

# Planning and Zoning Code Update

Council-Manager Briefing

November 28, 2022



## Recommendations

- Enhanced landscaping and buffering standards
- Revise parking regs to prevent excessive parking lots
- Address sign height and sign clutter
- Greater design standards
- Encourage new developments to incorporate public gathering places or pocket parks



# Update Process

## What have we done?

1. Project Initiation
2. Code Diagnosis and Outline
3. Drafting of the Regulations
  - a) Module 1: Zoning Districts and Uses
  - b) Module 2: Development and Design Standards
  - c) Module 3: Subdivision Standards
  - d) Module 4: Administration, General Provisions, Review Procedures, and Definitions
4. Adoption and Final Production

# Project Initiation

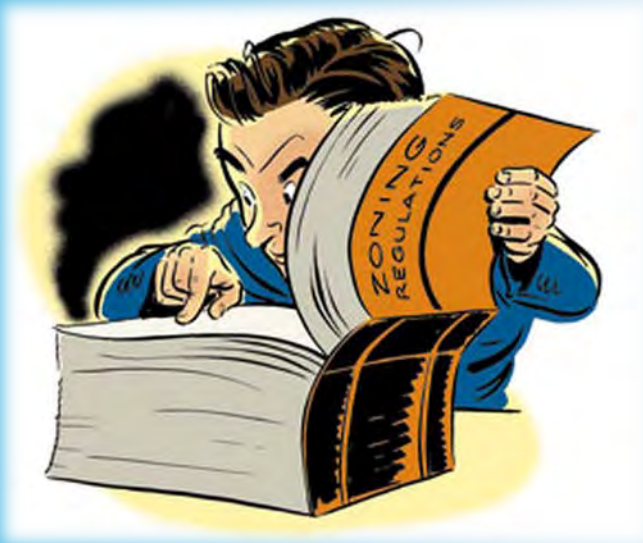
- Work Sessions with Consultant
- Advisory Committee Meeting
- Board of Zoning Appeals (BZA)
- Planning Commission



# Code Diagnosis & Outline

Detailed documentation of the strengths and weaknesses of the current City of Fairfield Planning and Zoning Code

- *Analysis of the Current Regulations*
- *Proposed Code Outline*



# Advisory Committee



- Matt Davidson – City Council & Planning Commission
- Steve DeSalvo – Design Review Committee
- Don Hassler – Planning Commission
- Scott Lepsky- Planning Commission & BZA
- Missy O’Brien – Planning Commission
- Dale Paullus – City Council
- Kert Radel – Fairfield Chamber
- Tony Rawe – BZA
- Erin Simons – BZA
- Terry White – Fairfield Forward Committee
- Bill Woeste – Resident
- Steve Wolterman – Law Department
- Staff: Greg Kathman, Nathaniel Kaelin, Erin Lynn, Lee Rosato

# Review of Modules 1 & 2

1. Project Initiation
2. Code Diagnosis and Outline
3. Drafting of the Regulations
  - a) Module 1: Zoning Districts and Uses
  - b) Module 2: Development and Design Standards
  - c) Module 3: Subdivision Standards
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# Module 1: Zoning Districts and Uses ✓

Module 1 included the drafting of the following:

- Titles/categories of permitted uses
- Use definitions
- Use table and allowances
- Use standards





# Use Table

The proposed code has incorporated a use table to make finding what uses are permitted in what district easier for staff and the public.

*existing*

**1149.01 PRINCIPAL PERMITTED USES.**  
 No building, structure or land shall be erected, altered, enlarged or used which is arranged or designed for other than one of the following uses, except as provided herein and in Chapter 1198.

- (a) Agricultural. Agriculture, but not including animal and poultry husbandry and dairying.
- (b) Residential. One-family dwellings.
- (c) Institutional. Churches; schools and libraries. See conditional uses relative to school and church activities.
- (d) Essential Services. As defined in Section 1133.01(a)(36). (Ord. 94-84. Passed 7-9-84.)

**1149.02 CONDITIONAL USES.**  
 The following uses shall be permitted only if expressly authorized by the Planning Commission.

- (a) Tourist Homes. Tourist homes and rooming and boarding houses when located on and having access from a federal or State highway or a principal thoroughfare.
- (b) Day-care Center.
- (c) Recreational. Noncommercial recreation facilities; swimming pools subject to the provisions of Chapter 1193.
- (d) Institutional. Hospitals and/or clinics; colleges for academic instruction.
- (e) Club. Noncommercial clubs and lodges.
- (f) Utility. Public utility building necessary for the furnishing of adequate service to the area but not including general offices, garages, warehouses or outdoor storage yards.

*proposed*

**Table 1132.3 -1: Agricultural and Residential Districts - Use Table**

USE	A-1	R-0	R-1	R-2	R-3	R-4	SECTION
<b>Agricultural/Residential</b>							
Agriculture	P	PS	PS				XXXX
Dwelling, Single-Family Attached				PS	P	P	XXXX
Dwelling, Single-Family Detached	P	P	P	P	P	P	
Dwelling, Two-Family				P	P	P	
Dwelling, Multi-Family Small Scale				PS	PS	PS	XXXX
Dwelling, Multi-Family Large Scale					PS	PS	XXXX
Residential Facility, Small	P	P	P	P	P	P	
Residential Facility, Medium					C	C	XXXX
Residential Treatment Facility, Small	P	P	P	P	P	P	
Residential Treatment Facility, Medium					C	C	XXXX

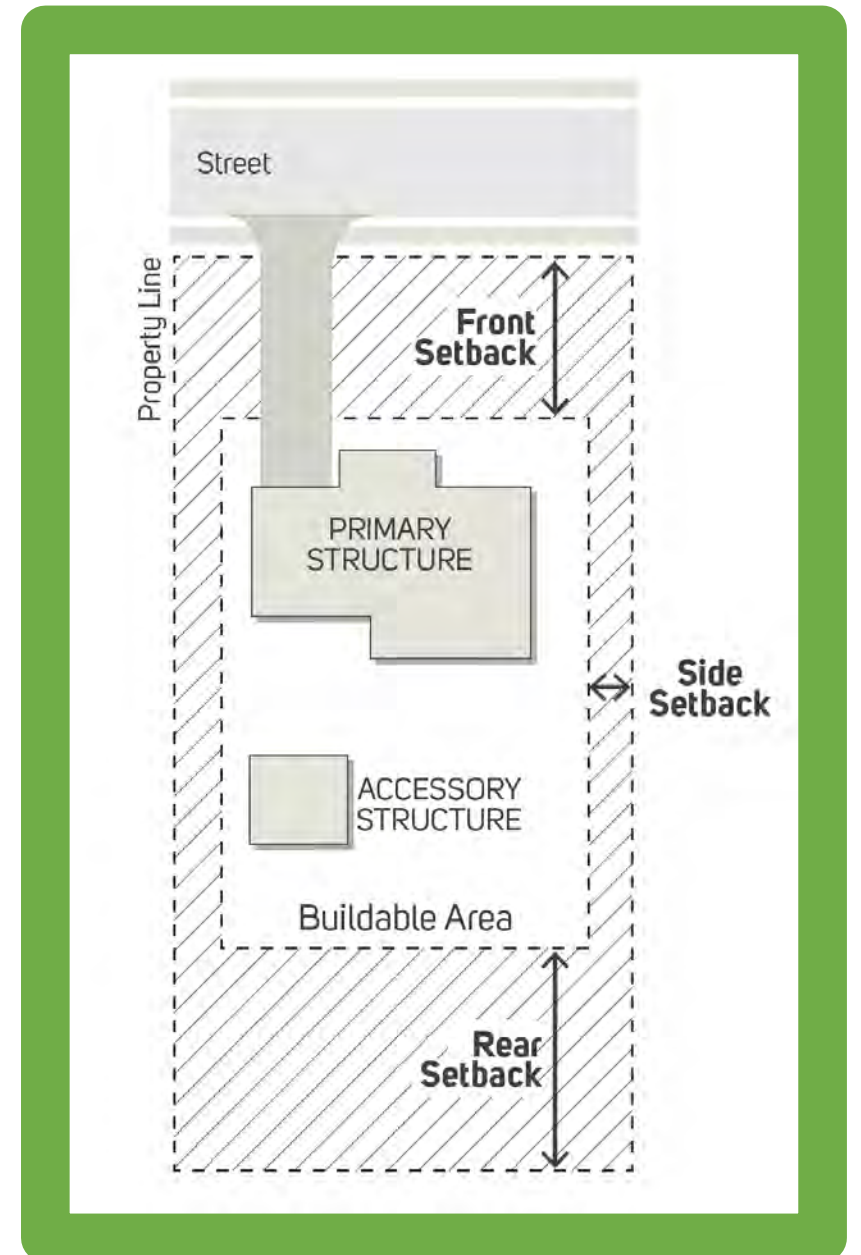
# Module 2: Development and Design Standards

Module 2 included the drafting of the following:

- Dimensional Standards ✓
- Special Districts and Overlays ✓
- Parking ✓
- Landscaping ✓
- Fences ✓
- Lighting ✓
- **Signage**

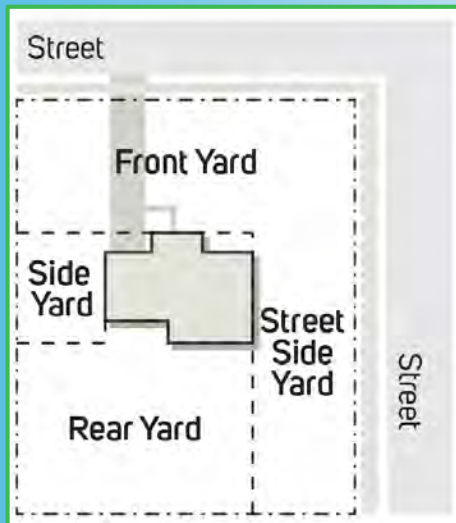
# Dimensional Standards

- Lot Area
- Lot Width
- Density
- Setbacks
- Height
- Accessory Structure Setbacks/Height

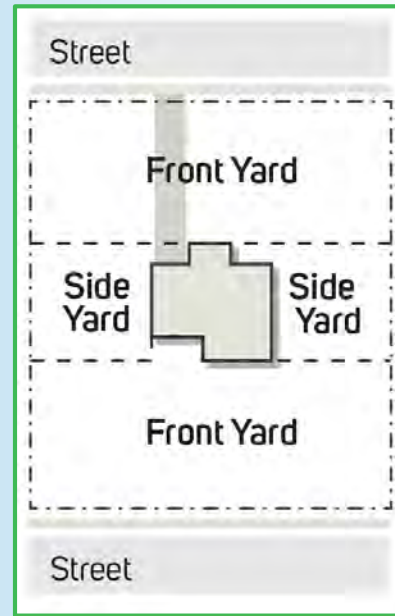


# Dimensional Standards

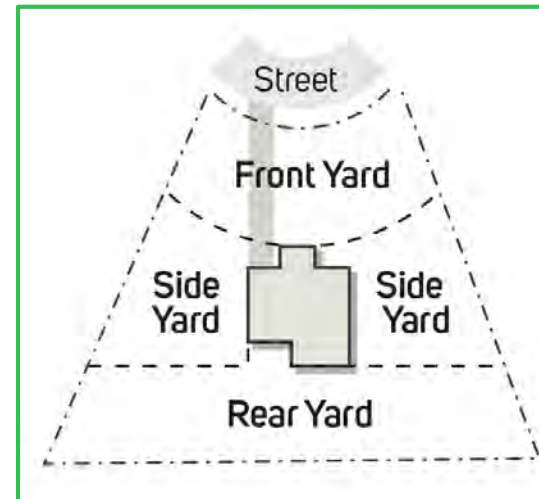
- Yard and height exceptions
- Types of lots and specific requirements



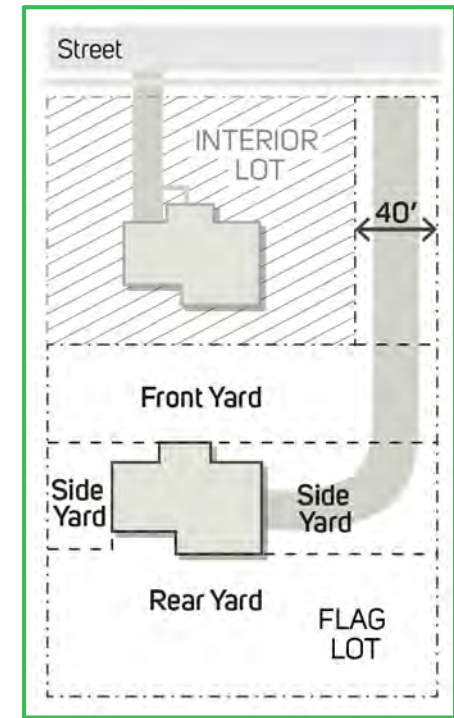
*Corner Lot*



*Double Frontage Lot*



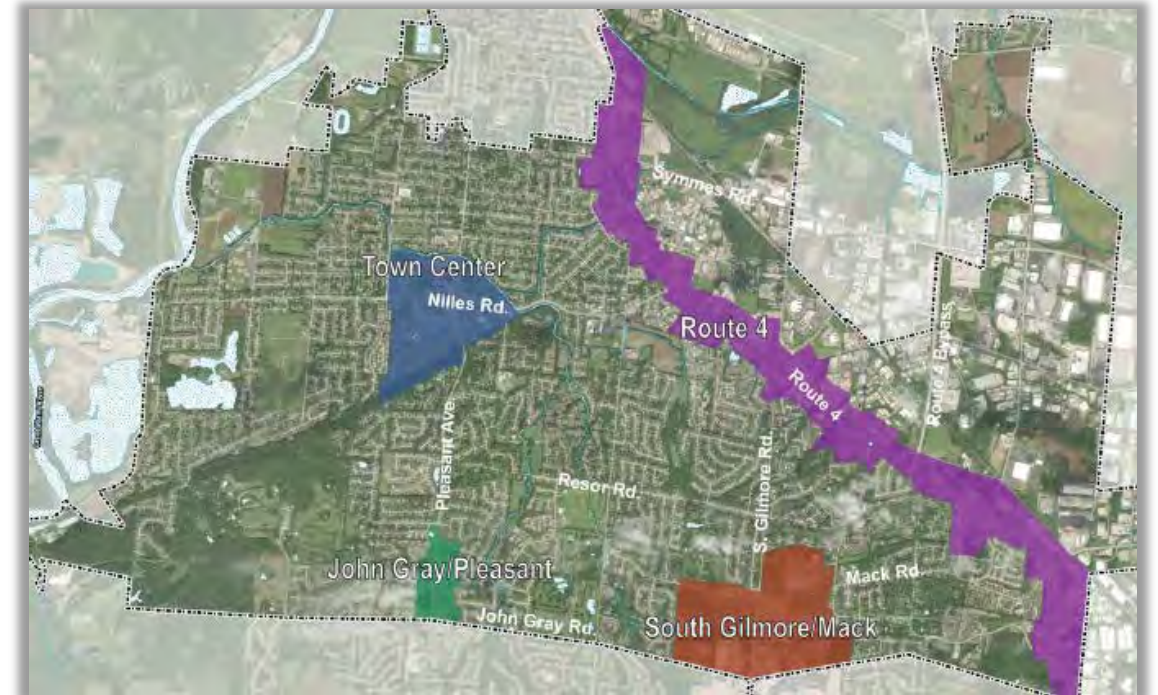
*Cul-de-sac Lot*



*Flag Lot*

# Overlay Districts

- Overlay districts provide additional development guidance for new and expanded structures above and beyond the standard zoning regulations.
- Proposing four overlay districts per the recommendations of the Comprehensive Plan.
- Each overlay district will have specified development guidance for: parking, access, circulation, building design and materials, signage, landscaping, and buffering.





# Overlay Districts



Route 4 – without guidelines

Building Design  
and Materials



Town Center - with guidelines

# Parking

- Updated method for determining the # of parking spaces required 🌿
- Right Size - minimum and maximum requirements
- New EV charging regulations – to allow, not require 🌿
- Bioswales for stormwater runoff – encouraged 🌿
- New stacking space requirements for drive-thru uses





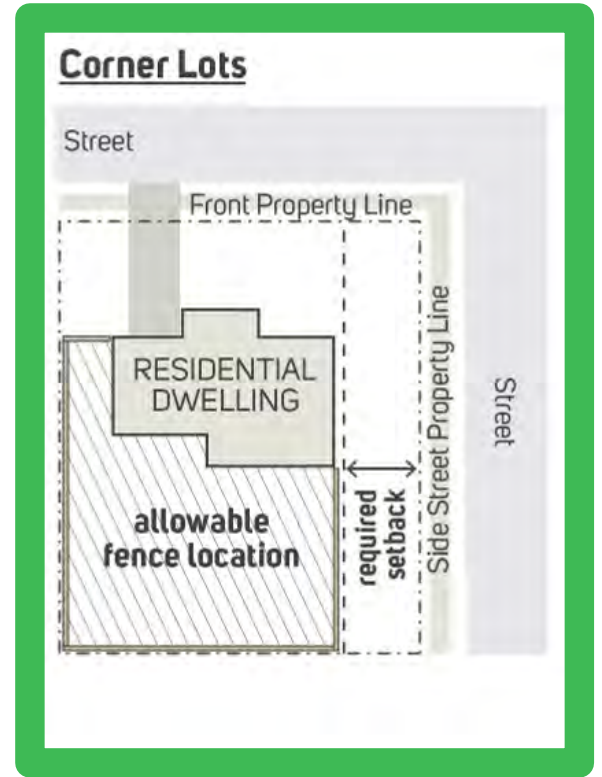
# Landscaping

- New applicability requirements
- Updated screening requirements
- New information for:
  - Plant species – native (drought resistant)
  - Planting and installation requirements
- New requirements for tree preservation
- New requirements for parking lot landscaping



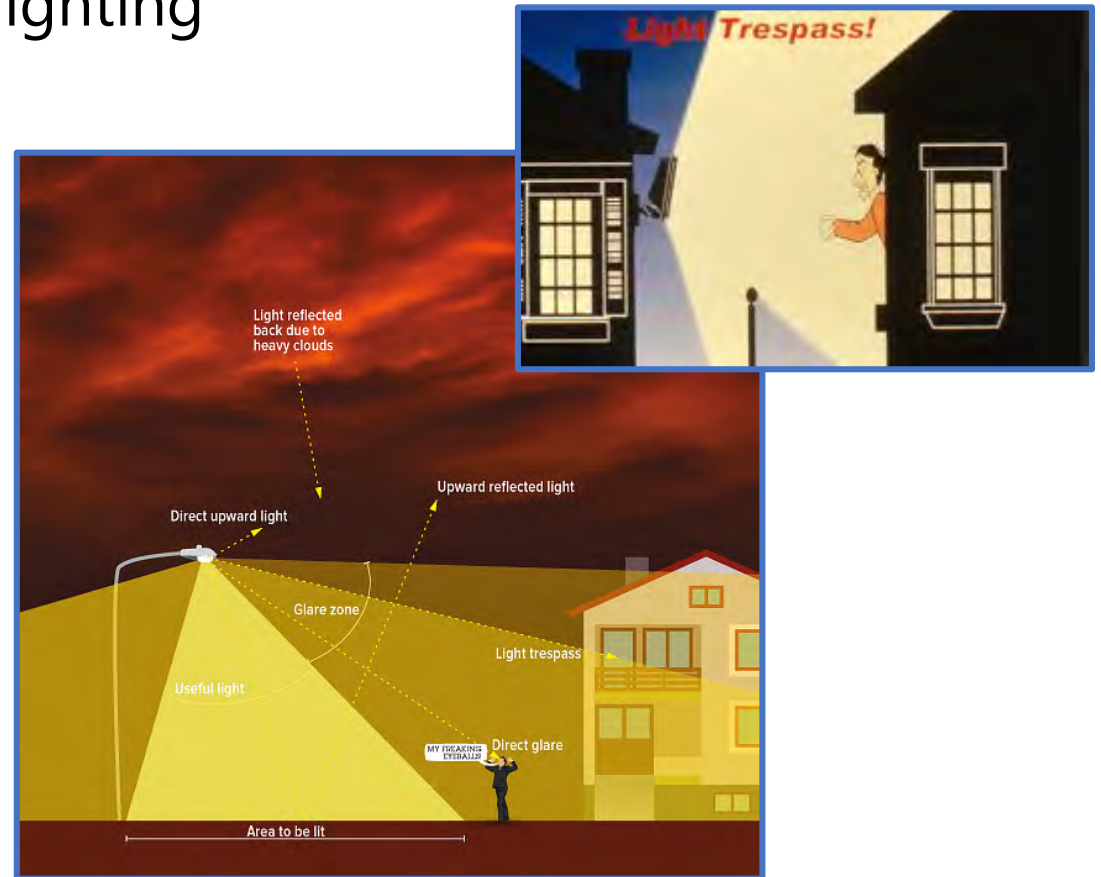
# Fencing

- Clarification of fence types and location



# Lighting

- New outdoor lighting section added to the code
- Identifies specific prohibited and exempt lights
- Regulations for the design of outdoor lighting including:
  - Height
  - Style
  - Allowable light levels
  - Color and glare





# Signage

- Stakeholder meeting  
- December 7
- Advisory Committee meeting  
- December 8
- Key Highlights:
  - Compliance with case law and supreme court cases
  - Digital reader boards
  - Pole signs



# Signage

- Pole signs?

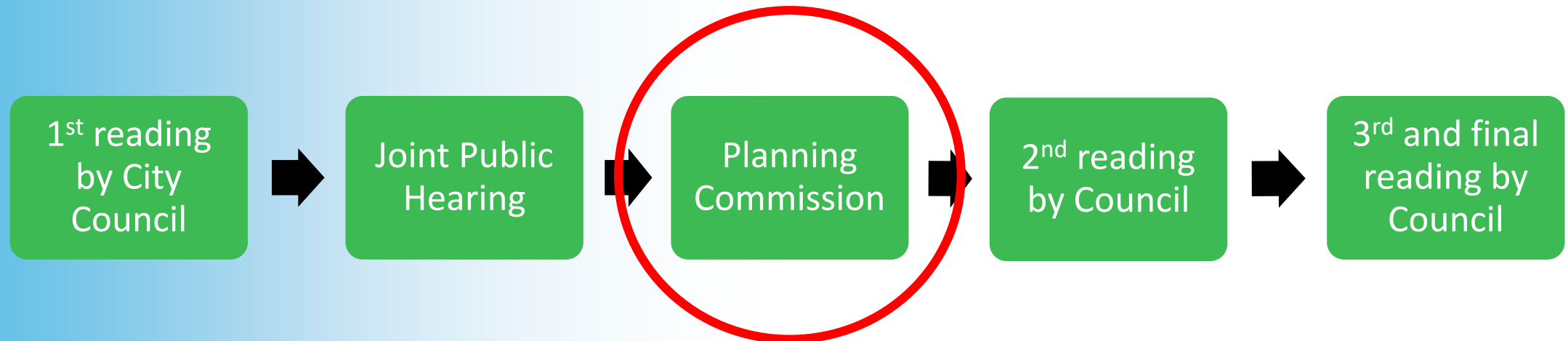


# Proposed Key Changes

1. PUD Final Development Plan Approval Process
2. Removal of Two Zoning Districts
  - ST, Service Transition
  - D-1A, Downtown Modified
3. Design Review Committee Status

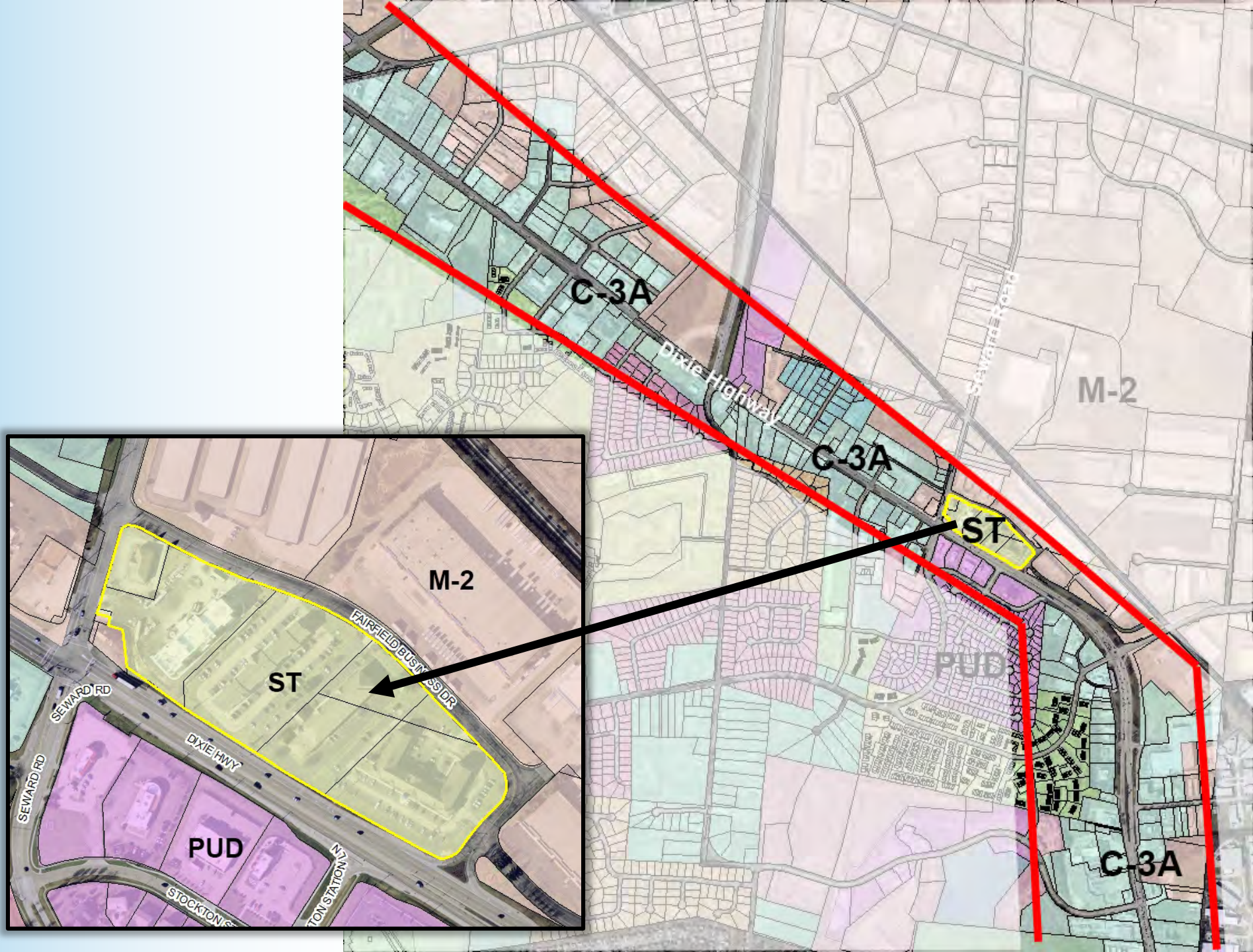
# Planned Unit Development (PUD)

- What is a PUD? A deviation from standard zoning districts
- 2- step process:
  - 1) Concept Plan – changes the zoning; general overview
  - 2) Final Development Plan – specific details
- What is the EXISTING approval process for both Concept and Final Plan approval?





# ST, Service Transition Zoning District





# D-1A, Downtown Modified Zoning District



Reigert Square

# Design Review Committee

- Created in 1990s
- D-1 Zoning District
- Review site and architectural design of all new developments and building improvements
- Shift in committee membership
- Shift in type and quantity of projects
- New zoning code guidelines

City Council representative

Planning Commission  
representative

Development Services  
Director

Building Superintendent

Resident

Downtown Business Operator  
(2)

Downtown Business Operator  
Or Resident (2)



# Public Outreach

- Online information and engagement
  - [www.fairfieldzoning.com](http://www.fairfieldzoning.com)
- Stakeholder interviews
- Open House
- Newsletter articles
- Facebook posts
- City website



# Remaining Schedule

- **November/December 2022** – Signs
- **December 2022** – Subdivision Regulations
- **January 2023** – Administration, Procedures, and  
Definitions
- **February 2023** – Consolidated Code & Public Review
- **March 2023** – Start Adoption Process

# **QUESTIONS OR COMMENTS**