

Highlights of Draft Changes – for Review

Jericho's Dubois & King consultant drafted potential zoning amendments and submitted them to the Planning Commission in February 2020. The consultant has updated the draft based on the Planning Commission's deliberations and public comment.

Below are highlights of the differences between the previous February draft and the new May draft. The full draft of all the amendments being considered is posted online to the Join in Jericho website.

Removed Text:

These are changes the consultant suggested in the February draft but have been removed from the May draft of zoning amendments.

Changed Text:

These are changes the consultant has incorporated into the May draft of zoning amendments for our consideration.

Removed Text	Changed Text
Formula Retail/Restaurant: previous suggestion to define & regulate is removed	Definition of Mass/Massing – focus on building form and scale instead of use or brand
Walkable Mixed-Use Development: both the definition and the new section 4.7.17 and in the PUD section (10.13.2.4, 10.13.7) are removed	4.2 and 4.3: Text added to clarify that the <u>existing</u> review process is to require site plan review for most new uses
4.7.13: Previous suggestion to change distances for Fuel Sale to certain uses is removed	Table 4.4: Many uses in the CD had been changed to conditional in the 2/18 draft. These are now changed back to permitted uses
4.7.15: Previous suggestion to change distances for Motor Vehicle Repair is removed	Table 5.7 Reduces the setbacks in CD to allow more dense development
Table 5.8: Previous suggested changes to building heights in PUD table are removed	7.3.1.1: Removed confusing language. More work needs to be done to accommodate non-conformities of structures. Further edits to be developed
10.13.5 and 10.13.10.2: Removed the requirement for open space in the Commercial District. New proposed language says “encourage” open space	10.2: Added clarifying language that any Zoning permit application requires conformity with the standards of Section 11
10.13.11: Removed this section. Added the CD to 10.13.10. See comment on right column to 10.13 (PUD standards for Village Centers)	10.2.3, 11.2.2.3 11,2,5,1: Allows Zoning Administrator the authority to review and approve some standards that current zoning requires DRB review
11.4.7: Previous suggested change to prohibit development of new curbcuts with direct access to RT 15 is replaced. Moved more clarifying language to 11.1.6 and 11.1.8.8	10.13: Planned Use Development: Added clarifying language from CD Master Plan of how to obtain desired character in the CD. This language was mostly in removed 10.13.11. This includes connecting sidewalks and paths (10.13.5), pedestrian friendly streetscape, access to public open spaces, encouraging Mixed Use Buildings, and access to transit facilities (10.13.10)

Summary of Zoning Edits under consideration – May 2020 Draft

11.2.3.1(b): Removed prohibition of parking in ½ of the side yard in the CD. Proposal now allows parking in the side yards unless property is adjacent to other zoning districts (that adjacent standard is not new)	10.13.8: Added the ability for developers to be awarded density bonuses for developing mixed use buildings in the CD
11.4.8.2: Not adding language about agriculture in the CD at this time	11.1.1: The CD Master Plan discussed the importance of Complete Streets. The Riverside Character Based Zone includes street types not otherwise described in the Public Works specs, but which may be appropriate in the Commercial District, or other Village Centers. Need further analysis to determine best way to streamline. Further edits to be developed
11.4.10: Removed “steel pipes” from the monumentation requirement for corner lots	11.1.6.3, 11.1.8.8, 11.4.8: The CD Master Plan encourages vehicle accesses and building orientation to existing and new streets and not RT 15. This was moved from 11.4.7
11.8.3: shifted language within section regarding the visibility of parking areas in the CD. See more in column to the right	11.2.3.2, 11.2.3.4, 11.8.3: Language clarified about minimizing visibility of parking areas from roads and pedestrian ways
	11.2.3.3: Language added to permit parking between the front building line and the front yard setback, provided the parking is located to the side of the building and does not overlap the building’s front facade
	11.2.5.2 and 11.2.5.3: Language added to allow for off site parking and on street in the CD
	11.3.3.5: Language allows for pedestrian easements along streets on CD
	11.9.3.1: The CD Master Plan discussed the importance of site layout and building design meeting the purpose of the district. Added clarifying guidance to existing CD site layout and building design to section to meet the purpose of the district. Includes “required” and “encouraged” to provide clear direction with flexibility
	11.11.10: New Language added referring to keeping site light levels as low as possible