To: Mayor Fiorillo and Village Council

From: Bruce Gould, Senior Planner

Cc: Andy Wilkison, Village Manager
Lauren Craig, Village Clerk

Date: March 3, 2014

Subject: Outline of major changes proposed for Chapter 8

- **Chapter 8 Zoning** consolidated definition and description of zoning districts- HC (Highway Commercial district) new district not yet zoned (pg. 60-61)
- **Highway Commercial** references:
  - **Section 8.2.8** (p.60),
  - **Section 8.4 Conditional Zoning Districts*(p. 76)***
  - **Section 8.5 Table of Permitted Uses** (pg.79-81)
  - **SR-23 Storage – Outdoor Storage Yard [HC]** new defined use and requirements new use and requirements (pg.87)
  - **Section 9.2a Table of Dimensional Requirements(** p.110),
- **Section 8.3 Overlay Zoning Districts** removed the hwy. corridor overlay districts. (landscape standards have been revised to mitigate this removal) (pg. 62 and 120-121)
- **8.3.1.4 (e) Shared Parking.** Revised the means in which shared parking is calculated and indicate that it is regulated under Section 9.4.1.3. Also, allowed in other districts when previously only allowed in the PH South Overlay. (pg. 64 and 119)
- **Section 8.4 Conditional Zoning Districts**-changed conditional use to conditional zoning and incorporates process changes(pg.75-76)
- **Section 8.6.1a Table of Permitted and Special Uses and Special Requirements** the Table only includes one type of special use, a new way of indicating permitted special uses and special requirements. Also it is broken up into principal uses, accessory uses and temporary uses. New uses have been listed and modifications as to permitted and special uses in each district have been made.(pg-78-81)
- **SR-2 Townhouse** Establishes 1,200 sq. ft. as the minimum required per townhome unit.(pg. 82)
- **SR-3 Multi-family Dwelling** Establishes 800 sq. ft. as the minimum required per unit. (pg. 82)
- **SR-5 Mixed Use Dwelling** Allows dwellings to be located within accessory structures and on the ground floor of those accessory structures. (pg. 83)
- **SR-6 Manufactured Housing** reduced the manufactured home requirements from 4 standards to 2
- **SR-7 Bed and Breakfast Homes** have made minor modifications to the requirements of B&B to make the section better organized
- **SR-8 Hotel new provisions which enable street level vitality by requiring at least 50% of the ground floor rooms not be used for guest rooms**
- **SR-9 Banks, Credit Unions, Financial Services, Professional Services the change is professional services (formerly office) being added to clarify completely what is prohibited in the VC and VMU on the ground floor.**
- **SR-10 Dry Cleaning and Laundry Services** added new defined use and requirements
- **SR-11 Veterinary Services and Indoor Kennels** requirements are narrowed to indoor kennels and now outdoor facilities will require a special use permit.
- **SR-13- General Retail** now includes the standards first established for Neighborhood Center
- **SR-14-Outsides Sales** new section and new requirements

- **SR-15 Restaurants** consolidated previous five requirements down to three
- **SR-16 Community Shared Facilities, Public Safety Station** new use and new requirements
- **SR-17 Recreation Facilities, Outdoor** (RD, R-210, NC,HC) new use and new requirements
- **SR-18 Religious Institution and Schools** change from the old section because recreation center are removed from this section
- **SR-19 Community Support Facility** new use and requirements
- **SR-20 Fueling Stations** new use and requirements
- **SR-21 Vehicle Rental/Leasing Sales [HC]** new use and requirements
- **SR-22 Landfill/Waste Recovery Facilities (PC)** new use and requirements
- **SR-23 Storage – Outdoor Storage Yard [HC]** new defined use and requirements
- **SR-24 Storage – Self-Service** new defined use and requirements
- **SR-25 Farming/Animal Production (R-210)** new defined use and requirements
- **SR-26 Horse Farm and Training Track** new defined used and requirements
- **SR-27 Parking Structure** language modified from current SR-20/21
- **SR-28 Telecommunication Facilities** increases height from 100' from 150', requires additional setback in exchange
- **SR-101 Cemetery** allows cemetery accessory to churches with regulations and religious institutions in the PC District are limited to columbaria only
- **SR-104 Home Occupation** increase the area allowed to be used from 20 to 30 % of the combined area of the principal dwelling unit
- **SR-105 Swimming Pools and Spas/Hot Tubs** modified to regulate by gallon of the pool versus if it has a filtration system for above ground pools
- **SR-106 Pet Homes, Pet Runs** changes that pet houses only meet the setback requirements
- **I-SR-108 Accessory Building** the change is to allow accessory building in the front yard in R-210
- **I-SR-109 Dwelling, Accessory** modified item (6) to allow separate driveway added item (10) to enable all accessory dwellings by right in the Historic District
- **SR-110-Accessory Structures/Bldgs.(97)**
  - Arbors, Trellises, Pergolas and Gazebos
  - No dimension greater than 12 feet (added) in any dimension
  - Allowing buildings and structures in the front yard of R-210
- Required Setbacks: Allowable Encroachment (pg. 105-106)
  - (ix) On grade patios, on grade decks and similar structures may be located within 10 feet of any lakeshore property line but must meet the setbacks
- **SR-111-Bulkheads on Lakes** (Sketch) added requirement that Bulkhead must be sealed a design professional. Modified the height from 2 to 3 feet
- **SR-112-Docks** on Lakes modified language to #2 and #5 removing the pressure treated lumber requirement to facilitate the use of other all weather materials.
- **SR-200** Allows for boats to be stored in the rear or side yard if screened.
- **SR-204 Model Homes** modified (2) allowing them to be used for real estate sales offices until 80% of the homes have received Cos formerly 50%
- **SR-205 Yard Sales** increased number from 2 to 4 in a calendar year

History, Charm, & Southern Hospitality.

Vision

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions, enhanced by a unique combination of cultural arts and recreational activities.

Mission

Preserve and enhance the community's character and ambience by guiding growth, managing change, and providing services in a financially responsible manner.

Values

Competent
Courteous
Professional
Responsive