

SUMMARY OF DEVELOPMENT CODE CHANGES

The proposed changes to The Hill Area Residential (HR-1) zoning district necessitate changes to Chapter 2, Article II and other sections of the Development Code. Below is a summary of the proposed changes including changes resulting from the May 28th Planning and Zoning Commission meeting noted as tracked changes below.

Chapter 2 – ZONING REGULATIONS

Article II. – Zoning District and Land Uses

- a) Part 1 – In General
 - i) Sec. 2-51: Removed HR-1 zoning district from Table 2-51.1: Standard Zoning Districts to Table 2-51.2: Special Zoning Districts.
- b) Part 2 – Standard Residential Districts
 - i) Sec. 2-70: Moved HR-1 intent statement to new Part 7.
 - ii) Sec. 2-71: Moved HR-1 permitted uses to new Part 7.
 - iii) Sec. 2-72: Moved HR-1 bulk regulations to new Part 7; modified lettering to References in table to reflect removal of HR-1 references.
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 c) Part 7 – The Hill Area Residential District (HR-1)
 - i) Sec. 2-154: Added new language to intent statement
 - ii) Sec. 2-155: Added new definitions only applicable in HR-1 to help distinguish between different garage types. Also defined porch.
 - iii) Sec. 2-156: Reserved section.
 - iv) Sec. 2-157: New location for HR-1 permitted uses list (previously located in Sec. 2-71); Recommending to remove Residential Sales Offices (Temporary), Golf Course or Country Club, HOA Clubhouse/Meeting Facility/Pool as permitted uses in HR-1 as they are not applicable in The Hill. Removed Supplemental Regulation #3 because there is no HOA in The Hill and therefore not applicable.
 - v) Sec. 2-158: New location for HR-1 bulk regulations (previously located in Sec. 2-72). Staff added additional language before the table to help clarify that regulations are subject to field verification for easements. Staff reformatted table with headers and added regulations for Porch Front Yard Setback and Private Garages. Staff moved up the Min. Street Side Yard Setback regulation under Private Garage Restrictions (attached and detached) to clarify the regulation applies to both types. Staff also added four diagrams to help clarify regulations

and revised Figure 2-158.F to remove callout for detached garage 5-foot separation requirement.

- vi) Sec. 2-159: Added language that regulations in this section govern over any other regulations. Proposing Accessory Structures, other than Private Detached Garages, regulations be consistent with proposed 1-story Detached Garage max height, home separation requirement, and front façade setback.

Article III. – Height and Area Regulations

- i) Sec. 2-176: Added language to Table 2-176.1 Allowed Yard Obstructions Row #10 that this obstruction is not allowed in HR-1.

Article IV. – Supplemental Regulations: Satellite Dish Antennas, Fences, Accessory Buildings, and Dwelling Units

- i) Sec. 2-192 Accessory Structures
 - (1) F. 2. D. Moved to new Part 7.
 - (2) F. 5. Replaced with statement that Sec. 2-192 does not apply to HR-1; Detached Private Garage regulations are in new Part 7.