RE, RLG, R-100, R-85, R-75, R-60, RSM, MR-1, MR-2, HR-1,2,3, RNC	NS	—	OI, OIT, C-1, C-2
Child Care Facilities							
Child Care Home	5 or less	24-hour	✓	RE, RLG, R-100, R-85, R-75, R-60, RSM, RNC	NS, MU-1,2,3,4,5	—	OI, OIT, C-1, C-2,
Child Care Facility	6 or more	24-hour	✓	—	NS, MU-1,2,3,4,5	—	OI, OIT, C-1, C-2
Child Day Care Center	7 or more	Less than 24-hours	✓	—		—	OI, OIT NS, C-1, C-2, MU-1,2,3,4,5

*Considered a home-based business



PLANNING COMMISSION STAFF REPORT

There has been public concern expressed about the number and quality of Child Care Homes and Personal Care Homes in the City and their impact on the neighborhoods they are located in. These updated regulations allow Planning Commission, and City Council more opportunities to review Special Land Use Permits on a case-by-case basis for these uses. The updates also ensure that every part of the Zoning Ordinance referencing these uses is cohesive and are in line with state regulations regarding these state permitted uses.

OPTIONS: Table, Deny, Approve, Approve with modifications

RECOMMENDED ACTION: Approve

ATTACHMENTS:

- (1) Track Changes version of the City Code Ordinances as they relate to TMOD-21-002 with summarizing tables, and a map showing known locations of existing personal care homes.

Track Changes summary of Proposed Amendments to the Zoning Ordinance related to TMOD-21-002 and personal care home map

Article	Section	Change
4	Table 4.1 Use Table	Removed 'community' from personal care home line item to reflect the use title in the text of the Zoning Ordinance
4	Table 4.1 Use Table	Required a SP in all residential districts for personal care homes and child care homes; removed allowance of personal care homes in mixed use districts
4	Table 4.1 Use Table	Removed allowance of child care homes in multi family districts to reflect supplemental regulations
4	4.2.31	Clarification of Director title, and owner of the business requirement for Home Occupation
4	4.2.41.A	Added requirement regarding the business owner residing at the personal care home
4	4.2.41.A	Edited wording of provision #2
4	4.2.41.A	Added provision that permits for personal care homes are nontransferable
4	4.2.41.B	Edited wording of provision #4
4	4.2.41.C	Removed 'community' from title of this section. It was removed in the previous text amendment, so that is now reflected
4	4.2.41.D	Added requirement regarding the business owner residing at the personal care home
4	4.2.41.D	Added 1,250 foot distance separation requirement for child care homes
4	4.2.41.D	Edited wording of provision #3
4	4.2.41.D	Edited wording of provision #6
4	4.2.41.D	Removed 'group' from title of this section. It was removed in the previous text amendment, so that is now reflected
9	9.1.3	Edited definition of Child Care Home to include 24-hour care provision

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Excerpt from Table 4.1 Use Table

Use		KEY: P - Permitted use													SA - Special administrative permit from Community Development Director													See Section 4.2
		Pa - Permitted as an accessory use													SP - Special land use permit (SLUP)													
		RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OLT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5			
Personal care home, community , 7 or more							SP	SP	SP	SP	SP			P	SP	P	P	P	P			SP	SP	SP	SP	SP		
Personal care home, group, up to-6 or less	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	SP	P	SP	P	P	P				P	P	P	P	P		
Child caring home, up to-5 or less	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	SP	P	P	P	P	P				SP	SP	SP	SP	SP		
Child caring facility, 6 or more														SP	SP	P	P	P	P				SP	SP	SP	SP		
Child day care center							SP	SP						SP	SP	P	P	P				P	P	P	P	P		

Sec. 4.2.31. - Home occupations and private educational uses.

The following provisions apply to home occupations:

- A. A home occupation where no customer contact occurs shall be considered a Type I home occupation and may be conducted with administrative approval by the director of planning and zoning.
 - 1. The owner/operator of the business must reside on the premise.
 - 2. Up to two (2) full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- C. All home occupations other than Type I home occupations shall be considered a Type II home occupation and shall require a special land use permit (SLUP). Additional conditions may be placed on the approval of a Type II home occupation in order to ensure the home occupation will not be a detriment to the character of the residential neighborhood.
 - 1. Customer contact is allowed for Type II home occupations.
 - 2. Up to two (2) full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- D. All home occupations shall meet the following standards:
 - 1. There shall be no exterior evidence of the home occupation.
 - 2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.
 - 3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.
 - 4. No more than twenty-five (25) percent of the dwelling unit and or five hundred (500) square feet, whichever is less, may be used for the operation of the home occupation.
 - 5. No more than one (1) business vehicle per home occupation is allowed.
 - 6. No home occupation shall be operated so as to create or cause a nuisance.
 - 7. Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, or car wash.
 - 8. Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with section 6.1.3, and is limited to one (1) business vehicle per occupation.
- E. Private educational services shall comply with home occupation standards and no more than three (3) students shall be served at a time. Family members residing in the home are not counted towards the three (3) students allowed.

- F. Child Care Homes and Personal Care Homes are considered Home Occupations and must adhere to these provisions in addition to Section 4.2.41.

Sec. 4.2.41. - Personal care homes and child caring institutions.

A. Personal care homes, general requirements.

1. If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the personal care home. If owned by an individual, the individual owner must reside in the group personal care home.

1.2. Each personal care home must obtain a city license as well as all license(s) and/or permit(s) required by the State of Georgia before beginning in order to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.

2.3. No personal care home may display any exterior signage that violates the sign ordinance in chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.

4. Personal care homes may apply for an FHA Accommodation Variance as provided for in section 7.5.9 of this chapter.

3.5. No city permit for the operation of the personal care home shall be transferable.

B. Personal care home, group (up to six (6) persons).

1. Two (2) copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each group personal care home must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any applicable requirements in article 6.
3. The home must be at least 1800 sq. ft in size.
4. 3. —In order to prevent institutionalizing residential neighborhoods, no group personal care home located in the RE, R-LG, R-100, R-85, R-75, R-50, R-SM, or MR-1 a residential zoning district may be operated within one thousand (1,000) feet of any other group personal care home. The one-thousand-foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two (2) tracts of land on which the group personal care homes are located.

C. Personal care home, ~~community~~ (seven (7) or more persons).

1. Two (2) copies of complete architectural plans for the subject community personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.

2. Each community personal care home must provide at least one-half (0.50) parking spaces for each employee and resident and must comply with any applicable requirements in article 6.

D. *Child Care ~~home~~Home, and Child Care facilityFacility* general requirements.

1. If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the child care home, facility. If owned by an individual, the individual owner must reside in the child care home, or child care facility.
2. No child ~~day-care~~ home, or child care facility shall be located within ~~1,000~~1,250 feet of another child care home or child care, facility. The one-thousand ~~two hundred and fifty-~~foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two (2) tracts of land on which the child care homes, or child care facilities are located.
3. Each child caring home, and child care facility must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each child caring institution must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.
4. Child ~~care~~Care homes and Child Care facilities are not permitted in Multi-family dwellings.
5. No child caring home, facility may display any exterior signage that violates the sign ordinance in chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.
- 4-6. Each child care home, facility shall meet the minimum state requirements for playground size, location, and fencing. ~~with 3 or more children over the age of 3 under the age of 15 must provide a fenced outdoor play area the equivalent of 50 sq. ft per child in the rear of the property.~~

E. *Child Care Homes, ~~group~~(up to five (5) children).*

1. Each group child care home must provide at least four (4) parking spaces within a driveway, garage or carport, and must comply with any applicable requirements in article 6.

F. *Child Care Facility (six (6) or more children).*

1. Two (2) copies of the complete architectural plans of the subject community child caring institution, signed and sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each community child caring institution must provide at least one-half (0.50) parking spaces for each employee and resident and must comply with any applicable requirements in article 6.

Article 9: Definitions

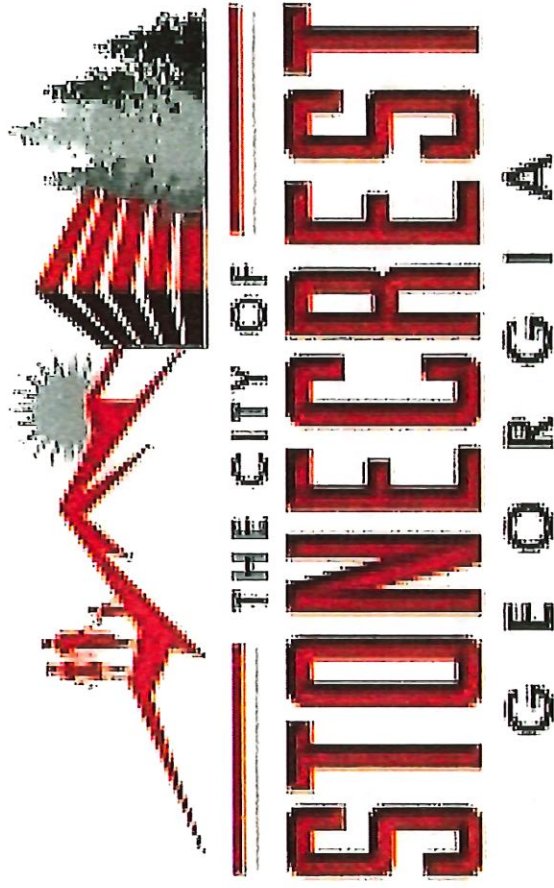
Child Care Facility: A building(s) in which housing, meals, and twenty-four-hour continuous watchful oversight of six (6) or more children under the age of eighteen (18) are provided and which facility is licensed or permitted as a child caring institution by the State of Georgia. The term "child caring institution" shall not include a "child day care center or child care facility."

Child Care Home: A building(s) in which housing, meals, and twenty-four-hour continuous watchful oversight for up to five (5) children under the age of eighteen (18) are provided. The term "child caring institution" shall not include a "child day care center or facility."

Child day care center: An establishment operated by any person with or without compensation providing for the care, supervision, and protection of seven (7) or more children who are under the age of eighteen (18) years for less than twenty-four (24) hours per day, without transfer of legal custody. The term "child caring institution" shall not include a "child day care center or child care facility."

Personal care home, group: A personal care home that offers care to up to six (6) persons.

Personal care home: A building(s) in which housing, meals, personal assistance services, and twenty-four-hour continuous watchful oversight to seven (7) or more persons are provided and which facility is licensed or permitted as a personal care home by the State of Georgia. The term "personal care home" shall not include a "child care institution," "transitional housing," a "rehabilitation housing facility," a "rooming house," or a "boarding house." "Personal care home" includes a "community living arrangement," which is an establishment licensed by the State of Georgia and providing a residence for adults receiving care for mental health, development disabilities, and/or addictive diseases.



TMOD-21-002

Child and Personal Care Homes



TMOD-21-002

Child and Personal Care Homes

Applicant:

Stonecrest Planning and Zoning Department

Project Location:

City-Wide

Proposed amendment:

Text amendment to modify Articles 4 and 9 of the Zoning Ordinance to address Child and Personal Care Home definitions and use regulations.

Issues being addressed:

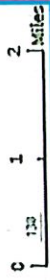
- Owner/operator definition and residency requirement was unclear
- Wide range of districts permit these uses by right rather than requiring a SLUP
- Public concerns over the number and quality of child care homes and personal care homes in the City and their impact on surrounding neighborhoods

Staff recommended text amendments are highlighted in the Track Changes version of the Zoning Ordinance provided in your packet

Differences between Personal Care and Child Care Facilities in the proposed changes

	Number of residents	Hours of Care	State Licensure Required	Permitted with a SLUP		Permitted by right	
				Residential*	Non-residential	Residential*	Non-residential
Personal Care Facilities							
Personal Care Home	7 or more	24-hour	✓	RSM, MR-1, MR-2, HR-1,2,3	NS, MU-1,2,3,4,5	–	OI, OIT, C-1, C-2
Personal Care Home, Group	6 or less	24-hour	✓	RE, RLG, R-100, R-85, R-75, R-60, RSM, MR-1, MR-2, HR-1,2,3, RNC	NS	–	OI, OIT, C-1, C-2
Child Care Facilities							
Child Care Home	5 or less	24-hour	✓	RE, RLG, R-100, R-85, R-75, R-60, RSM, RNC	NS, MU-1,2,3,4,5	–	OI, OIT, C-1, C-2
Child Care Facility	6 or more	24-hour	✓	–	NS, MU-1,2,3,4,5	–	OI, OIT, C-1, C-2
Child Day Care Center	7 or more	Less than 24-hours	✓	–		–	OI, OIT NS, C-1, C-2, MU-1,2,3,4,5
*Considered a home-based business							

Map shows the location of 62 personal care homes in the City





PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 22, 2021

GENERAL INFORMATION

Petition Number: TMOD 21-003

Applicant: Stonecrest Planning & Zoning Department

Project Location: City-Wide

Proposed Amendment: Text amendment to modify Chapter 27 of the Zoning Ordinance to address Gas Service Stations.

FACTS AND ISSUES: Amendments to the City's supplemental use regulations regarding gas service stations have been openly debated and discussed since at least 2019 when the city updated the Stonecrest Overlay District. Based on addressing concerns that there has been an over proliferation of such uses, staff has offered the following recommended changes:

- Removing the exemption for a Special Land Use permit for Alcohol outlets accessory to convenience stores and gas pumps.
- Modifying the location criteria for facilities with fuel pumps, requiring that they be located at the corner of arterial roadways as designated on the City's functional classification map in the comprehensive plan.
- Requiring that such facilities include at least a 5,000 sf of retail space.

There has been concern about the proliferation of gas service stations in the City, and their negative impacts on adjacent neighborhoods. These updated regulations allow Planning Commission, and City Council more opportunities to review Special Land Use Permits on a case by case basis for these uses. The updates also ensure tighten up the location criteria for such uses restricting where they can be placed.

OPTIONS: Table, Deny, Approve, Approve with modifications



PLANNING COMMISSION STAFF REPORT

RECOMMENDED ACTION: Recommend Approval to the City Council

ATTACHMENTS:

- (1) Track Changes version of the City Code Ordinances as they relate to TMOD-21-003

Track Changes summary of Proposed Amendments to the Zoning Ordinance related to TMOD-21-003

Sec. 4.2.8. - Alcohol outlets, retail, package liquor store.

- A. Package stores, ~~unless part of a mixed-used development,~~ shall not be located:
 - 1. Within 1,000 feet of an existing package store or alcohol outlet;
 - 2. Within 600 feet of any residence, church, school, school building or grounds, educational facility, college campus, or sexually oriented business; or
 - 3. Within 600 feet of a substance abuse treatment center owned, operated or approved by the state or any county or municipal government.
- B. Alcohol outlets shall not be located:
 - 1. Within ~~300-600~~ feet of any school building, school grounds, educational facility, college campus, or sexually oriented business; or
 - 2. Within 600 feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.
- C. For the purpose of this section, distance shall be measured according to chapter 4.
- D. For alcohol sales as an accessory use to retail, the area devoted to the sale and storage of alcohol shall not exceed 20 percent of gross floor area.
- E. The sale or distribution of individual cups and individual servings of ice at package stores is prohibited.
- F. Alcohol outlets accessory to convenience stores with gas pumps ~~do not~~ require a special land use permit ~~if the convenience store and gas pumps meet the criteria of section 4.2.28D.~~

Sec. 4.2.28. - Fuel pumps, accessory.

- A. Upon the minor redevelopment of existing structures or buildings, as defined in section 28-8.1.16, that also requires a land disturbance permit or building permit, the director may require additional improvements to landscaping, signage, parking lots, sidewalks, or building facades. Any minor redevelopment of existing structures, buildings, and physical appurtenances is permitted by right if such changes result in greater conformity with the specifications of this section.
- B. Gas station and convenience store design shall comply with the design standards and transitional buffer requirements set forth in article 5 of this chapter.
- C. The following standards apply to all gas pumps:
 - (1) ~~The primary building (i.e., convenience store or automobile service station) shall be exempt from primary building setbacks if located in activity centers. All associated light fixtures shall be directed away from surrounding residential neighborhoods~~
 - (2) Canopies covering gasoline dispensers shall be set back not less than 15 feet from all street rights-of-way.
 - (3) Canopy height shall not exceed the greater of 20 feet or the height of the principal building.
 - (4) Canopies and their columns shall be complementary to the overall color scheme and building materials scheme of the building facade to which the canopy is necessary.
 - (5) Canopy lighting shall not extend beyond the area immediately beneath the canopy and all fixtures shall be recessed, including any fixture or lens. Lighting shall project inward and downward, shall not have any spillover to adjacent properties, and shall cut off no later than 30 minutes after closure of the facility.

- (6) Automobile service stations with gas sales shall have a capacity to store one car per bay (car area in front of a pump), so as not to interfere with driveway ingress and egress traffic flow.
- (7) A minimum of 30 feet is required between a property line and the nearest gasoline pump.
- (8) Owner and operator are responsible for daily litter clean-up to ensure that property remains free of litter, trash, and debris.
- (9) When a separate retail or restaurant use is located on the same property as fuel pumps, there shall be separate and distinct parking spaces for each use.
- (10) The use of light emitting diodes, neon lights, and illuminated panels placed around the windows or on the outside of the building is not prohibited, but must not be visible from or face adjacent residential uses.

D. Location criteria. Fuel pumps associated with convenience stores, gas stations, and service stations ~~require a special land use permit in activity centers. In all other character areas a special land use permit is required unless that facility can~~ must meet ~~at least three of the~~ following criteria:

1. Facility is located within ~~400-100~~ feet of an intersection of a major arterial street and a major or minor arterial street, or located within ~~1,000~~500 feet of ~~an intersection within an interstate highway intersection with an arterial street as designated on the Functional Classification Map in the City Comprehensive Plan.~~
2. Facility is accessible via direct ~~and or~~ secondary access ~~to two roads, either through a secondary street or by interparcel or other shared access.~~
3. Facility ~~is a new building or~~ includes at least 5,000 square feet of retail space, ~~or facility is part of a major redevelopment, as defined in section 27-8.1.16.~~
4. ~~No more than two facilities may be located at any given intersection. Facility includes at least two bathrooms capable of serving at least three persons at a time, open to the public, and compliant with the Americans with Disabilities Act.~~
5. Except for facilities located at the same roadway intersection, facilities cannot be located closer than 1,500 feet apart.

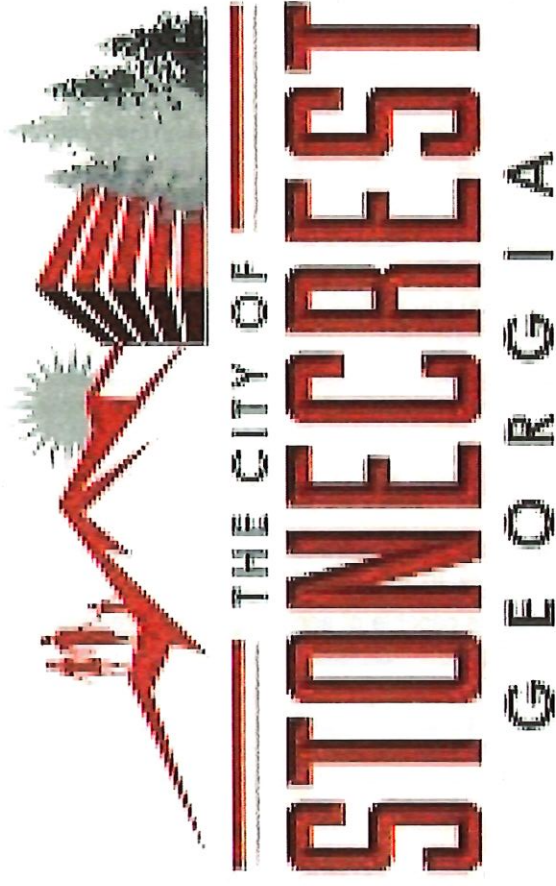
E. Distance shall be measured from the right-of-way of the exit or entrance ramp, or street corner (middle of the radius), along the intersecting street right-of-way, to the nearest property line.

F. ~~Facility includes~~ must include at least two bathrooms capable of serving at least three persons at a time, open to the public, and compliant with the Americans with Disabilities Act.

FG. If a reverse frontage design is proposed the primary building shall be located close to the street to define street edge. Pump islands shall not be located between the building and the street, but shall be placed behind or to the side of the primary building. The facade of the primary building located closest to the street shall include architectural features and shall have an active entrance either on the side or rear, with clear unobstructed pedestrian access from the public sidewalk. The street facade shall have at least 25 percent fenestration or faux fenestration.

GH. Service areas, storage areas, and trash enclosure shall be oriented away from public view and screened from adjacent properties.

HI. Facilities must provide a two-foot-high masonry wall with landscaping and/or an evergreen hedge to help screen the pumps from view from a public right-of-way.



TMOD-21-003

Gas Service Stations



TMOD-21-003

Gas Service Stations

Applicant: Stonecrest Planning and Zoning Department

Project Location: City-Wide

Proposed amendment:

Text amendment to modify provisions of the Zoning Ordinance that apply to Gas Service Stations

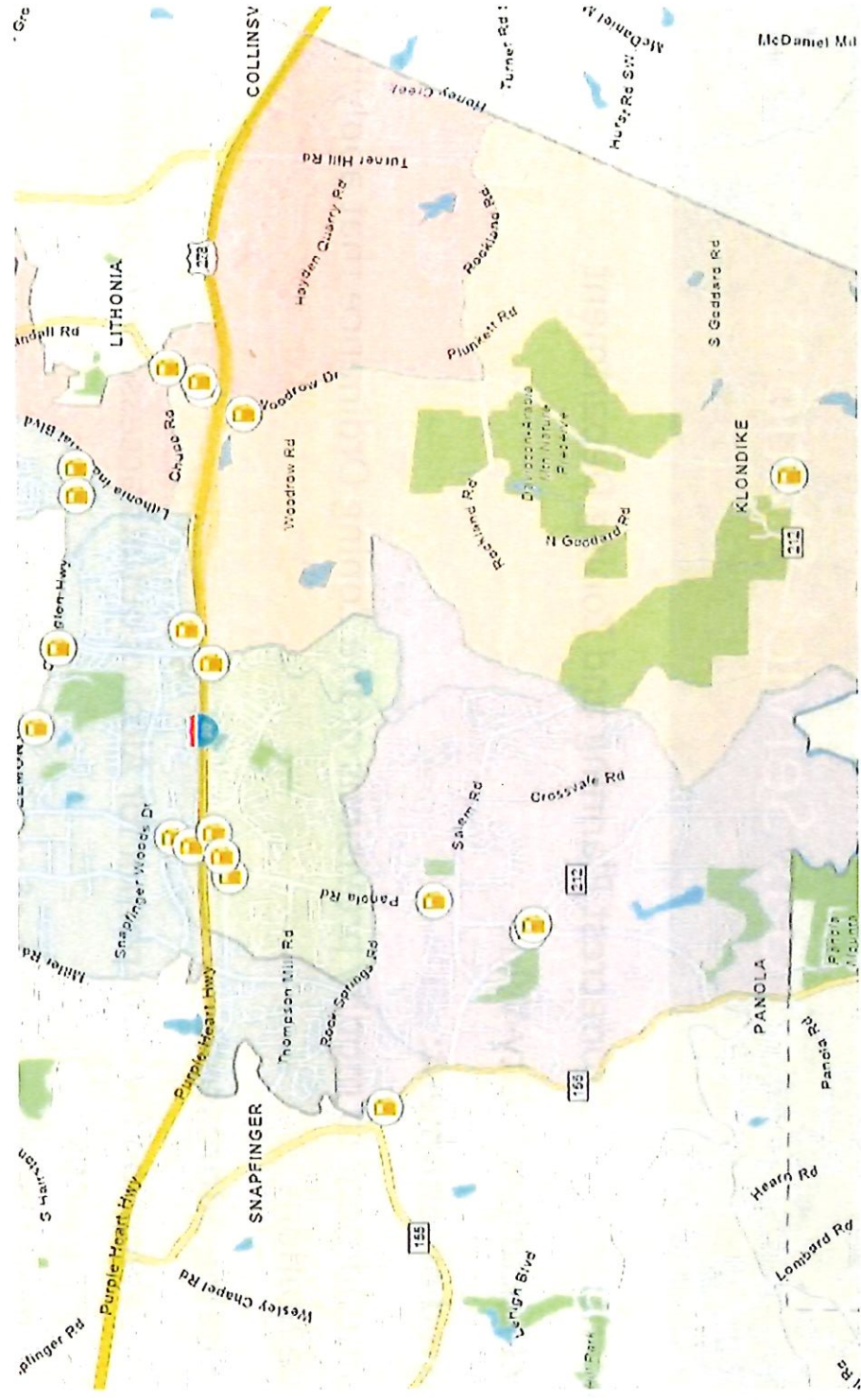
Issues being addressed:

- Exemption for SLUP permit for Alcohol outlets accessory to convenience stores and gas pumps
- Broad location criteria of service stations
- Concern over the quantity and quality of service stations in the community

Staff recommended text amendments are highlighted in the Track Changes version of the Zoning Ordinance provided in your packet

Gas Service Stations Locations

In December 2020, staff identified and mapped 26 gas service stations locations.



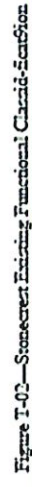
Stonecrest Existing Functional Classification 2018

Roadway Network

Functional Classification — Major Collectors
— Minor Collectors
— Local Roads

— Principal Arterials
— Minor Arterials

— Statewide City Limits





PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 22, 2021

GENERAL INFORMATION

Petition Number: TMOD 21-004

Applicant: Stonecrest Planning & Zoning Department

Project Location: City-Wide

Proposed Amendment: Text amendment to delete Subsection 3.1.1.D of the Zoning Ordinance and to insert a new overlay use table

PURPOSE: To remove the exemption for the requirement of SLUPs within the City Overlay Districts

FACTS AND ISSUES: Subsection 3.1.1.D. of the Zoning Ordinance currently allows an exemption from requiring a SLUP for any parcels within Overlay Districts when the base zoning the particular use in question would normally require one. This exemption has allowed certain uses that typically would go through SLUP approval process, such as Senior Housing developments, be permitted. This exemption applies to all of the city's overlay districts, the Stonecrest Overlay, I-20 Overlay, and the Arabia Mountain Overlay.

Removing this exemption would allow the public, the planning commission and the city council greater oversight and control over uses allowed in the overlay districts, and more transparency in the planning process. The overlays occupy over a third of the land area of the city, so this amendment could have significant impact on controlling the future development of the city.

To help in zoning administration regarding the Overlays and the use of SLUPs, staff is also recommending the insertion of a new Overlay Use Table.

OPTIONS: Table, Deny, Approve, Approve with modifications



PLANNING COMMISSION STAFF REPORT

RECOMMENDED ACTION: Recommend approval to the City Council

ATTACHMENTS:

- (1) Track Changes version of the City Code Ordinances as they relate to TMOD-21-004
- (2) Overlay District Maps by Council District for reference.

Track Changes summary of Proposed Amendments to the Zoning Ordinance related to TMOD-21-004

Sec. 3.1.1. - Overlay districts generally.

Overlay districts are supplemental to the zoning district classifications established in article 2 of this chapter. This section shall supersede the applicability statements in each overlay district except as provided in subsection (F) of this section, and are applicable as follows:

- A. All development and building permits for lots located, in whole or in part, within any overlay district shall meet all of the regulations of the underlying zoning district in which they are located as well as all of the regulations of the applicable overlay district.
- B. For new development after the effective date of the ordinance from which this chapter is derived, when no complete application for a land disturbance or building permit has been filed with respect to a property located within an overlay district and the property has conditions of zoning that were approved prior to, and in conflict with the overlay district regulations contained in this article, the overlay district regulations shall prevail. If a condition of zoning does not conflict with the overlay district regulations, the condition of zoning shall remain applicable to the property.
- C. For existing development, if overlay district regulations conflict with the conditions of zoning applicable to property within an overlay district, the existing zoning conditions remain applicable to the property.
- ~~D. If a use is permitted in the overlay district, but the underlying zoning requires a special land use permit for the same use, the overlay shall govern, and no special land use permit is required.~~
- ED. If overlay district regulations conflict with other regulations contained in this chapter, the overlay district regulations shall prevail.
- FE. The use of property may be permitted without rezoning if listed as allowed by the overlay. Uses allowed by the underlying zoning in article 4 of this chapter, shall also be permitted in the overlay district, unless they are listed as prohibited within the overlay district.
- GE. Each application for a business license, land disturbance permit, building permit or sign permit, which involves the development, use, exterior alteration, exterior modification or addition of any structure, must demonstrate compliance with all overlay district regulations, subject to article 8 of this chapter, nonconforming uses, structures and buildings.
- HG. The zoning district designations contained in article 3 of this chapter, titled Overlay District Regulations, were not revised to reflect the new zoning district designations utilized in the updated zoning ordinance. Any discontinued zoning district references contained in this article 3 of this chapter shall therefore be construed using the conversion chart contained in Table 1.1 of article 1 of the zoning ordinance, and applied as appropriate to the updated provision of the zoning ordinance.

Sec. 3.1.6. - Overlay Use table.

Table 3.1 indicates the permitted uses within the overlay zoning districts. Even though a use is listed as an allowable use within a particular base zoning district, additional use restrictions may apply based on the applicable overlay zoning district requirements specified in this article.

A. The uses listed in Table 3.1 shall be permitted only within the zoning overlay districts identified, and no use shall be established and no structure associated with such use shall be erected, structurally altered or enlarged unless the use is permitted as:

1. A permitted use (P);
2. A special use (SP) subject to the special land use permit application procedures specified in article 7 of this chapter;
3. An administratively approved use (SA) subject to the special administrative permit procedures specified in article 7 of this chapter;
4. An accessory use (PA) as regulated by article 4 of this chapter. Table 3.1 does not list all accessory uses but clarifies uses acceptable as accessory, though not typically considered principal uses for the zoning classification.
5. Uses lawfully established prior to the effective date of this zoning ordinance.

B. Any use not listed in Table 3.1, below, or interpreted to be allowed by the director of planning pursuant to section 4.1.2 is prohibited. Any applicant denied a permit to allow a use of property in a zoning district other than as provided in this section may file an appeal before the zoning board of appeals as provided in article 7 of this chapter.

C. If there is a conflict between Table 3.1 and the text of this chapter, the text shall prevail.

Table 3.1 Overlay Use Table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use											
* Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"											
AGRICULTURE											
Agriculture and Forestry											
Commercial greenhouse or plant nursery	P	P	P	P							✓
Temporary or portable sawmill											✓
Urban, community garden, up to 5 ac.	P		P	P						P	✓
Urban, community garden, over 5 ac.	P	P	P	P						P	✓
Animal Oriented Agriculture											
Dairy											✓
Keeping of livestock											✓
Keeping of poultry/pigeons											✓
Livestock sales pavilion											✓
Riding academies or stables											✓
RESIDENTIAL											
Dwellings											
Dwelling, cottage home	P	P									✓
Dwelling, mobile home											✓
Dwelling, multi-family	P	P	P		X		P	P	P		
Dwelling, multi-family (supportive living)	P	P	P		X						✓
Dwelling, townhouse	P	P	P								✓
Dwelling, urban single-family	P	P	Pa								✓
High-rise apartment	SP	SP	P	SP							
Dwelling, single-family (attached)	P	P	P				P	P	P		
Dwelling, single-family (detached)	P	P	P		P						
Dwelling, three-family	P	P	P								
Dwelling, two-family	P	P	P								
Dwelling, single-family, accessory (guesthouse, in-law suite)											✓
Home occupation, no customer contact	P	P									✓
Home occupation, with customer contact	P	P									✓
Live/work unit	P	P	P	P							✓
Mobile home park											

Table 3.1 Overlay Use Table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
							T1	T2	T3		
	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
"Key: P - Permitted use Pa - Permitted as an accessory use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"											
Accessory uses or structures	Pa	Pa	Pa	Pa	Pa						✓
Housing and Lodging											
Bed and Breakfast homes		P	P	SP	P	P				P	✓
Bed and breakfast			P	SP							✓
Bed and breakfast, home stay		P	P	P							✓
Boarding/Rooming house		P	P	P							✓
Convents or monasteries		P	P	SP							✓
Dormitory		Pa	Pa	Pa	Pa						✓
Extended stay hotel/motel		SP	SP	SP	SP			X	X	X	✓
Fraternity house or sorority house		P	P	P	SP						
Hotel/Motel		X	X	X	X	X	P	P	P		
Short Term Vacation Rental											
Nursing care facility or hospice		P	P	P	P						
Personal care facility, 7 or more		P	P	P	P	P					✓
Personal care home, up to 6		P	P	P	P	P					✓
Child caring home, up to 5		P	P	P	P						✓
Child caring facility, 6 or more		P	P	P	P						✓
Child day care center		P	P	P	P	P					✓
Senior housing		P	P	P	P						✓
Shelter for homeless persons, 7-20		SP	SP	SP	P					X	✓
Shelter for homeless persons for no more than six (6) persons		SP	SP	SP	SP					X	✓
Transitional housing facility, 7-20		SP	SP	SP	P					X	✓
INSTITUTIONAL/PUBLIC											
Community Facilities											
Cemetery, columbarium, mausoleum	P	P	P	P	P						✓
Club, order or lodge, fraternal, non-commercial	P	P	P	P	P		P	P	P		✓
Coliseum or stadium/not associated with church or school	P	P	P	P	P					X	✓
Dog Park										P	
Funeral home, mortuary	P	P	X	X	X		P	P	P	P	✓
Golf course or clubhouse, public or private	P	P	P	P	P						✓
Government facilities	P	P	P	P	P						

Table 3.1 Overlay Use Table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"											
Hospital or accessory ambulance service	P	P	P	P							
Library or museum	P	P	P	P							
Cultural Facilities	SP	SP	SP	SP	P		P	P	P		
Recreation Club	P	P	P								
Neighborhood or subdivision clubhouse or amenities	P	P	P	P							
Places of Worship	P	P	P	P			P	P	P		
Recreation, outdoor	P	P	P	P							
Swimming pools, commercial	P	P	P	P						X	✓
Tennis center, club and facilities							P	P	P		
Tennis courts, swimming pools, play or recreation areas, community	P	P	P	P			Pa	Pa	Pa		✓
Utility structure necessary for the transmission or distribution of services							P	P	P		
Education											
Colleges, universities, research and training facilities	P	P	P	P							
Private educational services, home occupation	P	P									✓
Private kindergarten, elementary, middle or high schools	P	P	P	P			P	P	P		✓
Vocational schools	P	P	P	P			P	P	P		✓
Specialized schools	P	P	P	P			P	P	P		✓
COMMERCIAL											
Automobile, boat and trailer sales and service											
Automobile or truck rental or leasing facilities	X	X	P	P						X	✓
Automobile brokerage	P	P	P	P						X	✓
Auto recovery, storage										X	✓
Auto mobile emission testing facility	X	X	X	X							
Automobile repair or maintenance, minor	P	X	X	P			P	P	P	X	✓
Automobile repair, major	X	X	X	X						X	✓
Automobile sales, used							X	X	X		
Automobile sales or truck sales	X	X	X	P	X					X	✓
Automobile service stations	SP	SP	X	SP						X	✓
Automobile service stations over 4,000 square feet											
Automobile upholstery shop	P	P	P	P						X	
Automobile wash/wax service	X	X	X	X	X		X	X	X	X	✓

Table 3.1 Overlay Use Table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
							T1	T2	T3		
	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use											
* Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"											
Boat sales	P	P	P	P						X	✓
Retail automobile parts or tire store	P	P	P	P							✓
Service area, outdoor	Pa	Pa	Pa	Pa							✓
Trailer or RV salesroom and lot	P	P	P	P						X	✓
Office											
Accounting office	P	P	P	P							
Building or construction office	P	P	P	P							✓
Building, landscape, heavy construction contractor office (material, equipment, storage)	P	P	P	P							✓
Engineering or architecture office	P	P	P	P							
Finance office or banking	P	P	P	P							
General Business Office	P	P	P	P	P						
Insurance Office	P	P	P	P	P						
Legal Office	P	P	P	P	P						
Medical Office	P	P	P	P	P						
Real Estate Office	P	P	P	P	P						
Recreation and Entertainment											
Sexually Oriented Business	X		X	X			X	X	X	X	✓
Drive-in theater	P	P	P	P						X	✓
Fairground or amusement park										X	✓
Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)	P	P	P	P							
Nightclub or late night establishment (maximum 10,000 square feet)	SP	X	X	X	X		X	X	X	X	✓
Outdoor recreation (miniature golf, batting cages, tennis, Go-cart and other outdoor activities)	P	P	P	P	X		X	X	X		✓
Special events facility	P	P	P	P							
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building	P	P	P	P	P						
Outdoor concert hall										P	
Recreation, passive										P	
Retail											
Alcohol outlet- package store, primary	P	P		SP			X			X	✓
Alcohol outlet- beer and/or wine store, beer growler, primary	P	P	P	SP						X	✓
Alcohol outlet- beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3 (F))	P	P	P	SP						X	✓

Table 3.1 Overlay Use Table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use * Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"											
Apparel or accessories store	P	P	P	P	P	P	P	P	P		
Art gallery	P	P	P	P	P	P	P	P	P		
Art supply store											
Book, greeting card, or stationery store	P	P	P	P	P	P	P	P	P		
Camera or photography	P	P	P	P	P	P	P	P	P		
Commercial greenhouse or plant nursery	P	P	P	P	P	P	P	P	P		✓
Computer or computer software store	P	P	P	P	P	P	P	P	P		
Convenience store (see alcohol outlet or fuel pumps accessory)	P	P	P	P	P	P	P	P	P	X	✓
Drive-through facilities (other than restaurants)			P							X	✓
Electrical supply store							P	P	P		
Farm or garden supply store	X	X					P	P	P		
Farmer's market, permanent	P	P	P	P	P	P					✓
Farmer's market, temporary/seasonal	P	P	P	P	P	P					✓
Florist	P	P	P	P	P	P	P	P	P		
Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)	P	P	P	P	P	P	P	P	P		
Fuel dealers, manufacturers or wholesalers	P	P	P	P	P	P				X	
Fuel pumps	X	X	X	X	X	X				X	✓
Furniture, home furnishings and equipment store							P	P	P		
General merchandise store							P	P	P		
Gift, novelty, or souvenir store	P	P	P	P	P	P	P	P	P		
Gold buying, precious metals	P	P	P	P	P	P					
Grocery stores (see alcohol outlet)	P	P	P	P	P	P					
Hardware store or other building materials store	P	P	P	P	P	P	P	P	P		
Hobby, toy or game store	P	P	P	P	P	P					
Jewelry store	P	P	P	P	P	P	P	P	P		
Music or music equipment store (retail)	P	P	P	P	P	P	P	P	P		
Liquor store (see alcohol outlet)	P	P	X	X	X	X	X	X	X		✓
News dealer or news store	P	P	P	P	P	P	P	P	P		
Office supplies and equipment store	P	P	P	P	P	P	P	P	P		
Paint, glass and wallpaper store							P	P	P		
Pawn shop, title loan	X	X	X	X	X	X	X	X	X	X	

Table 3.1 Overlay Use Table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
							T1	T2	T3		
	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
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Pet supply store											
Pharmacy or drug store (see alcohol outlet)											
Radio, television or consumer electronics store											
Retail, 5,000 sf or less											
Retail, over 5,000 sf (see also shopping center)											
Retail warehouses/wholesales providing sales of merchandise with no outdoor storage											
Shopping center											
Specialty store											
Sporting goods or bicycle sale											
Thrift, secondhand, antique store											
Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage											
Variety store											
Videotape sales and rental store											
Temporary Commercial Uses											
Temporary outdoor sales, seasonal	P	P	X	P	X	X	X	X	X		✓
Temporary produce stand	P	P	P	P	P						✓
Temporary outdoor retail sales	P	P	P	P	P						✓
Temporary outdoor events	P	P	P	P	P						✓
Temporary trailer, as home salesoffice or construction trailer	P	P	P	P	P						✓
Restaurant/Food establishments											
Brewpub/Beer Growler	P	P	P	P	P						
Catering establishments	P	P	P	P	P						
Restaurants (acc. to hotel/motel)	P	P	P	P	P						
Restaurants (non-drive-thru)	P	P	P	P	P		P	P	P		
Restaurants with a drive-thru configuration	SP	SP	SP	SP	SP						✓
Transportation and Storage											
Bus or rail stations or terminals for passengers	SP	SP	SP	SP	SP					X	
Helipoint	SP	SP	SP	SP	SP		SP	SP	SP		✓
Parking, commercial lot	X	X	X	P			Pa	Pa	Pa	X	
Parking, commercial garage	P	P	P	P			Pa	Pa	Pa	X	
Taxi, ambulance or limousine service, dispatching or storage.	P	P	P	P	P					X	✓

Table 3.1 Overlay Use Table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use											
* Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"											
Taxi, ambulance, limousine dispatch office only (no vehicle parking)	P	P	P	P	P	P					
Taxi stand	P	P	P	P	P	P					
Services											
Adult day care center - 7 or more	P	P	P	P	P	P					✓
Adult day care facility - up to 6	P	P	P	P	P	P					✓
Animal grooming											
Animal hospitals, veterinary clinic	P	P	P	P	P	P					✓
Animal shelter/rescue center	P	P	P	P	P	P					✓
Banks, credit unions or other similar financial institutions	P	P	P	P	P	P					
Barber shop/ beauty salon or similar establishments	P	P	P	P	P	P					
Business service establishment											
Check cashing establishment, primary	X	X	X	X	X	X				X	✓
Check cashing establishment, accessory	X	X	X	X	X	X				X	✓
Child day care center (Kindergarten) - 7 or more	P	P	P	P	P	P					✓
Child day care facility - up to 6	P	P	P	P	P	P					✓
Coin laundry	P	P	P	P	P	P					
Dog day care	P	P	P	P	P	P					
Dog grooming	P	P	P	P	P	P					
Dry cleaning agencies, pressing establishments , or laundry pick up stations	P	P	P	P	P	P					
Fitness center	P	P	P	P	P	P					
Kennel, breeding or boarding	X	X	X	X	X	X					
Kennel, commercial	X	X	X	X	X	X					
Kennel, noncommercial	X	X	X	X	X	X					
Landscape business	P	P	P	P	P	P					
Linen and diaper service, garment pressing, alterations and repair											
Mini-warehouse	P	P	P	P	P	P				X	✓
Outdoor storage, commercial	X	X	X	X	X	X				X	✓
Personal services establishment	P	P	P	P	P	P				X	
Photoengraving, typesetting, electrotyping	P	P	P	P	P	P					
Photographic studios	P	P	P	P	P	P					
Plumbing, HV/AC equipment establishments with no outdoor storage	P	P	P	P	P	P					

Table 3.1 Overlay Use Table

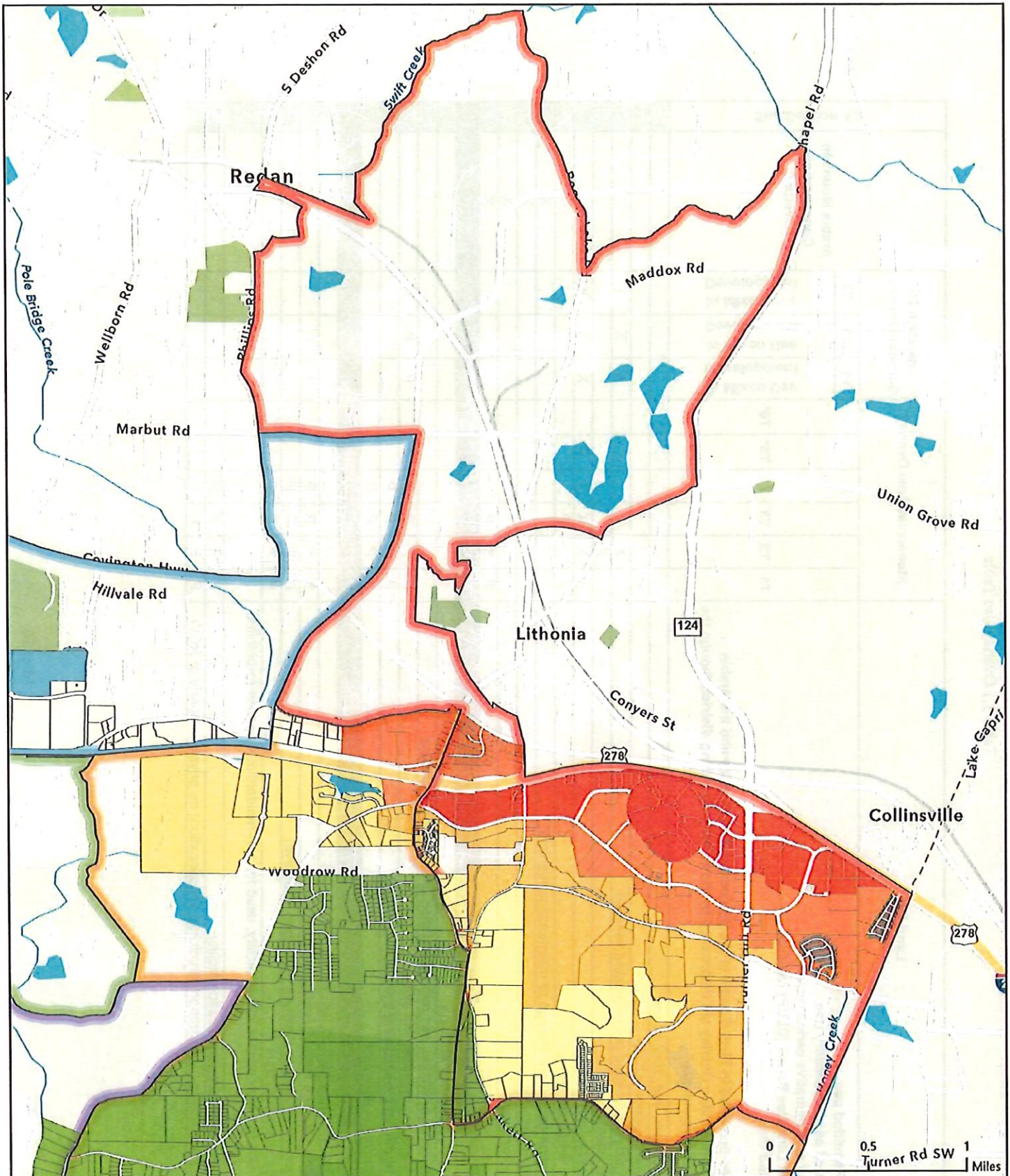
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5*	T6*	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
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	T1	T2	T3	T4	T5*	T6*					
* Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"											
Publishing or printing establishments	P	P	P	P	P	P					
Quick copy printing store	P	P	P	P	P	P					
Services, Medical and Health											
Ambulance service or emergency medical services, private	P	P	P	P	P	P				X	
Health services clinic	P	P	P	P	P	P					
Home healthcare service	P	P	P	P	P	P					
Kidney dialysis center	P	P	P	P	P	P					
Medical or dental laboratories	P	P	P	P	P	P					
Services, Repair											
Furniture upholstery or repair; home appliance repair or service	X	X	X	X	X	X					
Radio, television and similar home appliance repair service	P	P	P	P	P	P					
Personal service, repair (watch, shoes, jewelry)	P	P	P	P	P	P					
Service area, outdoor	Pa	Pa	Pa	Pa	Pa	Pa					✓
INDUSTRIAL											
Alcohol or alcoholic beverage manufacturing											
Alternative energy production	SP	SP	SP	SP							
Automobile/truck manufacturing											
Brick, clay, tile, or concrete products terra cotta manufacturing											
Building materials or lumber supply establishment	P	P	P	P	P	P					
Cement, lime, gypsum, or plaster of Paris manufacturing											
Compressed gas fuel station	SP	SP	SP	SP	P						
Chemical manufacture, organic or inorganic											
Contractor, general (See also Building or Construction Office)	P	P	P	P	P	P				X	✓
Contractor, heavy construction, outside storage	P	P	P	P	P	P					
Contractor, special trade	P	P	P	P	P	P				X	
Crematoriums	SP	SP	X	X	X						
Distillation of bones or glue manufacture											
Dry cleaning plant			P								
Dye works											
Explosive manufacture or storage											
Fabricated metal manufacture											

Table 3.1 Overlay Use Table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
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Fat rendering or fertilizer manufacture											
Fuel dealers, manufactures or wholesalers			P								
General aviation airport			P								✓
Heavy equipment repair service or trade	P	P	P	P			X	X	X		
Ice manufacturing plant			P								
Incidental retail sales of goods produced or processed on the premises			Pa								
Incineration of garbage or refuse when conducted within an enclosed plant											
Industrial, heavy											
Industrial, light			P								
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal											
Leather manufacturing or processing											
Light malt beverage manufacturer (See also Brewpub)	Pa	Pa	P	Pa							
Light manufacturing			P								
Manufacturing, heavy											✓
Manufacturing operations not housed within a building											✓
Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits											✓
Outdoor storage, industrial	X	X	X	X	X		X	X	X		✓
Paper or pulp manufacture											✓
Petroleum or inflammable liquids production, refining											✓
Radioactive materials: utilization, manufacture, processing or emission											✓
Railroad car classification yards or team truck yards			P								✓
Recovered materials facility wholly within a building			P								✓
Recovered materials processing wholly within a building			P								✓
Recycling collection	Pa	Pa	Pa	Pa							
Recycling plant			P								
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet			P								
Research, experimental or testing laboratories			P								
Rubber or plastics manufacture			P								
Salvage yard (Junkyard)	X	X	X	X	X		X	X	X	X	✓
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including radioactive materials										X	✓

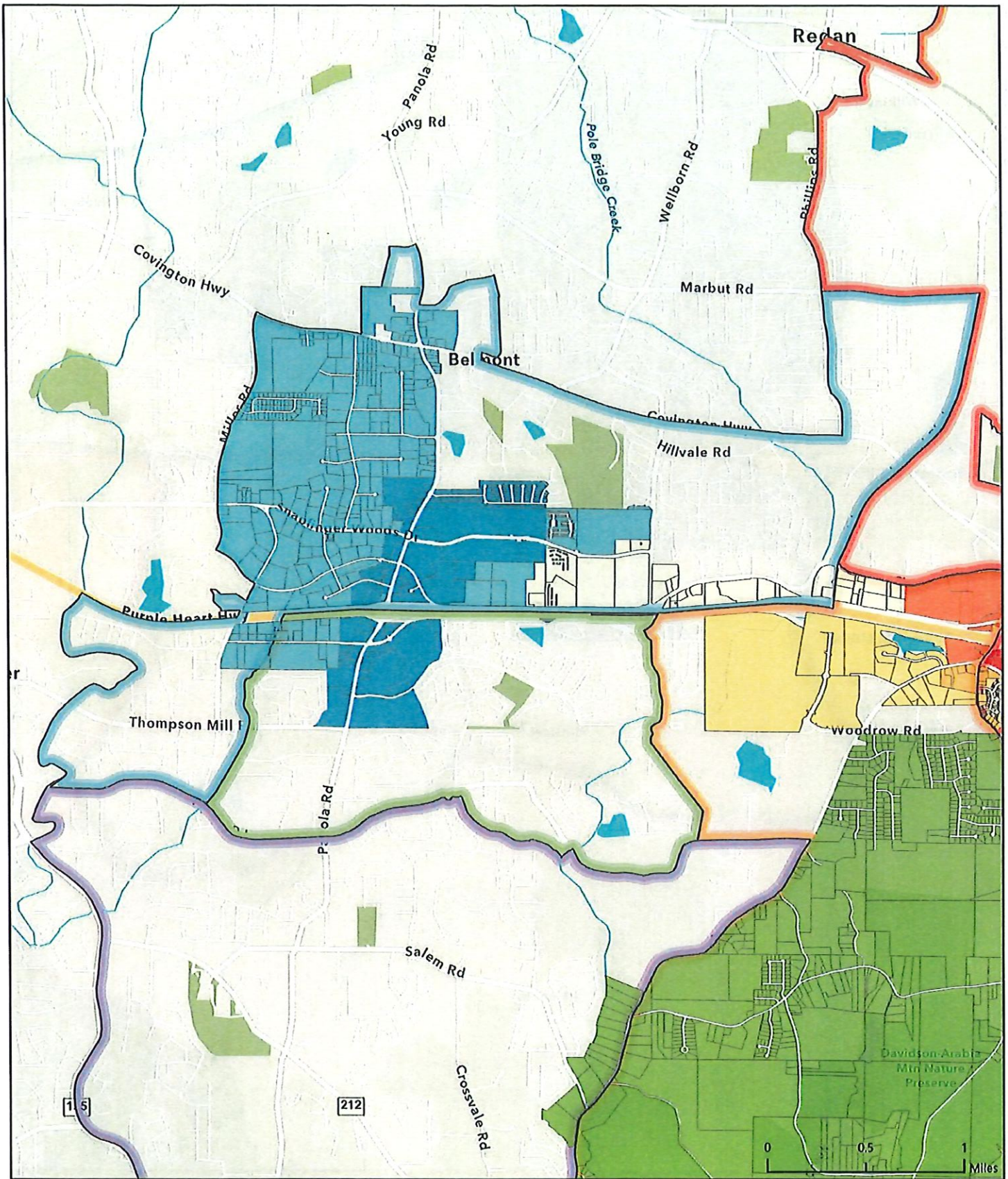
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Smelting: copper, iron, zinc, or ore											
Storage yard, except vehicle											
Storage yard for damaged or confiscated vehicles		X					X	X	X		
Sugar refineries		X									
Tire retreading and recapping	X	X	X	X	X		X	X	X		
Towing or wreckage service			P								
Transportation equipment storage or maintenance (vehicle)										X	✓
Truck stop or terminal										X	
Vehicle storage yard										X	
Warehousing or Storage	P	P	P							X	
COMMUNICATION – UTILITY											
Amateur radio service or antenna											✓
Electric transformer station, gas regulator station or telephone exchange											
Radio or television broadcasting studio	P	P	P	P			P	P	P		
Radio or television broadcasting transmission facility	P	P	P	P							
Satellite television antennae	P	P	P	P							✓
WIRELESS TELECOMMUNICATION (cell tower)											
New support structure from 51 feet to 150 feet											✓
New support structure from 50 feetup to 199 feet	P	P	P	P	P						✓
COW's (non-emergency or event.no more than 120 days)	P	P	P	P	P						✓
COW's (declared emergency)	P	P	P	P	P						✓
Attached wireless telecommunication facility, used for non-residential purposes (prohibited if used as residential)											
Attached wirelesstelecommunication facility	P	P	P	P	P						✓
Small cell installations (new support structures or collocation) on private property or ROW	P	P	P	P	P						✓



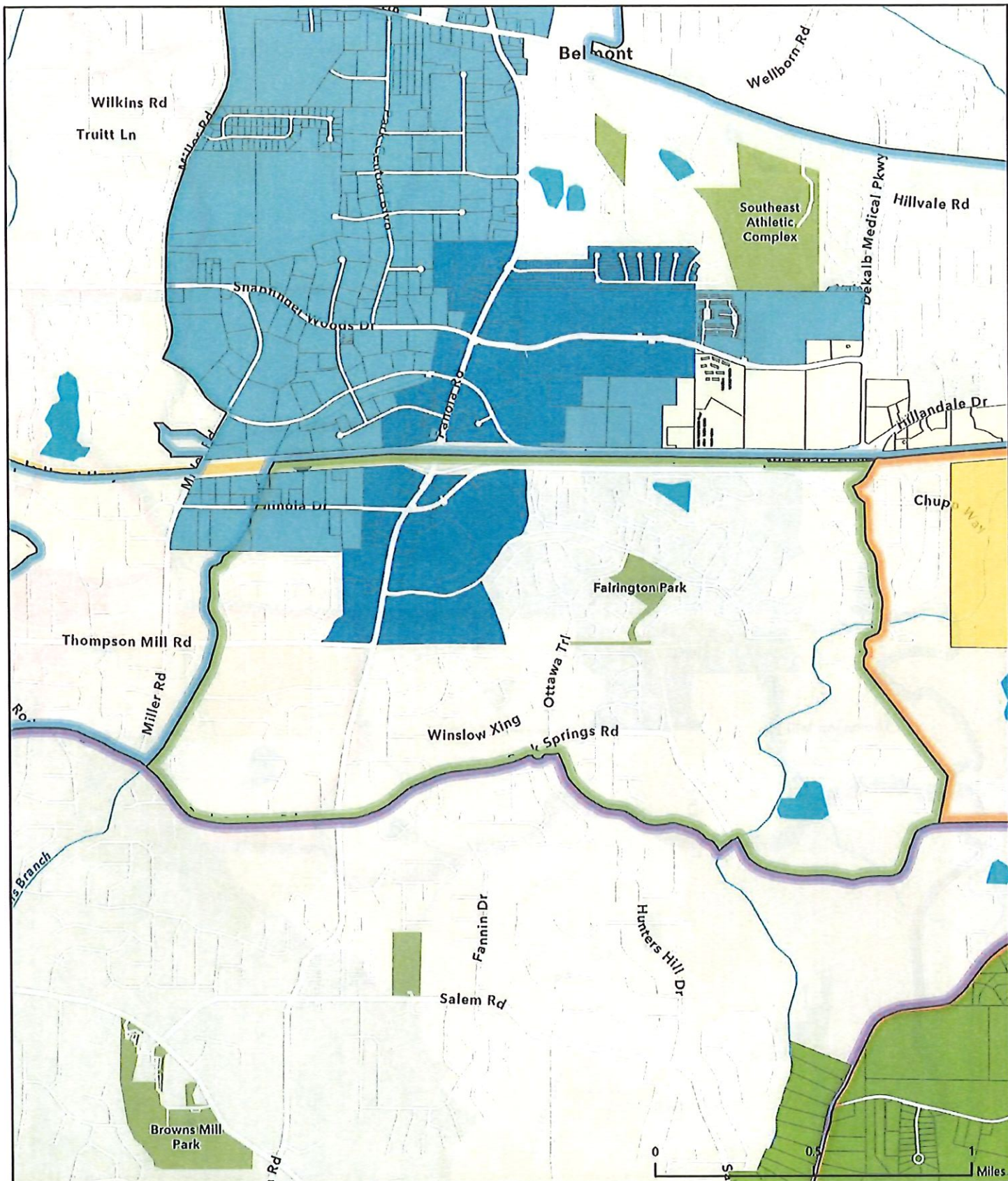
District 1 Zoning Overlays

 ARABIA MOUNTAIN OVERLAY DISTRICT	 STONECREST TIER 1	 STONECREST TIER 4
 I-20 OVERLAY DISTRICT TIER 1	 STONECREST TIER 2	 STONECREST TIER 5
 I-20 OVERLAY DISTRICT TIER 2	 STONECREST TIER 3	 STONECREST TIER 6 - VIEWSHED



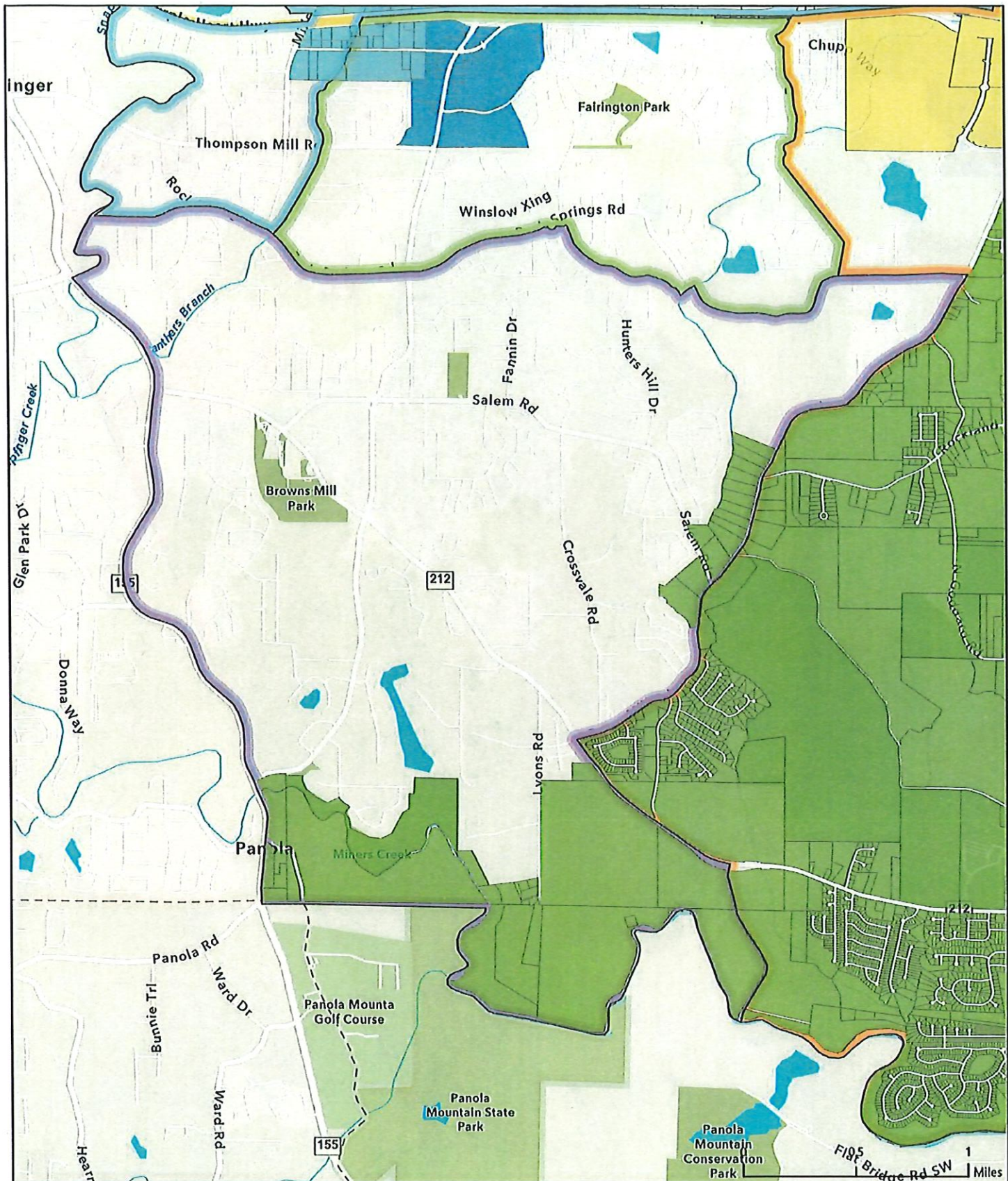
District 2 Zoning Overlays

■ ARABIA MOUNTAIN OVERLAY DISTRICT	■ STONECREST TIER 1	■ STONECREST TIER 4
■ I-20 OVERLAY DISTRICT TIER 1	■ STONECREST TIER 2	■ STONECREST TIER 5
■ I-20 OVERLAY DISTRICT TIER 2	■ STONECREST TIER 3	■ STONECREST TIER 6 - VIEWSHED



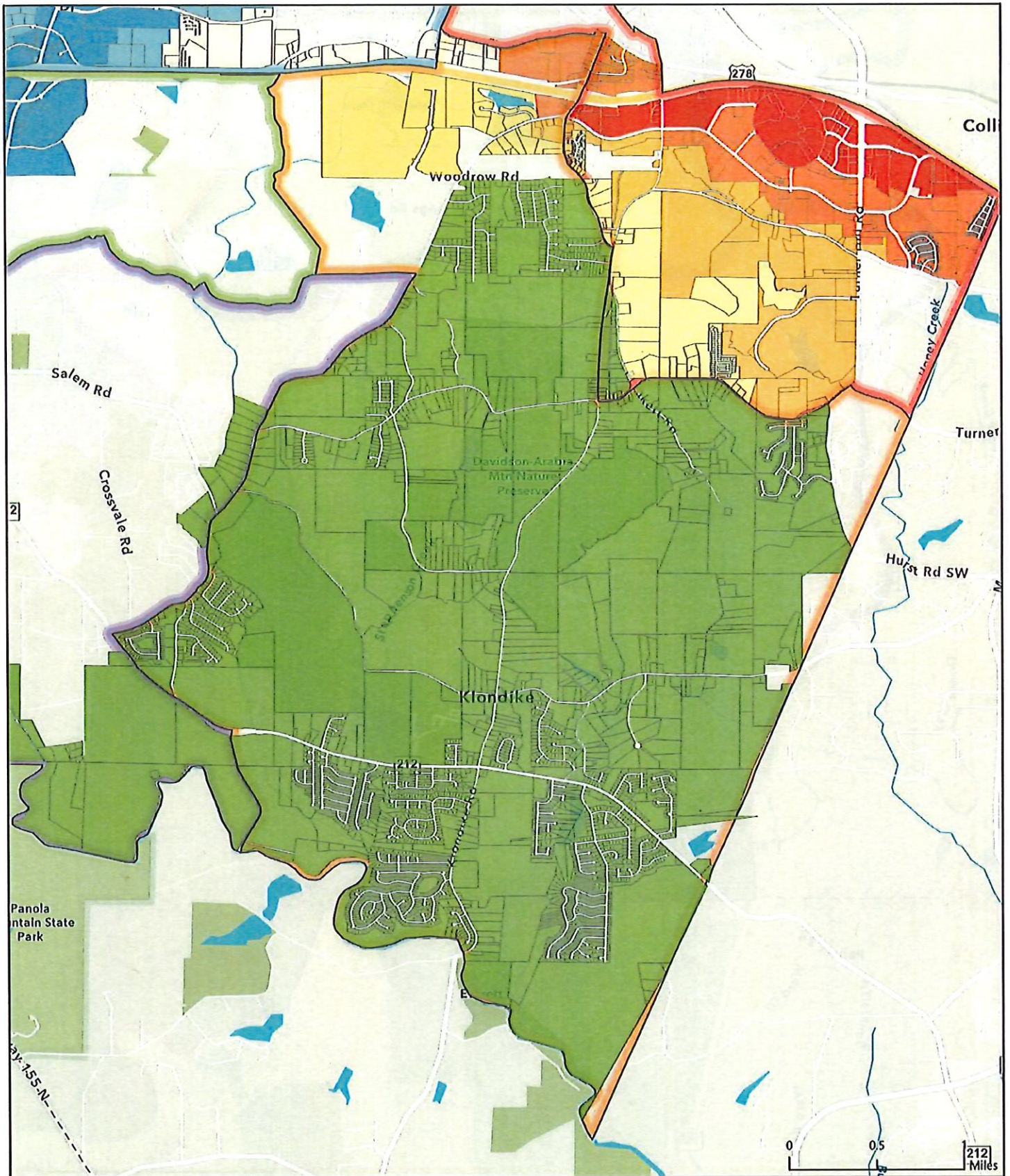
District 3 Zoning Overlays

 ARABIA MOUNTAIN OVERLAY DISTRICT	 STONECREST TIER 1	 STONECREST TIER 4
 I-20 OVERLAY DISTRICT TIER 1	 STONECREST TIER 2	 STONECREST TIER 5
 I-20 OVERLAY DISTRICT TIER 2	 STONECREST TIER 3	 STONECREST TIER 6 - VIEWSHED



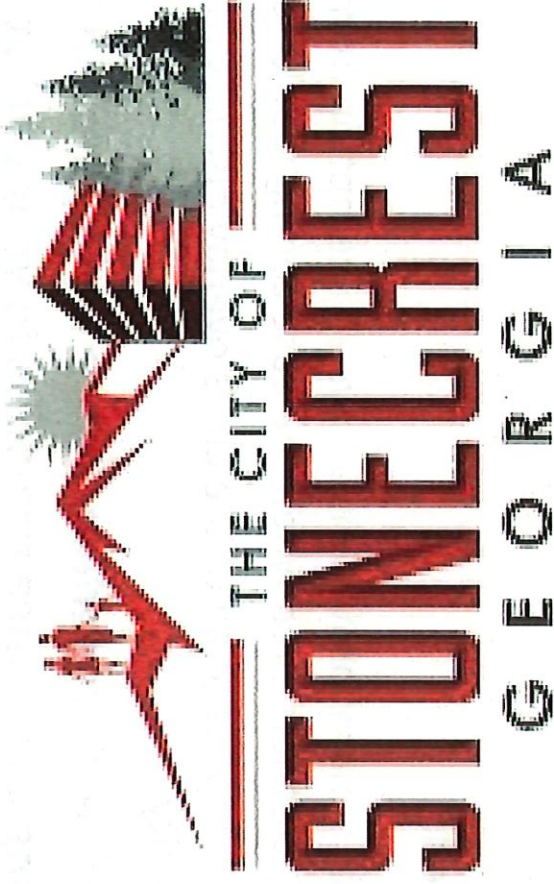
District 4 Zoning Overlays

 ARABIA MOUNTAIN OVERLAY DISTRICT	 STONECREST TIER 1	 STONECREST TIER 4
 I-20 OVERLAY DISTRICT TIER 1	 STONECREST TIER 2	 STONECREST TIER 5
 I-20 OVERLAY DISTRICT TIER 2	 STONECREST TIER 3	 STONECREST TIER 6 - VIEWSHED



District 5 Zoning Overlays

ARABIA MOUNTAIN OVERLAY DISTRICT	STONECREST TIER 1	STONECREST TIER 4
I-20 OVERLAY DISTRICT TIER 1	STONECREST TIER 2	STONECREST TIER 5
I-20 OVERLAY DISTRICT TIER 2	STONECREST TIER 3	STONECREST TIER 6 - VIEWSHED



TMOD-21-004

SLUP Exemptions



TMOD-21-004

SLUP Exemption

Applicant: Stonecrest Planning and Zoning Department

Project Location: City-Wide

Proposed amendment:

Text amendment to delete Subsection 3.1.1.D of the Zoning Ordinance and to insert a new overlay use table

Issues being addressed:

- Overlay District general provisions allows an exemption from requiring a SLUP within Overlay Districts even when the base zoning would require one
- This exemption applies to all of the city's overlay districts which cover a large portion of the city

Staff recommended text amendments are highlighted in the Track Changes version of the Zoning Ordinance provided in your packet