

P I C O R I V E R A



C O M P R E H E N S I V E Z O N I N G C O D E U P D A T E

STUDY SESSION #2
PLANNING COMMISSION

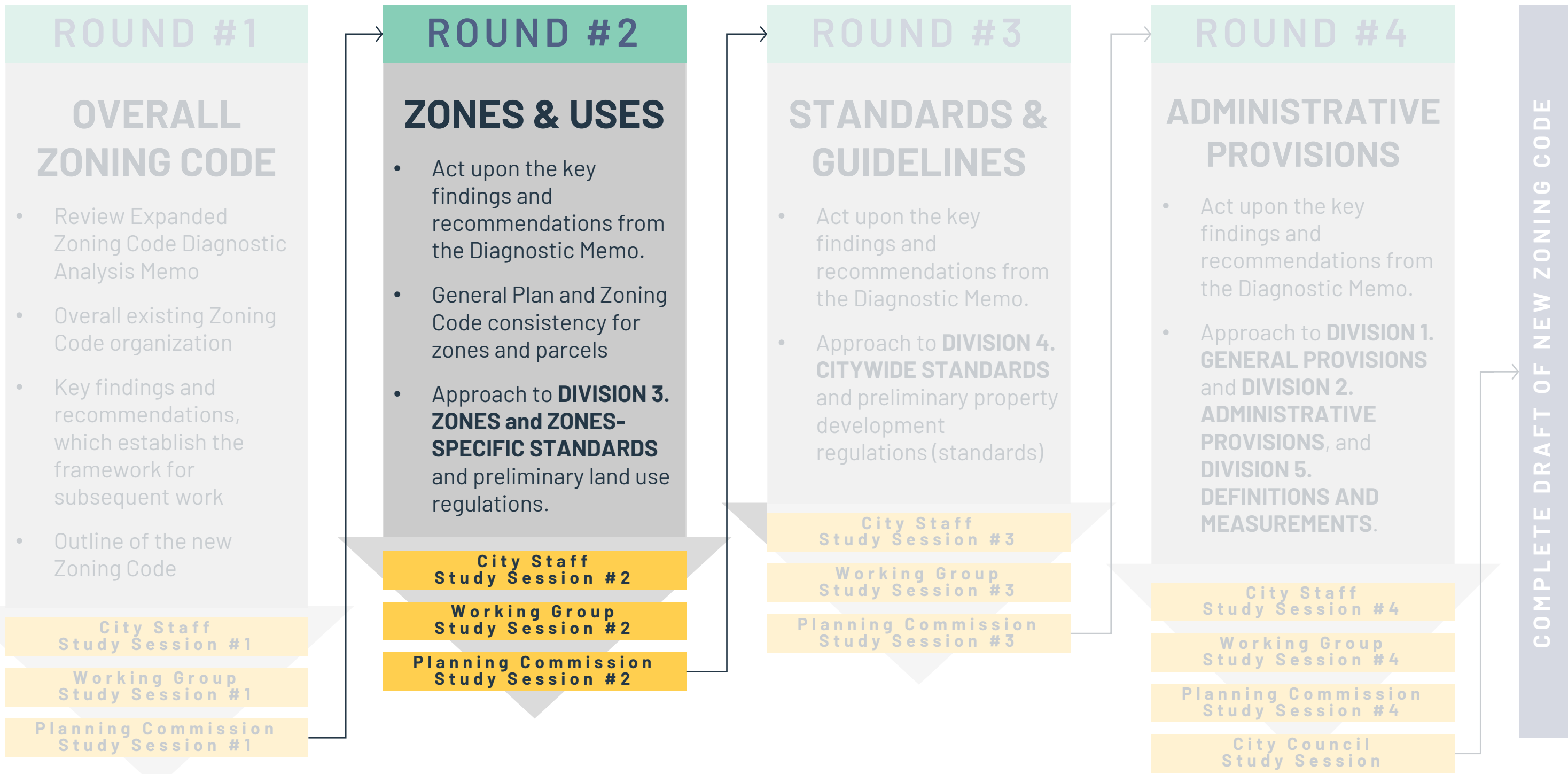
AGENDA



1. Introductions
2. Purpose of this Study Session
3. Overview of Diagnostic Memo Recommendation
4. What are Special Use Regulations?
5. Overview of Draft Regulations
 - a) Land Use and Zoning Chart
 - b) Special Use Regulations
6. Considerations
7. Next Steps

2. Purpose of this Study Session

ROUNDS OF STUDY SESSIONS



3. Overview of Diagnostic Memo Recommendation

Diagnostic Memo Recommendations



Consolidate all zone-specific provisions within their respective zone chapter

Discontinue the special/specific use chart notes system

Utilize consistent terminology throughout and rely on the DEFINITIONS chapter to establish the default

Simplify land use permissions

Simplify list of uses into broad use type categories

Resolve unused/unapplied, conflicting, or incorrectly referenced regulations

Resolve seemingly odd regulations

4. What are Special Use Regulations?

What are Special Use Regulations?



Use specific regulations or special use regulations are used by cities to place limitations on, or apply conditions or specific standards to, certain land uses.

Why have special use regulations?

- Create safeguards for the wellbeing of the community and avoid incompatible land uses
- Minimize public nuisances caused by operations
- Provide guidance and flexibility for the development and business community
- Establish standards so that uses can be permitted in more zones

Examples:

- **Hours of operation**
 - Minimize noise, especially when adjacent to residential
- **Design to minimize pedestrian conflicts**
 - Applies to auto-oriented uses like drive throughs
 - Allows outdoor dining that doesn't disrupt the public right-of-way

5a. Overview of Draft Regulations

a) **Land Use and Zoning Chart**

b) Special Use Regulations

Land Use and Zoning Chart



■ Note System Analysis

- Development Standards
 - Note 28. "Outdoor storage and/or operations shall be visually screened from view subject to the approval or conditional approval of the zoning administrator."
- Use Regulations
 - Note 18. "The following operations and property development regulations shall apply to drive-in business establishments." (applies to drive-in and drive-through business establishments)
- Permit Types
 - Note 1. "Subject to the issuance of a conditional use permit"
- Definitions
 - Note 12. "All goods, wares and other merchandise shall be of an intrinsic value, and shall specifically exclude secondhand goods." (applies to antique shops)

Land Use and Zoning Chart



Reorganized Land Use and Permit Table

- Residential Zones, Commercial Zones, Industrial Zones, Special Purpose Zones
 - Special Purpose Zones - Open space, public facilities, and parking zone
 - Removed overlay zones because the base zone uses still apply and overlay regulations are development standards
 - Review and revise of existing descriptions

Example from Administrative Draft

Table 18.12.020.A, Allowed Uses and Regulations - Residential Zones

Land Use	R-E	S-F	R-I	R-M	R-M-V	PUD	Additional Regulations	Internal Recommendations	Notes/
Residential Uses									
Residential Types	See subclassification below								
Single-family dwellings	P	P	P (76)		P	P (76)	76: Development standards apply (see above)		
Two-family dwellings lots ≤ 20,000 sq. ft.	—	—	—		P	—			
Two-family dwellings lots > 20,000 sq. ft.	—	—	—		PPD				

5b. Overview of Draft Regulations

a) Land Use and Zoning Chart

b) Special Use Regulations

Shopping/Retail Centers



■ Issue

- Poor shopping cart management
 - Disorderly parking areas
 - Stolen carts with waste abandoned in the City

■ Proposed regulations

- New shopping cart containment measures, including
 - Self locking wheels or contract with a retrieval service
 - End of day collection
 - Corral minimums
 - Identifying business/owner information on carts

■ Thoughts on shopping carts?

Example of disorderly parking areas



Example of cart corral supporting parking management



Property Maintenance



■ Issue

- Inadequate management of commercial properties
 - Poor aesthetics and visibility (ex. graffiti, cracked asphalt, faded striping etc.)
 - Vehicle and pedestrian conflicts
- Over proliferation of banners, window signage, signs

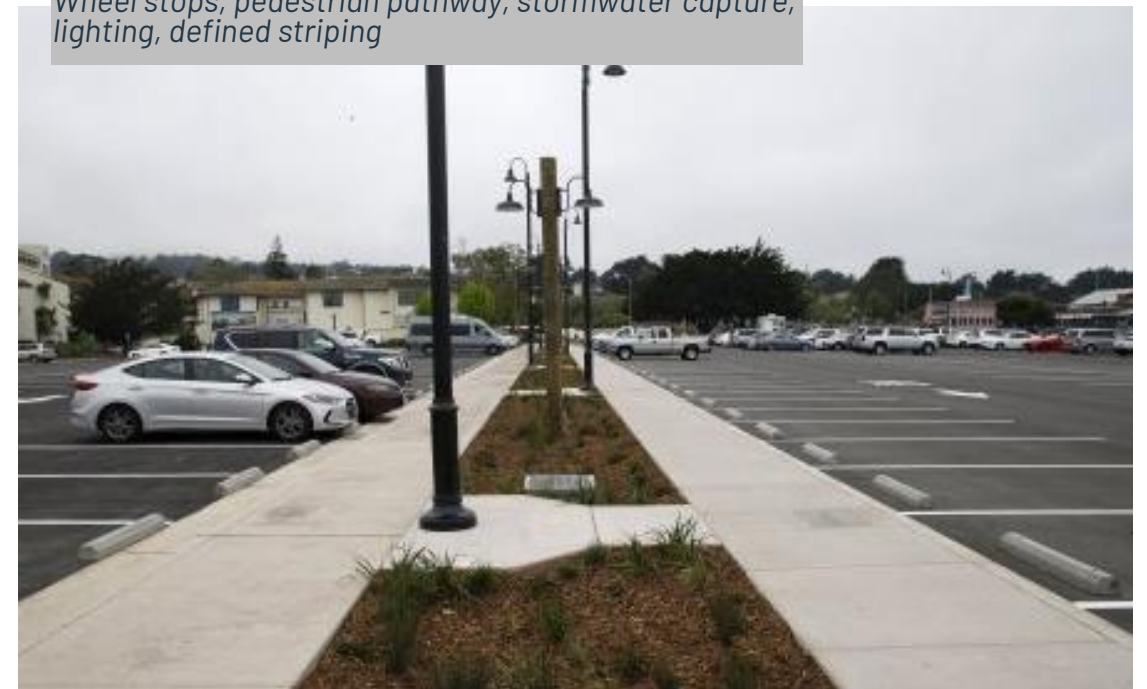
■ Proposed regulations

- Retail /Shopping Centers
 - As-needed maintenance for striping and wheel stops in parking lot areas
 - Landscaping (7% of site area)
 - Compatibility of color, form, materials, and scale
- Drive-through establishments
 - Compatible design within shopping centers
 - Landscaping
- Zoning
 - Trash Enclosures
 - Lighting

Lack of clear striping, no barriers between cars and sidewalk, minimal landscaping



Wheel stops, pedestrian pathway, stormwater capture, lighting, defined striping



Property Maintenance



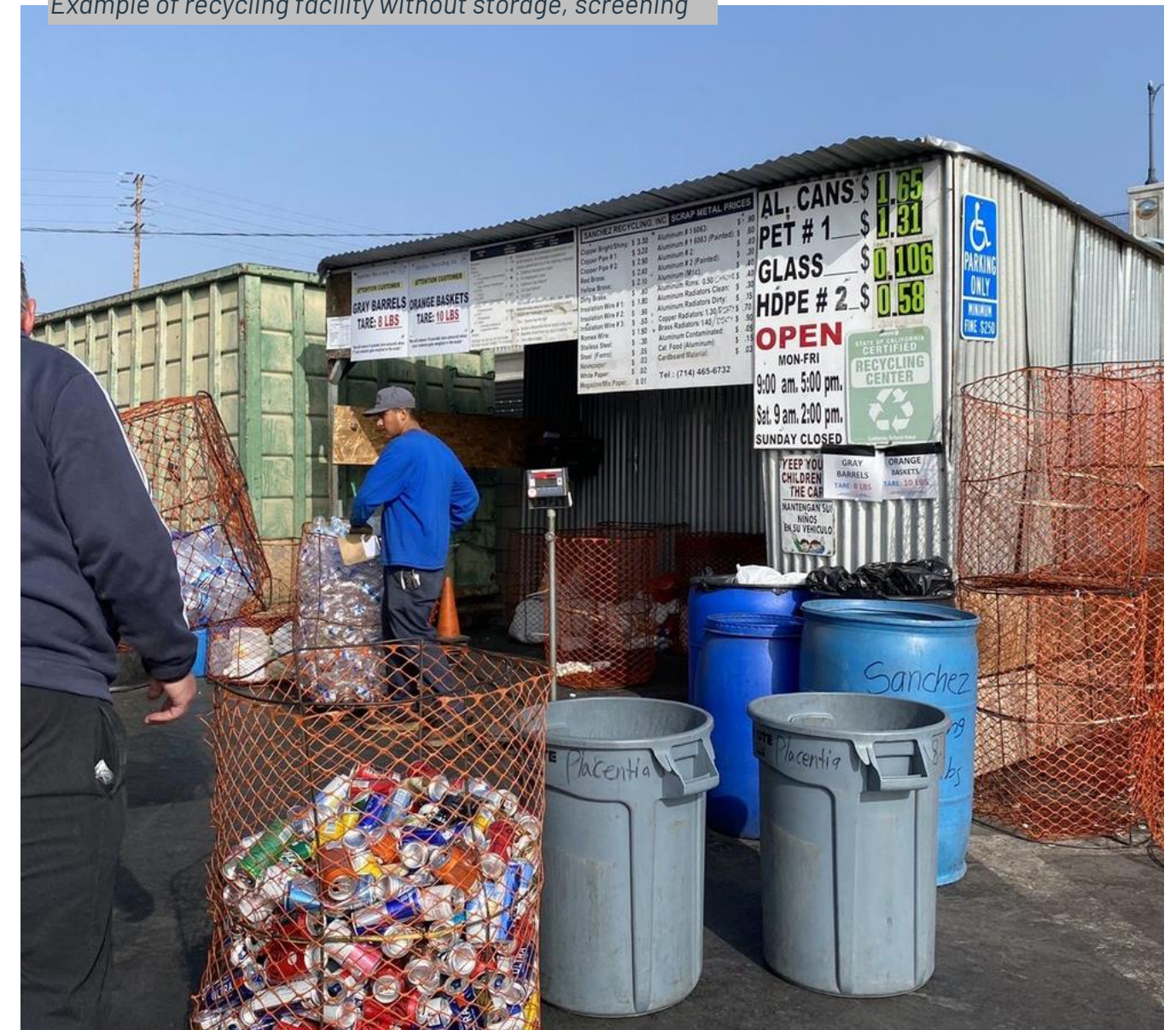
■ Proposed regulations

- Recycling Facilities

- Overconcentration – not more than one in a convenience zone
- Establish distance requirements
- No irrelevant advertisements and required posting of contact information and hours of operation
- Site maintenance
- Storage
- Hours of operation (7-10)

■ Thoughts on property maintenance?

Example of recycling facility without storage, screening



Land Use Compatibility



■ Issue

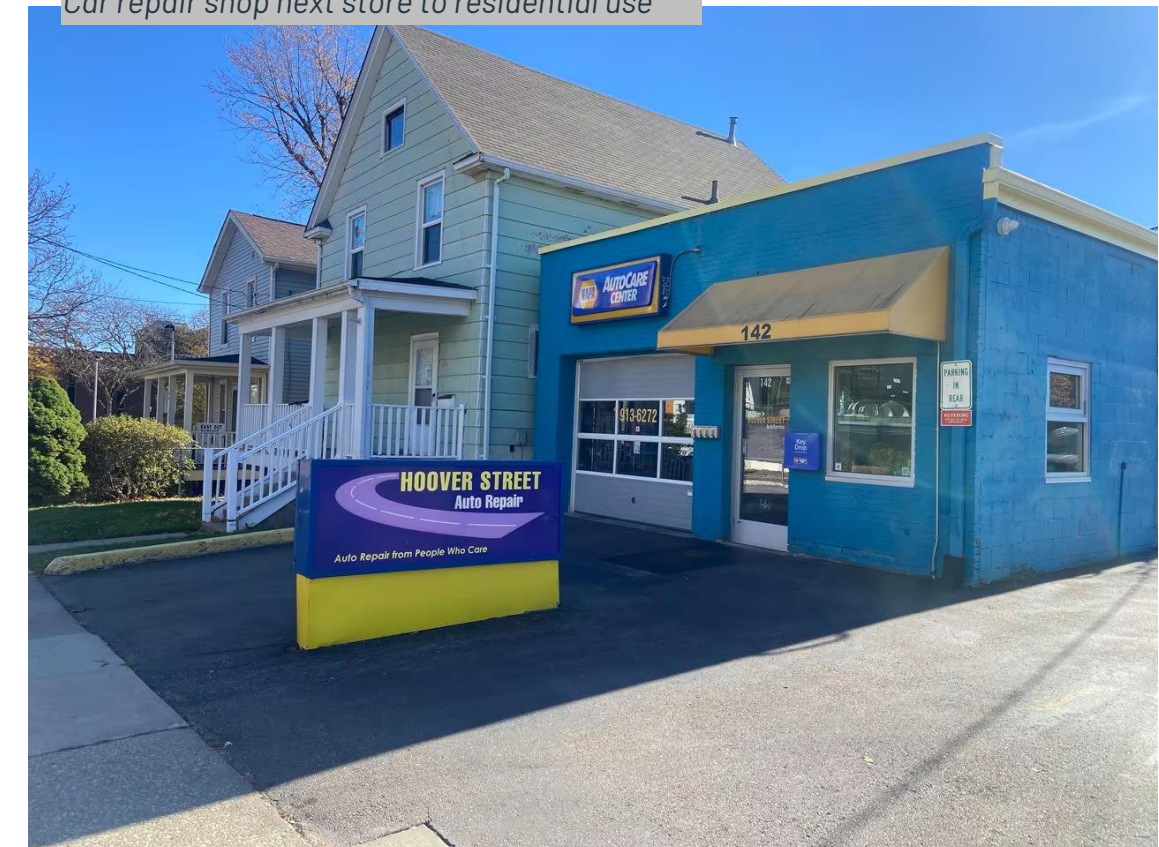
- Incompatible Land Uses
- New legislation allowing more residential in commercial areas

■ Proposed regulations

- Automobile Repair Facilities
 - Walls and screening
 - Noise
 - Site maintenance to keep free of oil, grease, and other litter

■ Thoughts on compatibility of uses?

Car repair shop next store to residential use



Drive-Through Establishments



■ Issue

- Incompatibility with surrounding area and adjacent uses
 - Tall landscaping near exits reduce line of sight
 - Automobile and pedestrian conflicts
- Impacts to adjacent residential uses
 - Noise from drive-through speaker
 - Light pollution

■ Proposed regulations

- Changes and major additions to existing regulations
 - Ingress and egress distance requirements
 - On-site circulation (aisles, stacking area/queueing, pedestrian access)
 - Screening
 - Noise
 - Compatible design within shopping centers

■ Thoughts on Drive Throughs?



Animals as Pets



- **Issue**

- Horse maintenance and overregulation of other animals

- **Proposed regulations**

- Revise existing use regulations to focus on horse maintenance

- **Examples from Other Cities**

- Minimum lot size of 5,000-10,000 sf
- One horse per every 500 – 5,000 sf of lot area
- Setbacks from residence and street 25 – 50 feet
- Horse maintenance shall only be allowed for the primary use of the family residing on the premises,
- Horses must be permitted by Animal Shelter Superintendent
- Each lot must have a stable to shelter the horse(s)

- **Thoughts on animal keeping?**

Massage Establishments



- **Issue**

- Illegal activities and lack of regulations have made it difficult for legitimate practitioners to operate within the City (chiropractor, physical therapy, etc.)

- **Proposed regulations**

- New ordinance to facilitate legitimate proper and legal operation of massage establishments, including:
 - Applicability to clarify that this applies to ME (opening, conversion, accessory, or relocation)
 - Enclosure of use
 - Conditional operations – fully clothed and covered “specified anatomical areas”
 - Advertisement of services – must be posted with cost
 - No recording
 - Prohibited sexually-oriented merchandise
 - Prohibited sexual activities

- **Thoughts on massage establishments?**

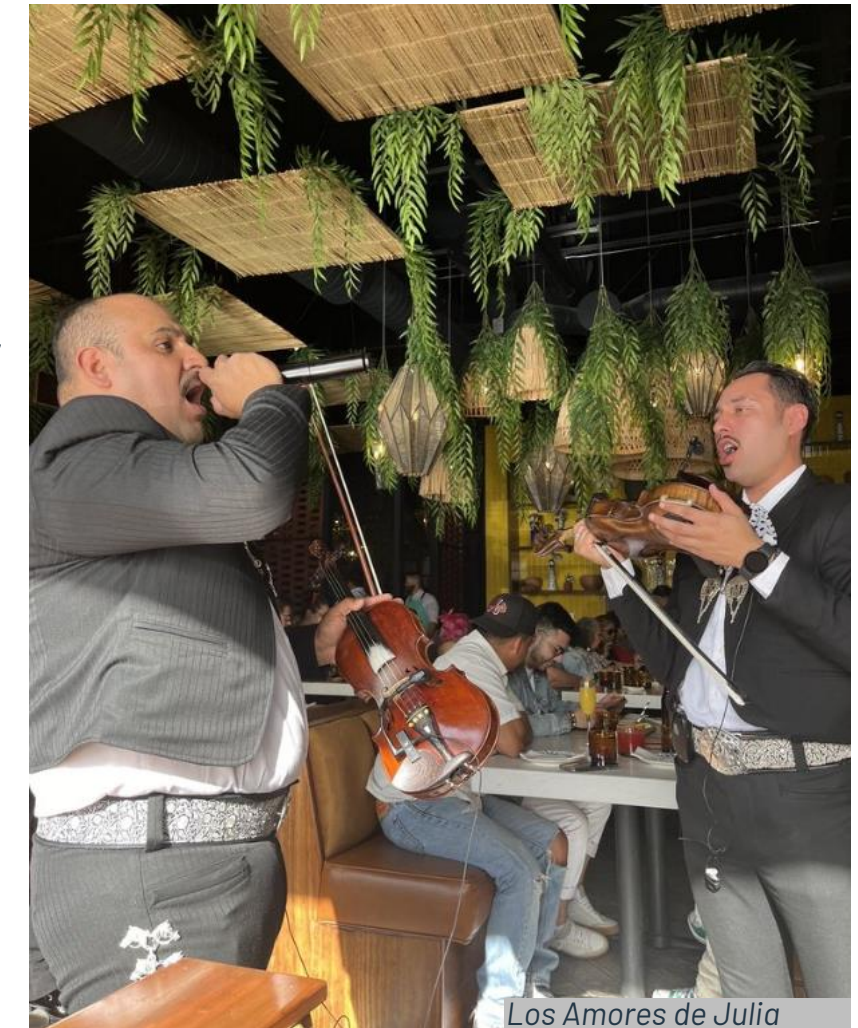
Live Entertainment in Restaurants



■ Existing Conditions

- City Requires an Entertainment Permit Application
- Common Conditions:
 - Prevent or minimize disorderly conduct within the entertainment establishment, parking areas and adjacent public rights-of-way.
 - Removal of trash attributable to the establishment or its patrons in and around the entertainment establishment, the surrounding neighborhood, and the adjacent public rights-of-way.
 - Specific measures the permittee must undertake to prevent the entertainment and its patrons from disturbing the peace and quiet of the surrounding neighborhood.

■ Concerns?



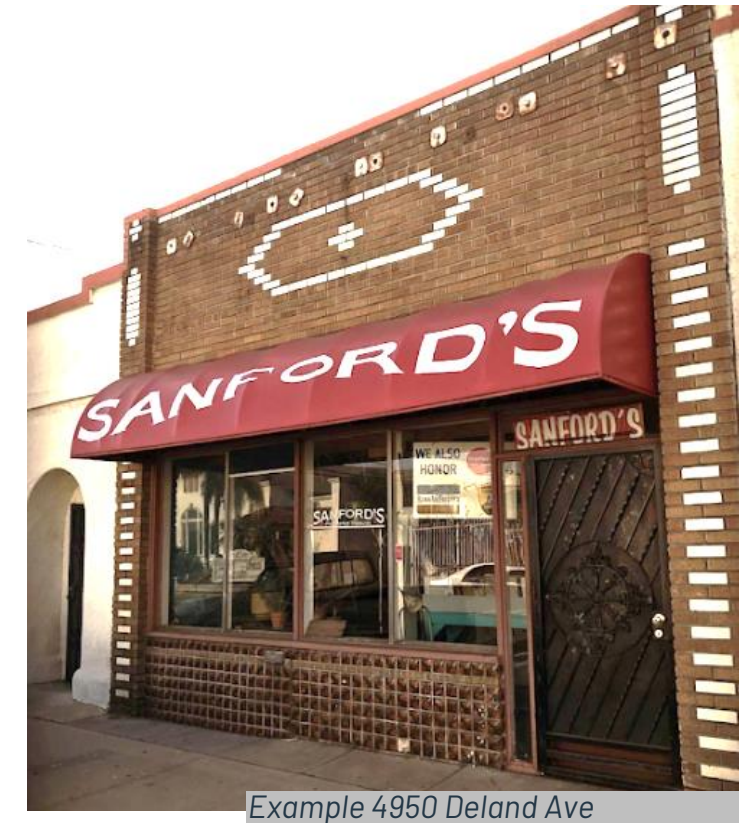
Secondhand, Discount, and Antique Stores



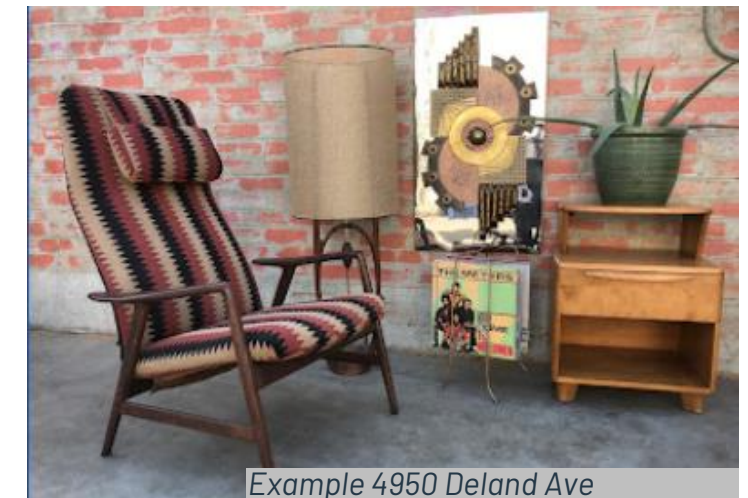
■ Issue

- Subjective Definition for Antique Shop
- 18.04.072 Antique shop
- “Antique shop” means a person, firm or corporation predominantly engaged in conducting, managing or carrying on the business of buying, selling or otherwise dealing in antiques. “Antique” means a work of art, collections in illustration of the progress of the arts, works of bronze, marble, terra cotta, parian, pottery, porcelain, objects of ornamental character, educational or intrinsic value, or items referred to as curios and collectibles due to their historical or cultural significance.

■ Thoughts on second hand and discount stores?



Example 4950 Deland Ave



Example 4950 Deland Ave

Outdoor Sales



- **Outdoor sales during Valentine's, Mother's Day, Christmas, Graduations, etc.**



Valentine's Day Sales

Food Trucks



- **The current code does not permit food trucks. Any thoughts on allowing food trucks or food truck events?**



Questions for Planning Commission to Consider



- What land uses are of concern to the commission?
 - *Ex: Smoke shops, hemp shops, check cashing, hookah bar*
- Should we allow for retail sales in all industrial zones or only wholesale?
- Are there uses you feel we have too many of?
- Is there any over proliferation of uses that we can impose distancing requirements on?
- What is it that you want to see the zoning code accomplish?

6. Considerations

Considerations



- **Recommended Permit types:**

- Permitted
- Administrative Permit
- Conditional Use Permit

- **Connect Permits to Level of Discretion**



7. Next Steps

Next Steps



- Incorporate staff, Working Group, and PC feedback into ongoing work
- Begin Round #3 of work (Development & Design Standards)
- Round #3 Study Sessions with staff, Working Group, and PC in Jan./Feb.