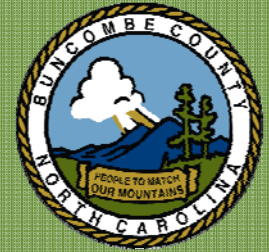


# Planning and Zoning

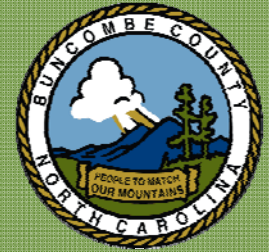
**Board Retreat 2016**

# 2015 Possible Zoning Actions



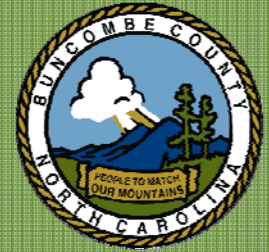
- Zone donut holes
- Increase protections in Blue Ridge Parkway Overlay
- Develop PUD types (residential, commercial, mixed use, affordable housing) based on use and anticipated impact
- Increase density for affordable/workforce housing development
- Create Business District Overlay
- Allow HUD labeled manufactured homes in all districts
- Regulate commercial development in OU
- Decrease allowed density for large tracts with public utilities

# Permitted Use Tables

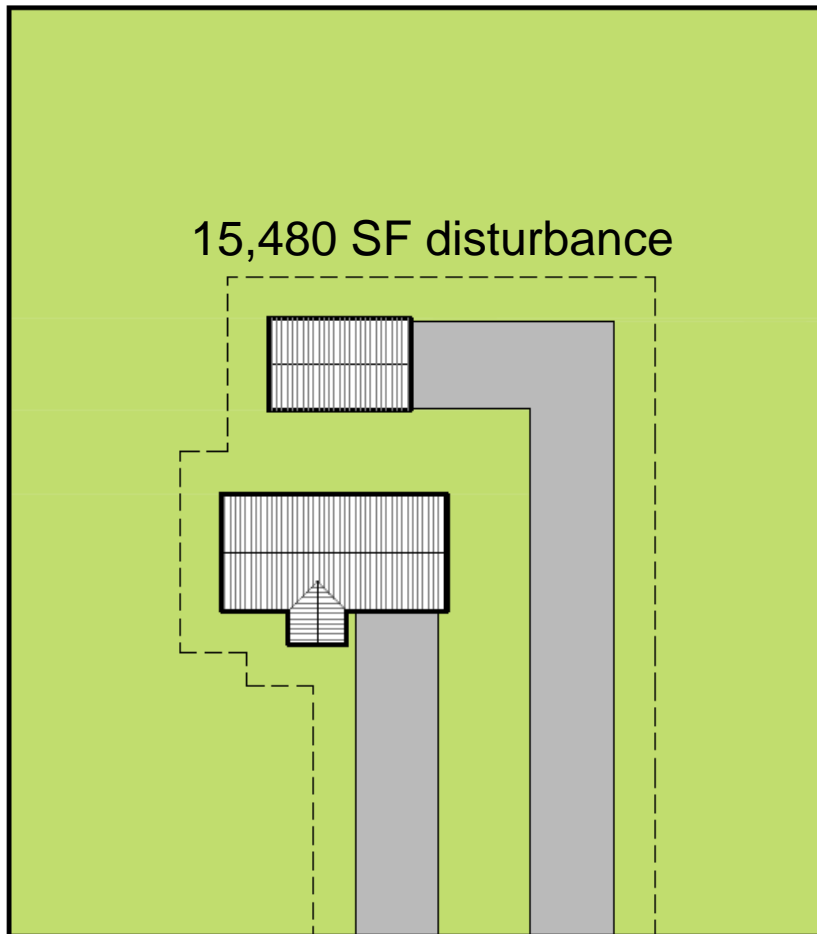


- Permitted with special requirements
  - Smaller B&Bs and day nurseries
  - Travel trailer parks
- Conditional and permitted uses
  - Response to changing land use pattern
- Two-family residences (attached or detached)
  - Allow in districts that currently allow two single-family detached residences

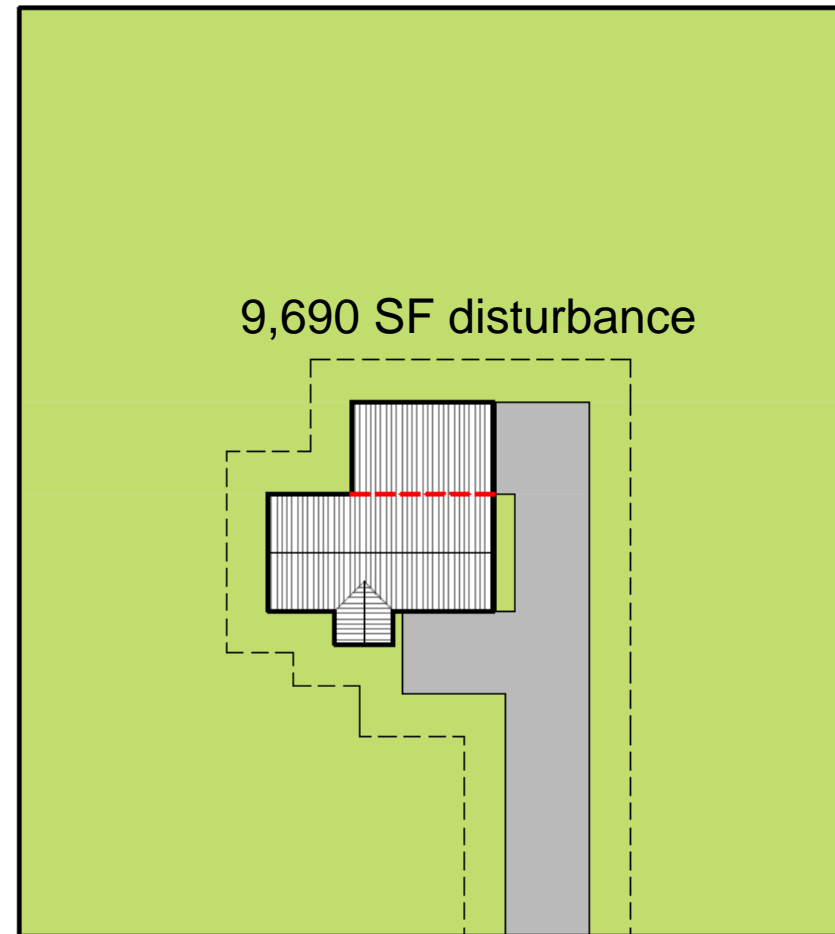
# Dwelling Unit Comparison



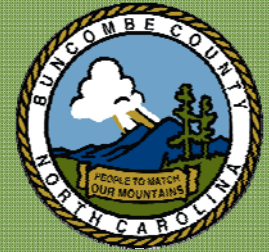
Scenario A: 1 acre lot size



Scenario B: 1 acre lot size

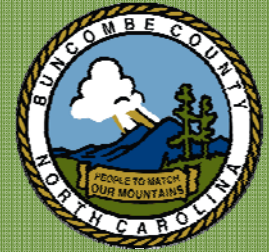


# Steep Slope & Protected Ridge Overlay Districts



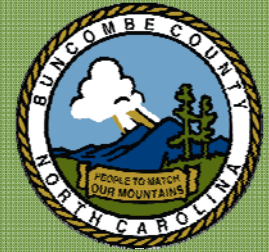
- No more than two principal buildings or units per lot
- Provision for disturbed and impervious area for installation of subdivision infrastructure

# Community Oriented Developments



- Affordable and workforce housing – voluntary
- Minimum standards
- Density bonus for sustainable/affordable development:
  - Up to 30 dwelling units per acre
  - Smaller lot sizes

# Nonconforming Uses and Dimensional Requirements



- **Nonconforming uses**

- Allow one year for a discontinued nonconforming use of a structure to be re-established (up to two years if actively marketed)

- **Dimensional requirements**

- Minimum land area per dwelling unit based on utilities

# Conditional Use Standards



- Better functionality and clarity in application and plan submission
- Reorganize conditions for granting approval to delete redundancy
- Revise standards for several conditional uses
- Commercial planned unit development
- Residential/mixed use planned unit development



# 2016 Possible Zoning Actions



- ✓ Zone donut holes
- ✓ Increase protections in Blue Ridge Parkway Overlay
- ★ Develop PUD types (residential, commercial, mixed use, affordable housing) based on use and anticipated impact
- ★ Increase density for affordable/workforce housing development
- Create Business District Overlay
- Allow HUD labeled manufactured homes in all districts
- Decrease allowed density for large tracts with public utilities
- ~~Regulate commercial development in OU~~
- 👉 Traffic Impact Analysis