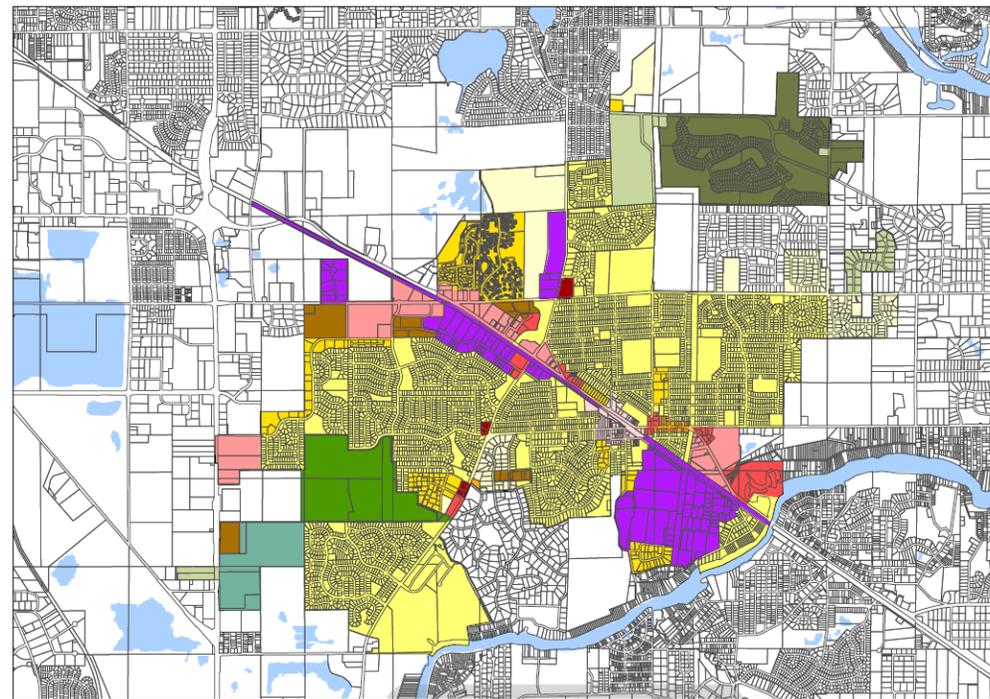


Village of Cary Zoning Ordinance

MAPLEWOOD COMMITTEE PRESENTATION – NOVEMBER 4, 2015

Zoning Map

- ▶ Zoning Map
 - ▶ How ordinance applies to specific properties
 - ▶ Seventeen zoning districts
 - ▶ Public Open Space (PO)
 - ▶ Agricultural (A)
 - ▶ Residential (E and R)
 - ▶ Business (B)
 - ▶ Manufacturing (M)



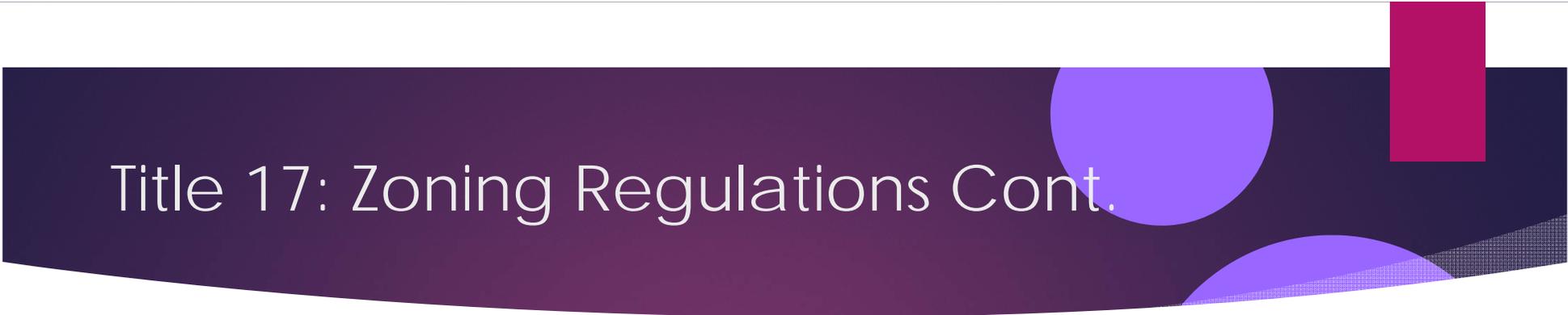
Zoning Map



- Map Features**
 - Property Lines
 - Village Boundary
 - Water
- Zoning District**
 - PO1
 - PO2
 - PO3
 - PO4
 - A1
 - E1
 - E1+PD
 - R1
 - R2
 - R3
 - B1
 - B2
 - B3
 - B3R
 - B4
 - BP
 - M

Title 17: Zoning Regulations

- ▶ District Regulations
 - ▶ Land Use Table, Dimensional Standards
- ▶ Design Standards
 - ▶ Driveway locations, storm water detention, landscaping, architectural standards
- ▶ Parking and Loading
 - ▶ Driveway widths, parking dimensions, lighting, drainage, number of spaces required, loading/unloading areas
- ▶ Supplemental Standards
 - ▶ Density, building separation, planned developments, cluster/architecturally integrated subdivisions, mining and mineral extraction



Title 17: Zoning Regulations Cont.

- ▶ Nonconforming Situations
- ▶ Board Review – ZPA / VB
- ▶ Administrative Provisions
 - ▶ Staff powers, permits, application requirements.
- ▶ Definitions
- ▶ Other Development Codes:
 - ▶ Title 14: Sign Ordinance
 - ▶ Title 15: Building and Construction Ordinance
 - ▶ Title 16: Subdivision Ordinance

Board Review - Zoning Relief

▶ Variances

- ▶ Vary or deviate from the strict letter of the zoning ordinance
- ▶ Evidence that ordinance subjects the property to practical difficulties / hardship in developing

▶ Conditional Uses

- ▶ Additional review required to permit the use.
- ▶ Comply with basic and additional standards

▶ Text Amendments

- ▶ Modifications to the existing codes
- ▶ Property owner or Village can propose

▶ Map Amendments

- ▶ Rezone a specific parcel / area

▶ Appeals of Zoning Administrator

- ▶ Request review of decision before ZPA

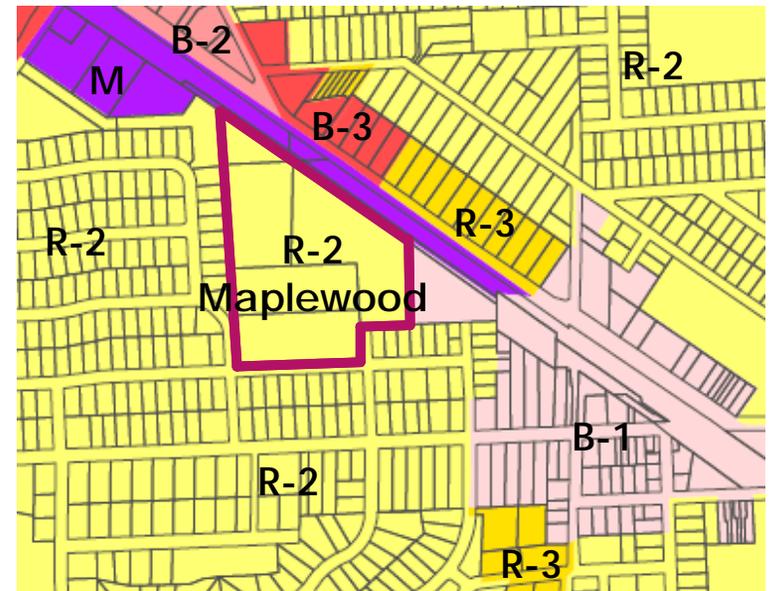
▶ Public Hearing / Notice

Development Process

- ▶ Preliminary Review → ZPA Hearing → Village Board → Building Permits
- ▶ Public Hearing
 - ▶ Property Owners within 250 feet notified by mail
 - ▶ Sign posted on property
 - ▶ Notice in newspaper

Maplewood Property: Zoning

- ▶ Zoning: R-2 High Density Single-Family Residential
- ▶ Comp Plan Designation: Multifamily



Maplewood Property: Potential Zoning

▶ R-2 High Density Single-Family Residential

▶ Appropriate Uses:

- ▶ SF Detached (P); Child care facilities (C); Schools (P); Churches (C); Cluster Subdivisions (C); Architecturally Integrated Subdivisions (C); Planned Developments (C); Other Subdivisions (P)

▶ Bulk Requirements

- ▶ Lot Area – 10,890 sq. ft.
- ▶ Lot Width/Depth – 70 ft / 125 ft
- ▶ Setbacks – 30 / 30 / 8 / 40
- ▶ Density – 4 units/acre
- ▶ Lot Coverage – 35%
- ▶ Height – 30 ft

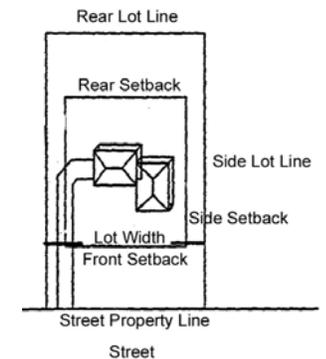
▶ R-3 Multifamily Residential District

▶ Appropriate Uses

- ▶ SF Attached (P); Two-Family Dwellings (P); MF Dwellings: <15 units (P), >15 units (C); Nursing Home (C); Police Station (P); Fire/Ambulance (C); Other uses permitted in the R-2 district

▶ Bulk Requirements

- ▶ Lot Area – 43,560 sq. ft.
- ▶ Lot Width/Depth – 150 ft / 270 ft
- ▶ Setbacks – 50 / 50 / 25 / 50
- ▶ Density – 9 units/acre
- ▶ Lot Coverage – 45%
- ▶ Height – 30* ft



Maplewood Property: Potential Zoning

▶ B-1 Central Business District

▶ Appropriate Uses

- ▶ SF Attached (C); MF Dwellings (C); Hotel (C), Trade Schools (P); Commercial Uses: Retail, Restaurants, Office, etc. (P and C)

▶ Bulk Requirements

- ▶ Lot Area – 0 sq. ft.
- ▶ Lot Width/Depth – 0 ft / 0 ft
- ▶ Setbacks – 0 / 0* / 0* / 25*
- ▶ Density – 18 units/acre
- ▶ Lot Coverage – 85%
- ▶ Height – 50 ft

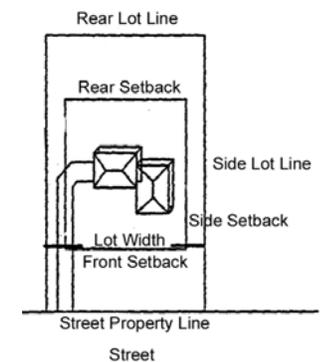
▶ B-3R Fringe Business Residential District

▶ Appropriate Uses

- ▶ SF Detached (P); SF Attached (C); MF Dwellings (C); Trade Schools (C); Commercial Uses: Retail, Restaurants, Office, etc. (P and C)

▶ Bulk Requirements

- ▶ Lot Area – 7,920 sq. ft.
- ▶ Lot Width/Depth – 50 ft / 100 ft
- ▶ Setbacks – 15* / 0* / 0* / 0*
- ▶ Density – 18 units/acre
- ▶ Lot Coverage – 75%
- ▶ Height – 40 ft



Maplewood: Zoning Comparison

	R-2	R-3	B-1	B-3R
Type of Housing	SFD	SFA, 2F, MF	SFA, MF	SFD, SFA, 2F, MF
Commercial Uses	Limited	Limited	Allowed	Allowed
Density	4 units/acre	9 units/acre	18 units/acre	18 units/acre
Maplewood Unit Potential (15.8 acres)	63 units	142 units	284 units	284 units

Zoning Ordinance

► Questions?

