



Workshop 3: Zoning Continued

Road Map

Hybrid and Current Zoning

Where We're Headed

Context Areas

Zoning Districts

Building Typology

District Dimensional Standards

Next Steps

Hybrid Zoning

Incorporates the best practices from the various zoning approaches – conventional, form-based, performance-based, composite - to create appropriate zoning regulations

Typically, hybrid zoning has a base layer like a conventional zoning approach with additional regulations noticed in form-based and performance-based zoning codes

It's a context-sensitive approach that requires different regulations for certain areas within a city

Hybrid Zoning

Advantages

Innovative

Comprehensive

Effective balance of
flexibility and certainty

Customizable

Mix of conventional and
modern techniques

Disadvantages

Unfamiliar

Complicated to write

Complicated to use

Current Zoning Approach

Conventional, use-based

Context-sensitivity via overlays

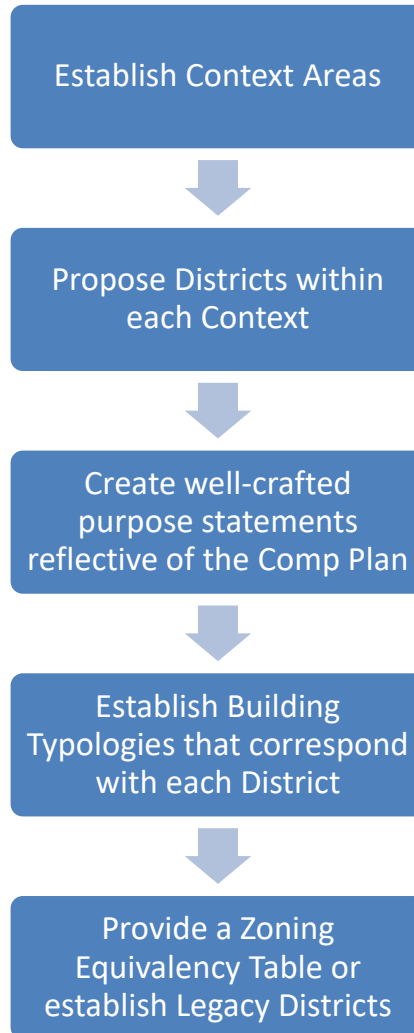
Autocentric

Protects property rights

Limits housing variety

Redundance in district purposes

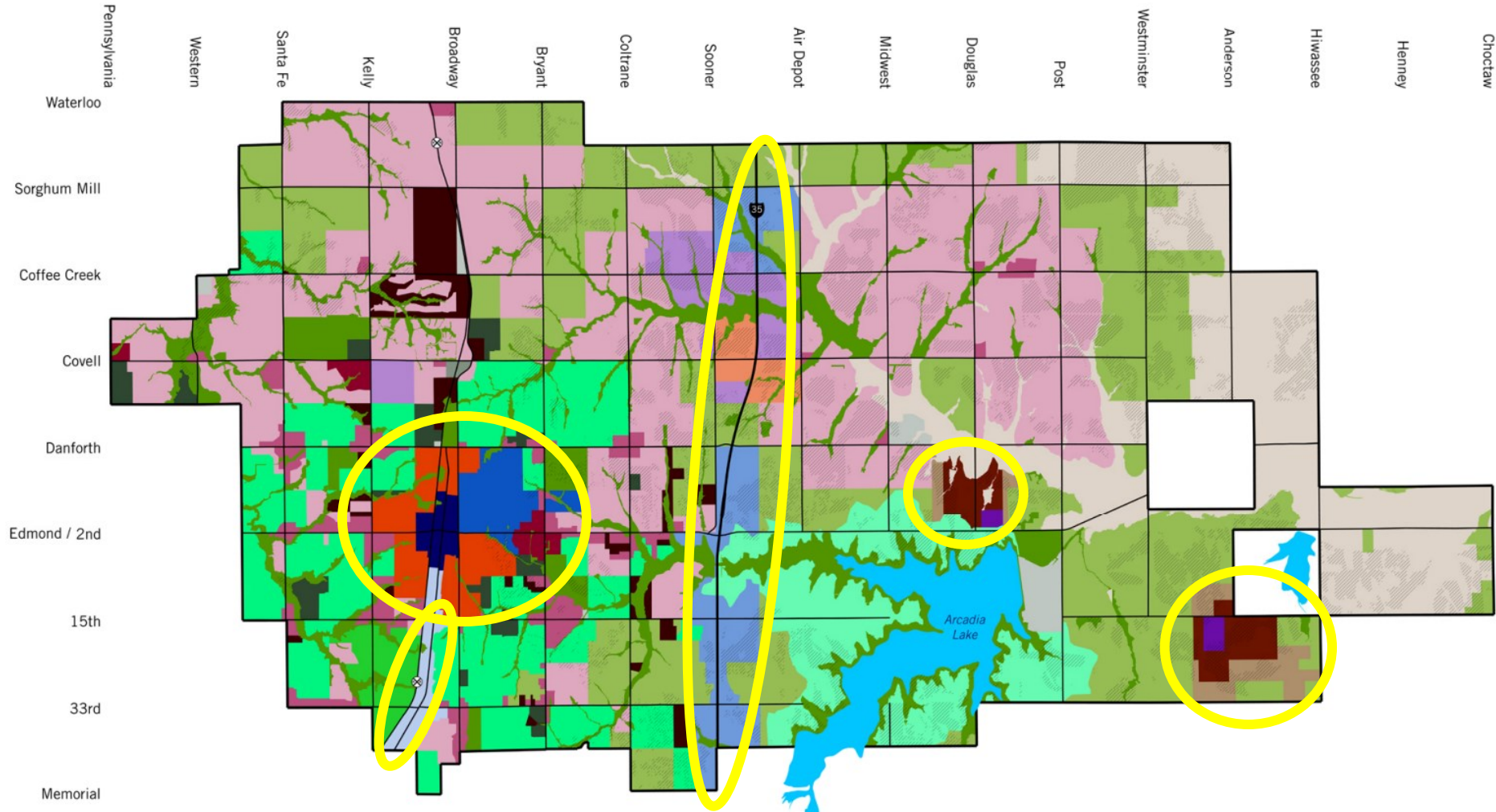
Where We're Headed



Areas of consideration for specific zoning approaches

Zoning Type → Area ↓	Conventional	Form-Based	Composite
Downtown	ooo	●●●	●oo
Lake Area	●oo	●●●	●●o
Corridors	●●o	●●o	●●o
Rural Edmond	●●o	ooo	●oo
Suburban (established) Edmond	●●●	ooo	●●o
Key	ooo = Not Appropriate ●oo = Somewhat Appropriate ●●o = Appropriate ●●● = Most Appropriate		

Context Areas



Proposed Context Areas

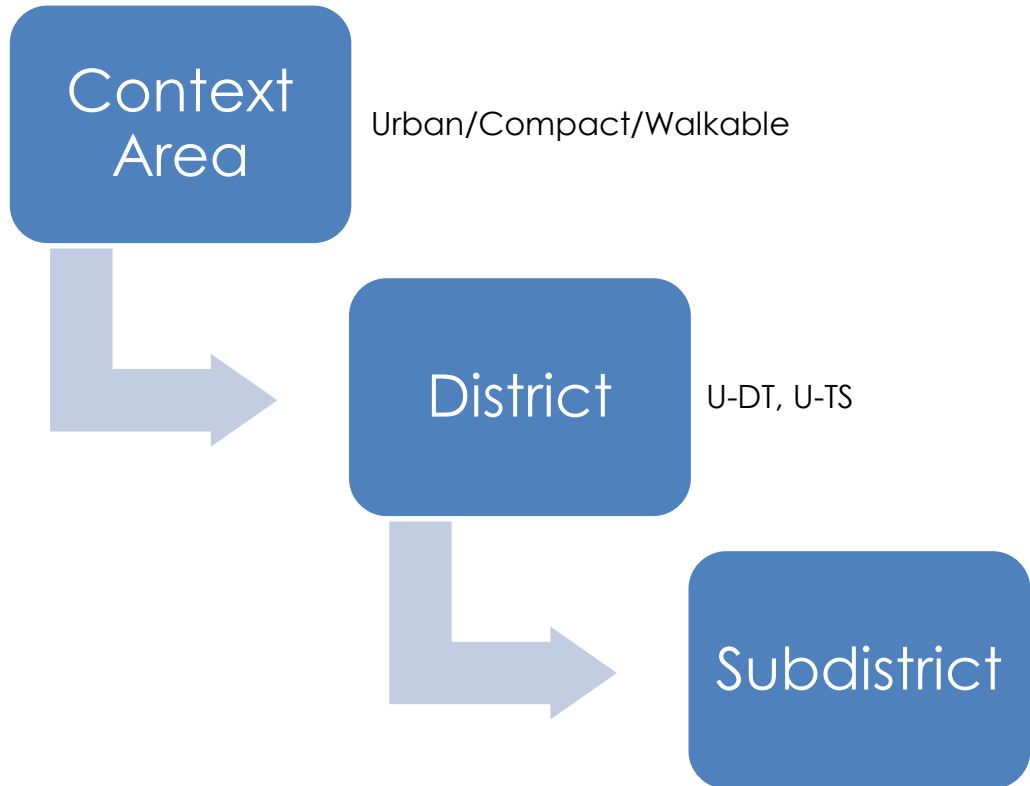
Context	Description
Rural (R)	<u>Rural Context</u> means those areas: • That are outside of Edmond's core and in the outer regions of the City's corporate limits • With limited infrastructure and utilities or where infrastructure is nonexistent due to lack of commercial development • Where large lots are undeveloped, reserved for agricultural uses, preserved for the Cross Timbers forest, or single family residences in unplanned subdivisions • Identified as Open Space, Agricultural, Rural Neighborhood, or Water Quality Restoration on the Edmond Plan Category Map, as amended
Suburban (S)	<u>Suburban Context</u> means those areas: • Outside of Edmond's core but not those areas in the outer regions of the City's corporate limits classified in the rural context • Where infrastructure and utilities exist or are planned within the next five years • That are built-out with existing development and prone to redevelopment in the ensuing years • Identified as Suburban 1 Neighborhood, Suburban 2 Neighborhood, Suburban Infill, Suburban Commercial, Destination Retail, or Employment on the Edmond Plan Category Map, as amended
Urban/Compact/ Walkable (U)	<u>Urban/Compact/Walkable Context</u> means those areas: • That are built-out with existing development and prone for redevelopment in the City's core • Where dense and walkable development patterns are preferred and planned to be outside of the City's core • Identified as Downtown Core, Urban Neighborhood, University Neighborhood, Village Low, Village Moderate, Town Square, Urban Center, Mixed Use Campus, Employment, Destination Retail, or Civic or Institution on the Edmond Plan Category Map, as amended
Corridor (C)	<u>Corridor Context</u> means those areas: • That are located along the City's most significant travel ways with high traffic volumes, typically serving as gateways to the City • Identified as Broadway Corridor, I-35, or Transit District on the Edmond Plan Category Map, as amended
Legacy* (L)	<u>Legacy Context</u> means: • Those existing zoning districts that predate the zoning districts established by the effective date of this UDC. • The regulations of that zoning district prior to the effective date of this UDC still apply to the applicable property • No properties can rezone to these districts • Any rezoning of a legacy district shall be to a rural, suburban, urban, or corridor context district or PUD.

Proposed Zoning Districts

Context	Zoning District	Building Types
Rural (R)	• Agricultural Preservation (R-AP) • Mixed Use (R-MU)	• TBD
Suburban (S)	• Residential (S-RE) • Mixed Use (S-MU) • Local Commercial (S-LC) • Regional Commercial (S-RC) • Flex Industrial (S-FI)	
Urban/Compact/ Walkable (U)	• Downtown (U-DT) • Town Square (U-TS) • Regional Mixed Use (U-RM)	
Corridor (C)	• U.S. Interstate 35 (C-IS) • Broadway (C-BW) • Transit (C-TT)	
Legacy* (L)	• Existing zoning districts and PUDs	

**Refer to Zoning District Matrix for more specifics*

Form-Based Districts and Subdistricts



Proposed Form-Based Zoning Districts

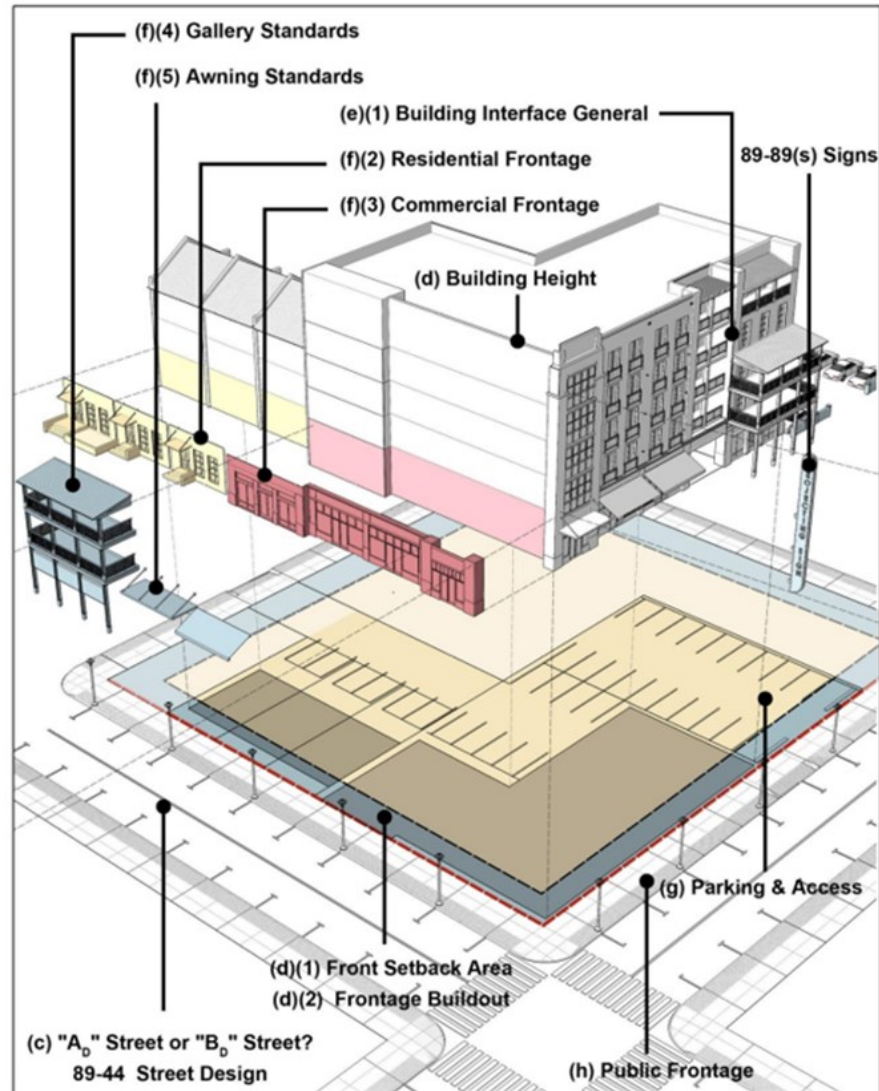
Downtown (U-DT), Town Square (U-TS), and Regional Mixed Use (U-RM)

District and subdistrict boundaries should roughly accord to the Future Land Use Plan

Each subdistrict to have their own specific regulations to foster the preferred development outcomes

Thoroughfare Classification System can help right-size development

Proposed Form-Based Zoning Districts



Proposed Building Types

- ▶ Guides code users to understand allowed built-form

Reinforces sensitivity to existing contexts ◀

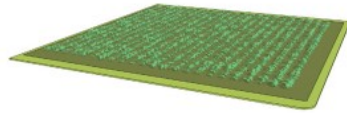
- ▶ Advances establishment of new contexts

Reflects professional best practices ◀

**See examples on the next slide*

Proposed Residential Building Types

**These are examples – building types to be finalized later if a preferable approach*



Agricultural



Cluster Subdivision



Single-Family, Large Lot



Single-Family, Suburban Lot



Single-Family, Small Lot



Accessory Dwelling Unit



Townhome



Duplex



Triplex/Fourplex



Bungalow/Cottage Court



Courtyard/Garden Apartment



Urban Apartment

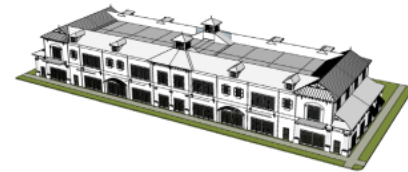
Proposed Nonresidential Building Types



Mixed-Use, Neighborhood Scale



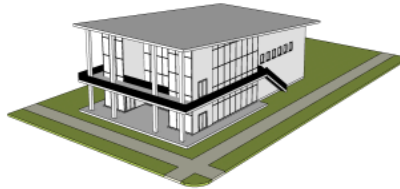
Mixed-Use, Community Scale



Mixed-Use, Regional Scale



Neighborhood Office and Commercial



Regional Office and Commercial



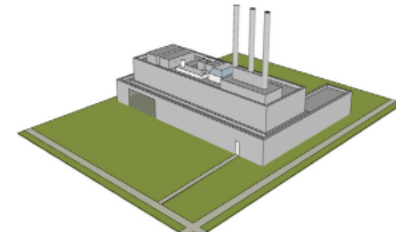
Neighborhood Shopping Center



Regional Shopping Center



Light Industrial/Flex Space



Heavy Industrial



Civic/Recreation

**These are examples – building types to be finalized later if a preferable approach*

Proposed District Dimensional Standards

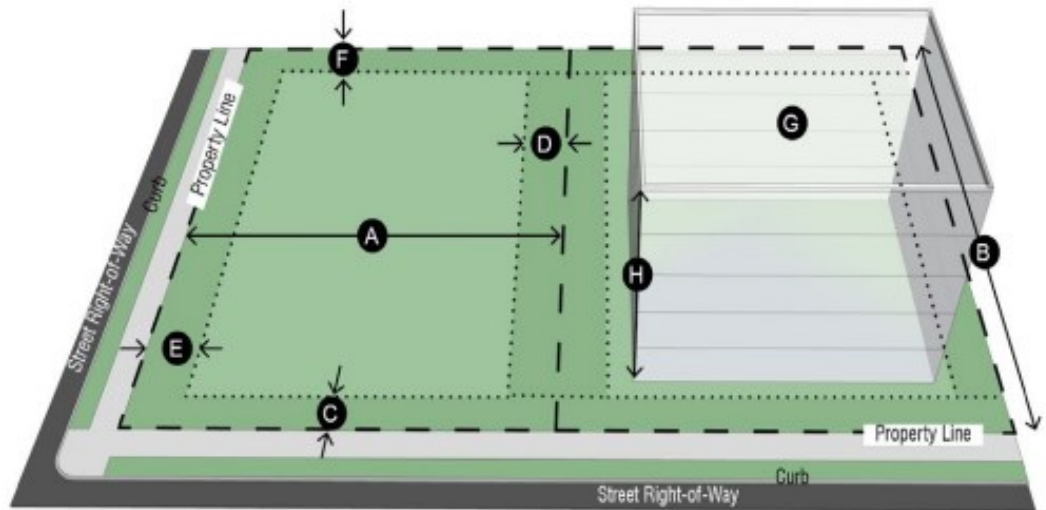
Important Goals:

Right-sizing

Tables and Illustrations

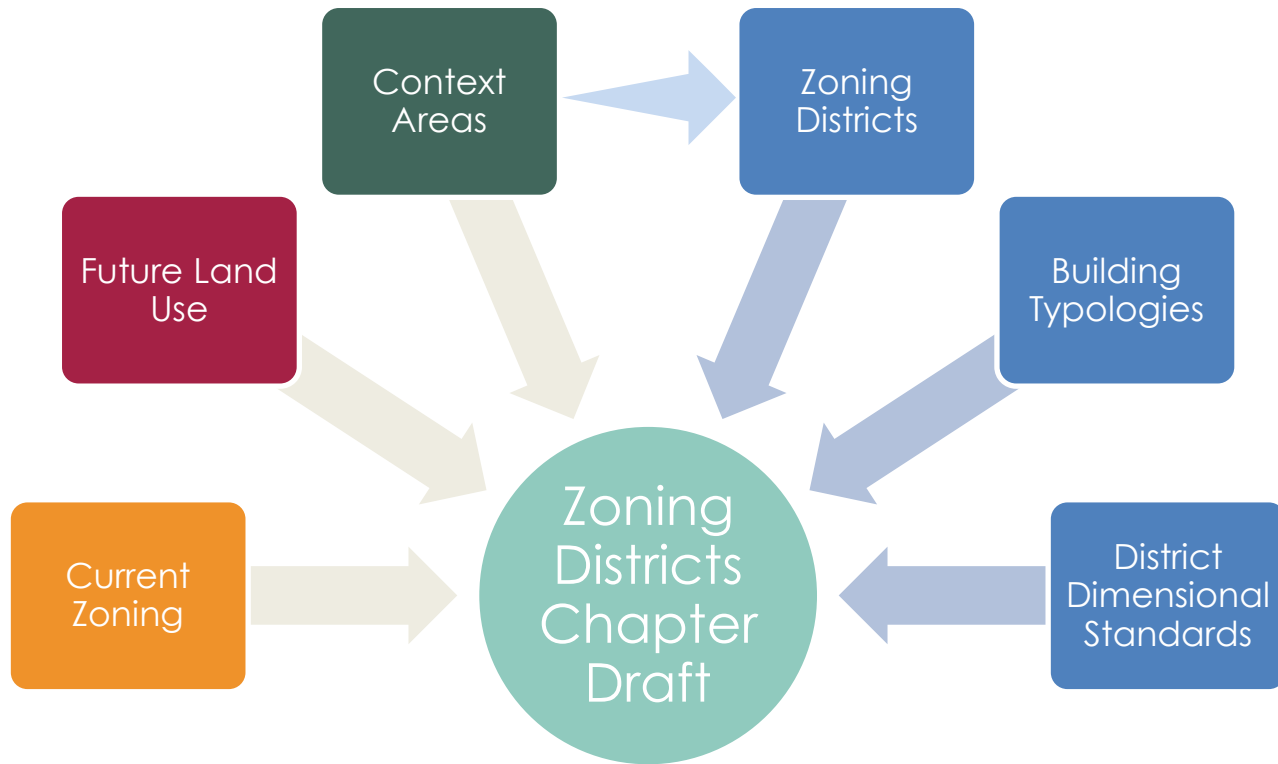
Rural, Suburban, and Corridor preservation

Uses and pedestrian scale in the Urban Context



Min Lot Area	A Min. Lot Width	B Min. Lot Depth	C Min. Front Setback	D Min. Interior Side Setback	E Min. Exterior Side Setback	F Min. Rear Setback	G Max. Building Coverage	H Max. Height	Max. Floor Area
10,000 SF	70'	100'	25'	0'	25'	25'	50%	4 stories	-

Next Steps



Sneak Peek: Zoning District Chapter Draft

24.02.050. Rural – Agricultural Preservation (R-AP) District

- A. *Purpose.* The Rural – Agricultural Preservation (R-AP) District accommodates the continued use of agricultural lands, preservation of the Cross Timbers Forest, wildlife, and open space, promotes the rural lifestyle of farming, ranching, and crop cultivating, and limits development encroachment of intensive land uses. This district implements the elements from the Comprehensive Plan's Open Space, Agricultural, and Water Quality Restoration plan categories.
- B. *Uses.* See **Table **: Use Table** and all applicable regulations in **CHAPTER 24.03**.
- C. *Dimensional Standards.* Development in the Rural – Agricultural Preservation (R-AP) District shall follow the standards in **Table **: Rural – Agricultural Preservation (R-AP) District Dimensional Standards**.

Table 02.05.1: Rural Agricultural Preservation (R-AP) District Dimensional Standards

Rural – Agricultural Preservation (R-AP) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	XX square feet
B	Lot Width (min.)	XX feet
C	Lot Depth (min.)	XX feet
D	Lot Coverage (max.)	XX%
Setback Requirements		
E	Front Yard (min.)	XX feet
F	Rear Yard (min.)	XX feet
G	Side Yard (min.)	XX feet
H	Corner Side Yard (min.)	XX feet
Building Requirements		
I	Building Height (max.)	XX feet
Additional Applicable Requirements within the UDC		

- D. *Building Types.* The following building types are allowed in the Rural – Agricultural Preservation (R-AP) District.
- E. *Special Regulations.* |



Discussion