

## DRAFT Zoning Outline – May 14, 2020

### I. General Provisions:

- This sets forth the legal title and purposes of the code and related legal statements like severability, etc.

### II. Terms and Definitions

### III. Administration and Enforcement

- Role of the official bodies — Planning Commission, Board of Appeals, Historic District Commission, Zoning Administrator, and the Mayor and City Council
- General Permit and Application Procedures including the zoning text and map amendment process and the use of administrative adjustments
- Work of the Board of Appeals will include variances, special exceptions and other functions and the standards that must be followed
- Non-conforming Uses and Structures
- Enforcement

### IV. Development Plan Review and Approvals

- This section will discuss site plan review – little plans, major plans, and annexation procedures.

### V. Base Zones

#### 1. Residential Base Zones

- Neighborhood Conservation Zone:** New development fits the context of the existing established neighborhood
- High Density Residential** – 4+ Story apartment/condo
- Medium Density Residential** – ≤3 Story, Attached homes (townhouse, duplex), Single Family under 0.5 acre lots
- Low Density Residential** – 0.5 acre lots or greater single family or attached

#### 2. Mixed-Use, Form Based Zones:

- Downtown / Central Business District**
- Riverfront Development**
- Corridor Mixed-Use:** applied to locations along US-13 to promote commercial development as well as high density residential development located within walking distance of shopping, employment, hospital, University, and recreational activities.
- Activity Center:** applied to TODs

#### 3. Nonresidential Base Zones

- General Commercial**
- Highway Commercial**
- Industrial, Employment:** light industrial, research and development, manufacturing, warehouse operations, industrial/office park

- d. **Industrial, Heavy:** high-impact industrial development that often requires large sites. Might require significant movement of goods, raw materials, and vehicles.
  - e. **Institutional**
    - i. **Medical Facility**
    - ii. **College or University**
    - iii. **Community School**
  - f. **Agriculture**
4. **Legacy Zones** – these are zones that have been developed under a different set of rules and regulations.
- a. **Legacy Business Park-** this would consolidate all of the “Planned Development District No. X” in the current zoning code
  - b. **Legacy Community-** this would consolidate all of the “Planned Residential No. X” in the current zoning code
5. **Open Space Zones**
- a. **Parkland**
  - b. **Environmental Resource Conservation**

**VI. Overlay Zones** - supplement development regulations with additional standards and regulations that address special area-specific conditions, features, or plans.

- 1. **Historic Preservation Areas**
  - i. Camden Historic District
  - ii. Downtown Historic District
  - iii. Newtown Historic District
  - iv. Church Street Historic District
- 2. **Chesapeake Bay Critical Area** – three subzones that meet State policy objectives
  - i. Resource Conservation Overlay Zone
  - ii. Limited Development Overlay Zone
  - iii. Intense Development Overlay Zone
- 3. **Flood Protection Zones**
  - i. To include areas prone to coastal flooding (sea level rise) and nuisance flooding
- 4. **Sourcewater Protection Overlay**
  - i. Paleochannel & Wellhead Protection Areas, Contaminated and hazardous material prohibition and increases in pervious surface requirements

## VII. Design Standards

- 1. **Landscape Design**
- 2. **Signage**
- 3. **Lighting**
- 4. **Parking** (use existing, add minor improvements if necessary)