



PROJECT KICKOFF

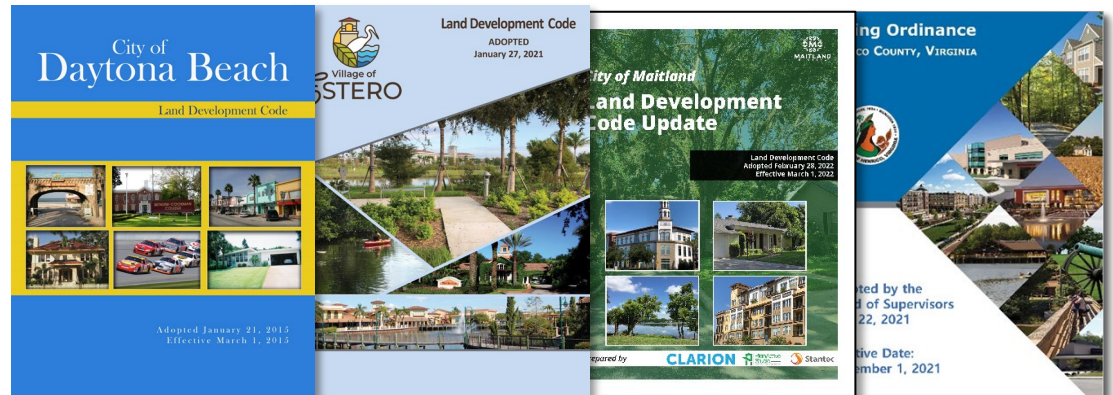
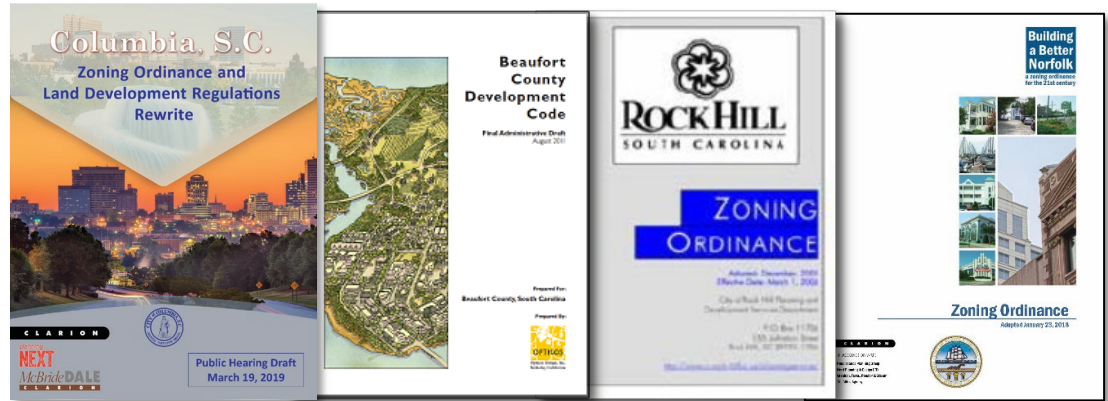
PUBLIC MEETING

APRIL 17, 2023



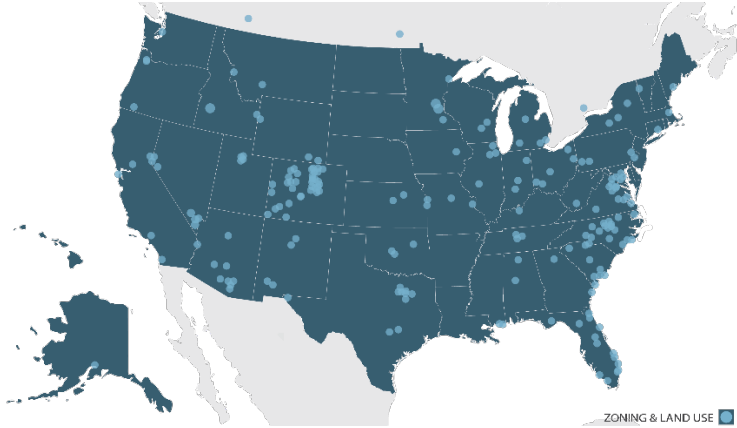
Overview

- The Clarion Team
- Work Program and Schedule
- Input on Potential Project Goals
- Question and Answers
- Next Steps



The Clarion Team

CLARION



ZONING & LAND USE

Craig Richardson
Project Director



Geoff Green
Project Manager



Don Elliot
Advisor on
Equity Issues



Emily Gvino
Project Planner



Gordy Moore
Code Drafting



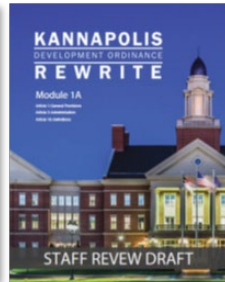
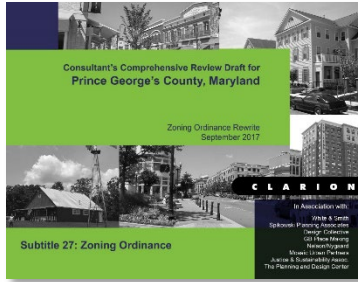
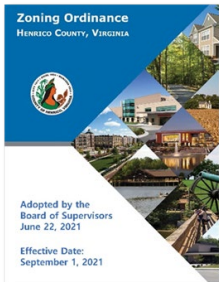
Addie Sherman
Graphics



Examples of Code Experience

- ✓ **Norfolk, VA** | Zoning Ordinance
- ✓ **Columbia, SC** | Zoning Ordinance & Subdivision Regulations
- ✓ **Beaufort County, SC** | Form-Based Code
- ✓ **Rock Hill, SC** | Zoning Ordinance
- ✓ **Prince Georges County, MD** | Zoning Ordinance & Subdivision Regulations
- ✓ **Daytona Beach, FL** | Land Development Code
- ✓ **Maitland, FL** | Land Development Code
- ✓ **Estero, FL** | Land Development Code
- ✓ **Kannapolis, NC** | Kannapolis Development Ordinance
- ✓ **Henrico County, VA** | Zoning Ordinance & Subdivision Regulations
- ✓ **Teton County, WY** | Land Development Regulations

More than 150 comprehensive code rewrites





The Clarion Team

DOVER, KOHL & PARTNERS
town planning

Responsibilities

Form-based coding and design-related issues

Project Experience

- ✓ **Charleston, SC** | Plan West Ashley
- ✓ **Arlington, VA** | Columbia Pike Plan and Code
- ✓ **Charleston, SC** | Rethink Folly Road
- ✓ **Bradenton, FL** | Downtown Form-based Code

With Clarion:

- ✓ **Henrico County, VA** | Form-Based Districts
- ✓ **Albany, NY** | Re-Zone Albany Form-Based Code



UNION

Responsibilities

Development and building standards to address rising water environment

Project Experience

- ✓ National architecture/planning firm with experience in adaptive reuse, rehabilitation, new construction in historically significant contexts
- ✓ Experience with building design issues related to resiliency and sea level rise
- ✓ **Newport, RI** | Keeping History Above Water Case Study & Inaugural Conference
- ✓ **Salem, MA** | House of Seven Gables Museum Resiliency & Adaptation Planning



The Clarion Team



Responsibilities

Development review procedures

Project Experience

- ✓ **Mount Pleasant, SC** | Zoning and Development Codes Assessment
- ✓ **York County, SC** | Zoning and Subdivision Codes Rewrite
- ✓ **Charleston County, SC** | Planned Development and Affordable Housing issues in code update
- ✓ **North Augusta, SC** | Zoning & Development Standards Ordinance Update
- ✓ **Los Angeles, CA** | Code Rewrite-Development Procedures Code



Responsibilities

Sustainability/rising water issues and facilitation

Project Experience

- ✓ Significant civic engagement and comprehensive planning experience
- ✓ **South Carolina Rural Infrastructure Authority** | South Carolina Statewide Sustainability Assessment
- ✓ **Columbia, SC** | Clean Water 2020 Infrastructure Initiative
- ✓ **Pike County, GA** | Water Resources Management Plan



The Clarion Team



Responsibilities

Parking, mobility, circulation, complete streets, & transportation issues in form-based districts and Zoning Code update

Project Experience

- ✓ **Charlotte, NC** | Uptown Cyclelink
- ✓ **National Association of City Transportation Officials** | Urban Bikeway Design Guide
- ✓ **Sommerville, MA** | Somerville by Design



Responsibilities

Parking, mobility, & transportation issues in form-based districts and Zoning Code update

Project Experience

- ✓ **Charleston, SC** | Traffic and Transportation On-Call Services
- ✓ **Mt. Pleasant, SC** | Development Codes Assessment
- ✓ Local firm with extensive experience working in Charleston



Responsibilities

Stormwater and green infrastructure issues related to form-based districts

Project Experience

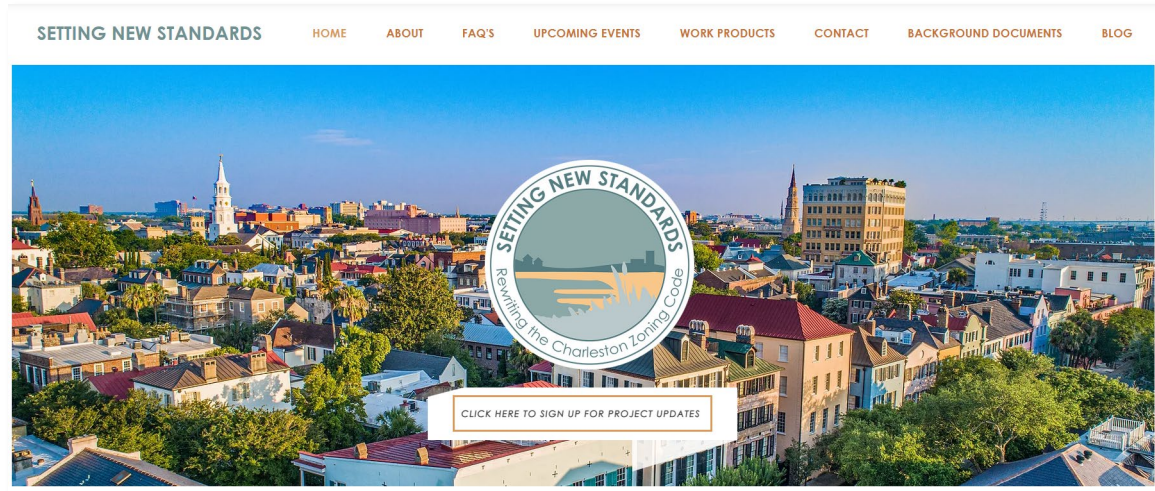
- ✓ **Charleston, SC** | Plan West Ashley
- ✓ **Charleston, SC** | West Ashley Greenway Master Plan
- ✓ **Jamestown, RI** | Sustainable Jamestown



Project Website

The Project's information hub:

- Project information
- Sign-up form for project updates
- Information about upcoming meetings
- Access background documents and draft work products, take surveys, and provide comments
- Read frequently asked questions about the project
- Contact information



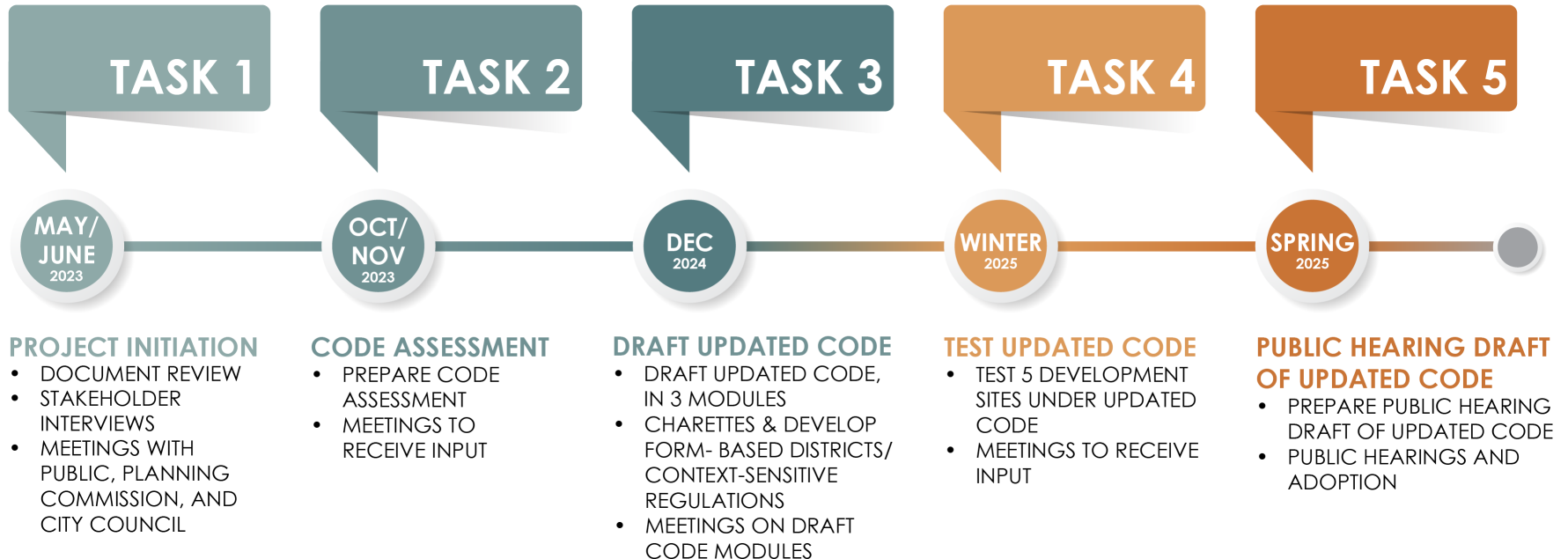
NewCHStandards.com



Work Program and Schedule

Five main tasks

Currently at Project Initiation Phase





Potential Project Goals

Develop Elevation-Based Code that Addresses Rising Water Issues and Incorporates Sustainable Development Practices

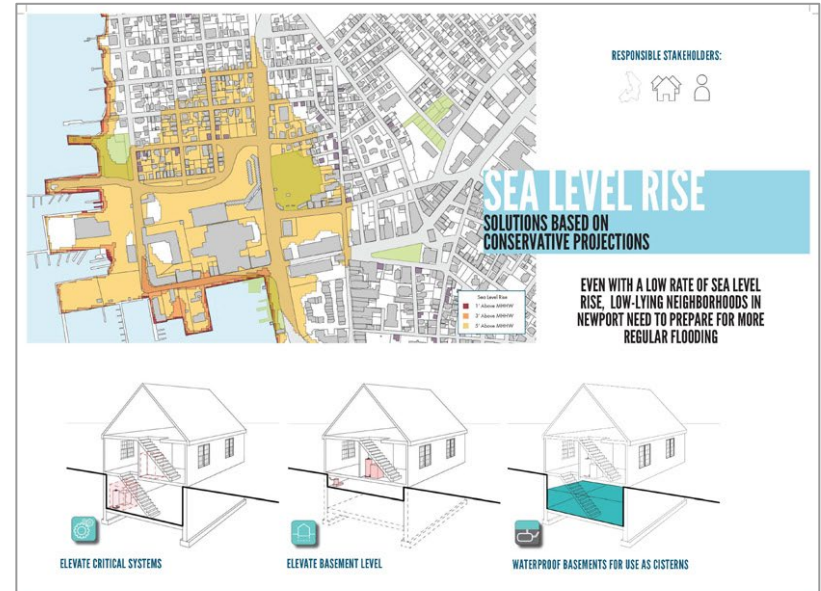
- Evaluate potential updates to land use and zoning regulations such as:
 - Restricting development in the most vulnerable areas, and encouraging development on higher ground
 - Restoring and mitigating natural systems to better address rising water environment
- Improve City's ability to absorb shocks from flooding and severe storms (such as hurricanes)
- Consider impacts from rising water conditions in future



Potential Project Goals

Develop Elevation-Based Code that Addresses Rising Water Issues and Incorporates Sustainable Development Practices

- Evaluate development standards for new construction in the context of rising water levels
- Consider changes to
 - Building design and elevation requirements
 - Minimum parking standards and impervious surface requirements
 - Setbacks and buffers along watercourses and flood-prone areas
- Evaluate standards for redeveloping properties to address rising water issues



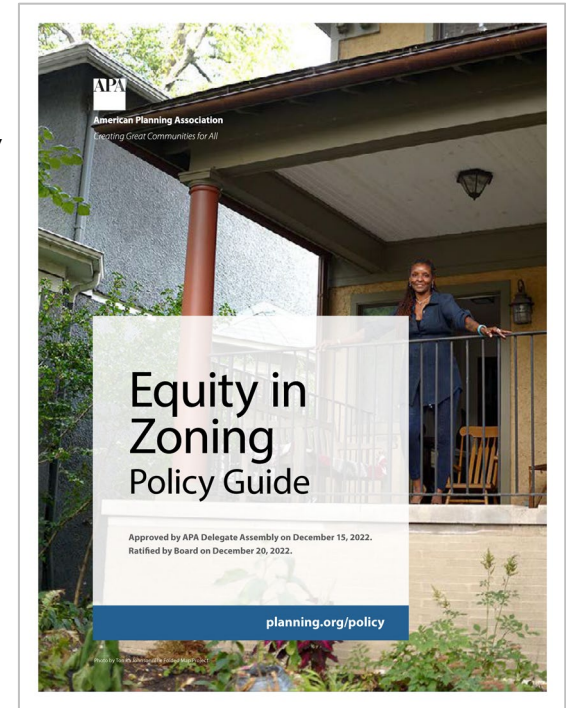
Graphic from Union Studio



Potential Project Goals

Evaluate and Incorporate Equity Concepts into New Code

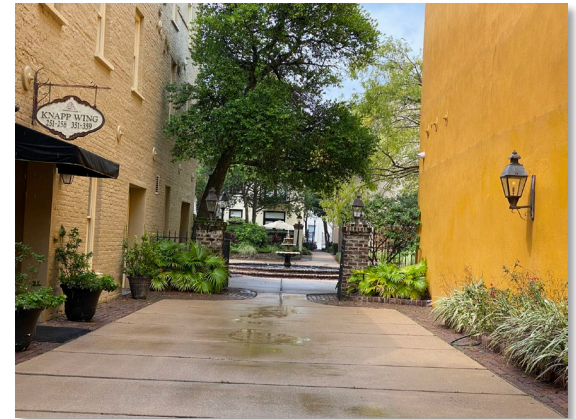
- Zoning regulations have historically been used to exclude, often historically disadvantaged or vulnerable groups
- Equity in zoning attempts to reduce or reverse these exclusionary elements and address barriers for these impacted communities
- Equity analysis involves close review of:
 - Substantive rules with inequitable impact (e.g., material standards, restrictions on housing types)
 - Development review processes where discretion may be abused
 - Zoning map standards that can cause additional harms (e.g., location of polluting facilities)



Potential Project Goals

Establish Context-Sensitive Regulations or Form-based Districts in Appropriate Locations

- Multiple unique areas of town with distinctive, site design, development patterns, and neighborhood amenities
- Work with staff and public to determine areas where special, context-sensitive regulations make sense (including form-based districts) and draft regulations as part of update





Potential Project Goals

Provide and Incentivize Affordable Housing

- Affordable housing is an increasingly pressing issue nationwide and in the City
- Provide a greater diversity of housing options in appropriate locations
 - Duplexes and triplexes (“Missing Middle” housing)
 - Cottage homes
 - Higher density multi-family and townhomes in appropriate locations
- Consider strengthening incentives for developments that provide affordable housing opportunities



Duplex



**Detached
Garage + ADU**



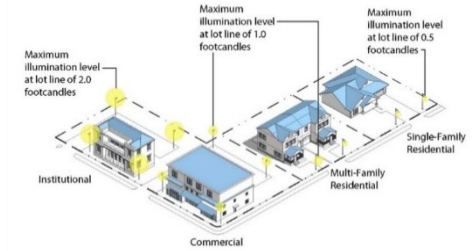
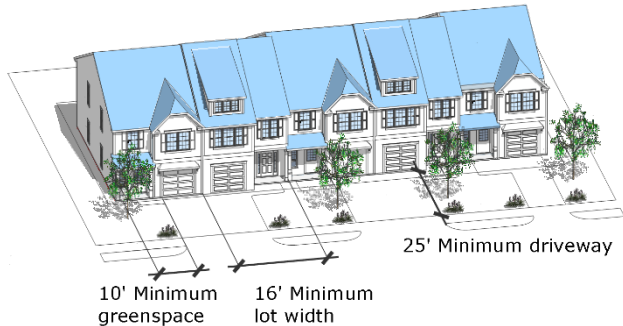
Cottage Homes



Potential Project Goals

Make the Document More User-Friendly

- Add graphics, illustrations, and summary tables
- Remove obsolete, unused, and redundant provisions
- Incorporate updated zone district format




Article 3. Zone Districts
Section 3.2. Residential Districts

3.2.4. RSF-2: Residential Single Family 2 District¹

(a) Purpose

The purpose of the RSF-2 Residential Single Family 2 District is to provide lands that accommodate low-density, single-family detached dwellings on lots with a minimum lot area of 7,500 square feet. The district also accommodates certain group living arrangements as conditional uses, accessory uses such as home occupations and a home-based child care, and other compatible uses. District regulations discourage development that negatively impacts the quiet residential nature of the district.



(b) Use Standards

Allowed uses and use types: Its standards for principal, accessory, and temporary uses are established in Article 6 Use Regulations.

(c) Intensity and Dimensional Standards

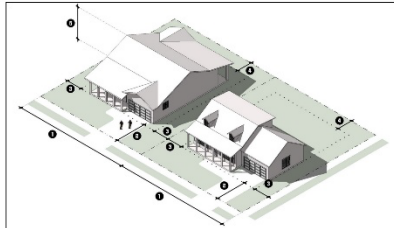
| Standard | All Uses |
|-------------------------------------|----------|
| Lot area, min. (sq) | 7,500 |
| Lot width, min. (ft) [1] | 15 |
| Front yard setback, min. (ft) | 20 |
| Side yard setback, min. (ft) | 7.5 |
| Rear yard setback, min. (ft) | 10 |
| Building height, max. (ft) | 35 |
| Living areas, min. (sq) | 350 |
| Impervious coverage, max. (percent) | 10 [2] |

NOTES: sf = square feet, ft = feet, min. = minimum, max. = maximum

[1] Minimum lot width is measured along the road frontage as well as along property fronting a lake, canal, or creek, if applicable.

[2] Any buildings in the Mayo Avenue Area Association (defined in Ordinance No. 790), the Grid Association Area (defined in Ordinance No. 899), and the Denmark Hills Association Area (defined in Ordinance No. 1023) that were constructed before June 21, 2008, that exceed the maximum impervious coverage standard of the district may be rebuilt up to the impervious coverage of the destroyed structure.

Section 3.2.4. RSF-2: Residential Single Family 2 District



(d) Reference to Other Standards

| | | | |
|-------------|--|--------------|---|
| Section 3.1 | Mobility and Connectivity Standards | Section 5.10 | Residential Compatibility Standards |
| Section 3.2 | Off-Street Parking, Bicycle, and Loading Standards | Section 5.11 | Architectural, Form, and Design Standards |
| Section 3.3 | Landscape, Buffer, and Tree Protection Standards | Section 5.12 | Sustainable Development Standards |
| Section 3.4 | Open Space Set-Aside Standards | Section 5.13 | Sustainable Development Incentives |
| Section 3.5 | Vegetation Standards | Section 5.14 | Signs |
| Section 3.6 | Residential Tree Protection | Section 5.15 | Building Numbering and Street Naming |
| Section 3.7 | Flood Damage Prevention | Article 6 | Subdivision Standards |
| Section 3.8 | Fence and Wall Standards | Article 7 | Public Facility Funding |
| Section 3.9 | External Lighting Standards | Appendix A | Engineering and Design Manual |

3.4

Madison Land Development Code

October 2021 – Joint Public Hearing Draft

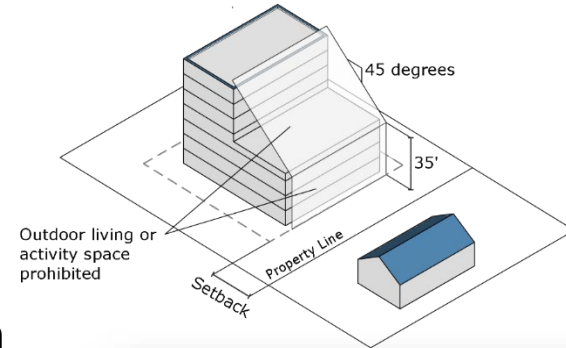
3.7



Potential Project Goals

Make the Document More User-Friendly

- Make organization logical and more intuitive
- Update page layout and reference system
- Address conflicting language and eliminate redundancy
- Ensure internal consistency
- Use more precise language and “plain English”
- Resolve inconsistencies and contradictions
- Update definitions
- Add cross-references to standards outside the code that apply



Dynamic Headers

White Space

Footers

Figure Captions

Nested Text with headings and sub-headings

Illustrations of text provisions

CHAPTER 5 DEVELOPMENT STANDARDS
Section 5.0. Building and Site Design
Subsection 5.0.1. Horizontal and Vertical Development
(1) Large-Scale Development

(8) Minimum Building Height
In cases where any off-street surface parking is located between the primary building facade and the street & front, the minimum building height shall be at least three stories.

Figure 5-47 This image depicts how buildings in commercial areas may locate off-street parking in the area between the building's facade and the street front, provided the building is three stories in height or greater.

(10) Large-Scale Development
Developments composed of one or more structures engaged in retail or wholesale sales, each having a minimum gross floor area of 20,000 sq. ft. and one or more additional structures substantially with the standards in this subsection as well as the following:

(a) User Buildings

(i) A series of smaller "user buildings" shall be positioned along the primary facade of the large structure to break up the structure's mass.

(ii) An alternative to user buildings, the primary facade of a large-scale development structure can be designed to appear as multiple small storefronts, except that individual storefronts shall not be required.

Figure 5-48 The mass of large-scale development can be made more human-scaled and more friendly through the use of techniques like user buildings or architectural detailing in the buildings as depicted here.

City of Franklin, Tennessee (Zoning Ordinance) Page 5-48



Potential Project Goals

Improve Procedural Efficiency

- Consolidate all procedures in one chapter or article
- Consolidate common procedures (e.g., application submission and public notice requirements)
- Clarify review standards and procedures
- Ensure regulations are consistent with review procedures and requirements
- Clarify permit distinctions; consider other permit-related updates
- Clarify when waivers or exceptions are available, and make them staff-level approvals, where appropriate





Potential Project Goals

Modernize the Zone Districts and Use Regulations

- Modernize, restructure, and streamline the zone districts
- Remove unused or redundant districts
- Ensure districts support types of development called for in *Charleston City Plan*
- Reduce reliance on Planned Unit Development zoning
- Modernize, clarify, and define all uses and use regulations
- Add new uses (e.g., EV charging stations), and include a use table

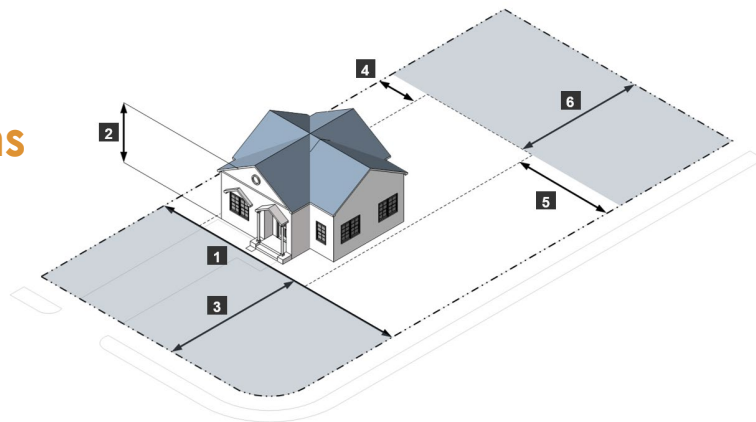


Table 4205: Principal Use Table
 R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed sub
 - =Prohibited | A=Allowed subject to an approved PD Master Plan and PD Terms

| Use Category | Use Type | C&A | | Residential | | | | | | | | | | Nonresidential & Mixed-U | | | | | | | | | | | | | | |
|------------------------|-----------------------|-----|-----|-------------|------|-----|------|-----|------|-----|------|-----|------|--------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| | | C-1 | A-1 | R-0 | R-0A | R-1 | R-1A | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5A | R-5 | R-6 | RTH | CMU | O-1 | O-2 | O-3 | O/S | B-1 | B-2 | B-3 | M-1 | M-2 | |
| Day Care | Adult day care center | - | - | - | - | - | - | - | - | - | - | - | - | - | R | R | R | R | R | R | R | R | R | R | R | R | R | - |
| | Childcare center | - | - | - | - | - | - | - | - | - | - | - | - | - | R | R | R | R | R | R | R | R | R | R | R | R | R | - |
| Educational Facilities | College or university | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | P | P | P | P | P | P | - |
| | School, elementary | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | P | P | P | P | P | P | P | P | P | P | - |



Potential Project Goals

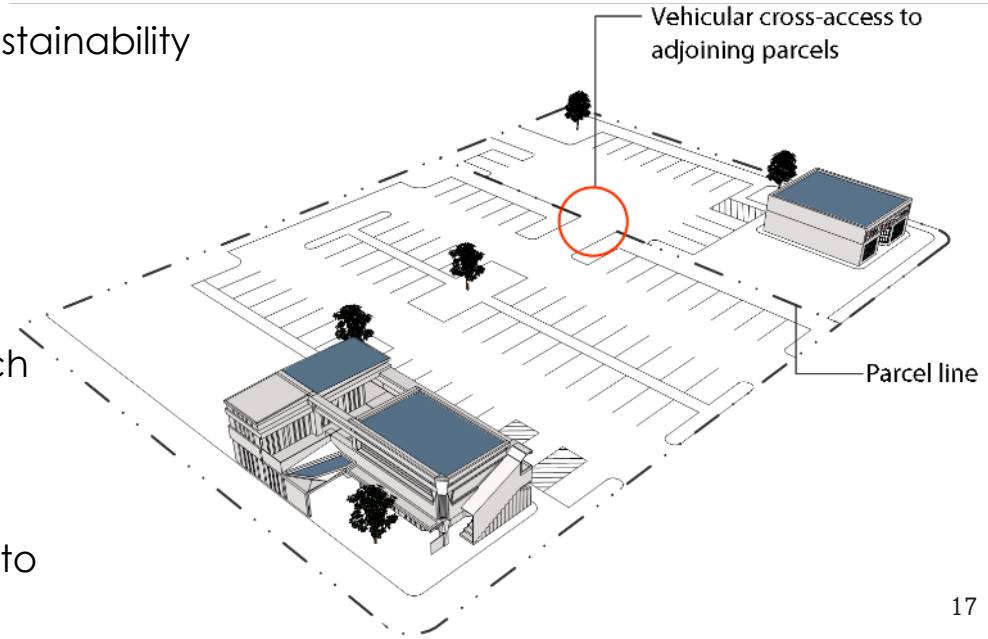
Modernize the Development Standards

General Updates

- Remove barriers to infill development
- Review development standards through sustainability and equity lenses

Parking, Mobility, and Circulation

- Modernize parking standards based on best practices
- Move away from “one size fits all” approach to parking requirements; consider eliminating minimum parking requirements in more areas or throughout City
- Update site and building design standards to prioritize bicycle and pedestrian access



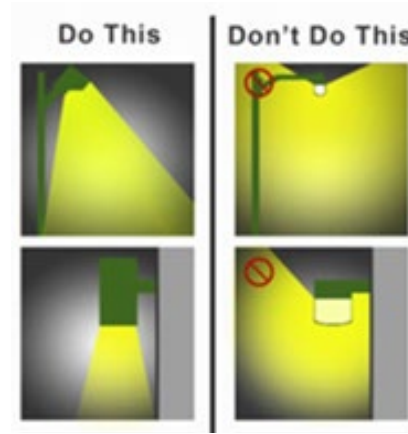


Potential Project Goals

Modernize the Development Standards

Exterior Lighting

- Add general exterior lighting standards to improve comfort and help protect the night sky



Neighborhood Compatibility

- Refine existing standards that protect residential neighborhoods from incompatible commercial or multifamily development





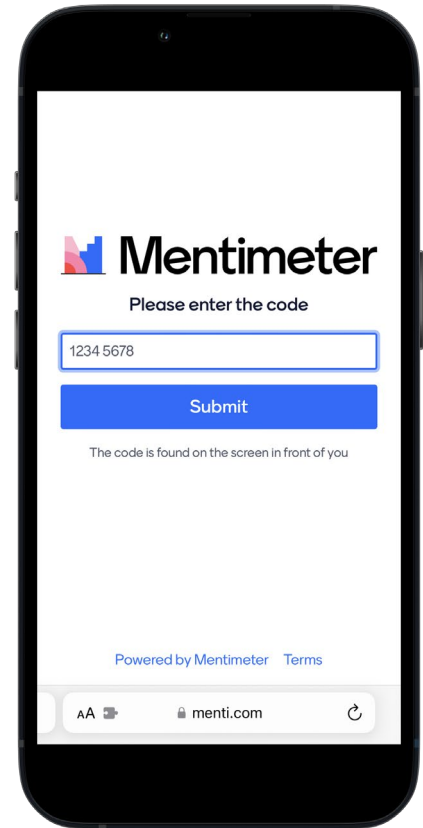
Input on Potential Project Goals

We want your input!

Get out your cell phone

We will ask you to rate potential project goals

- You will choose your response on your cell phone
- Once most people have made a response, we will share results on the screen
- To make sure everyone is comfortable with the technology, we will start with two sample questions



Instructions

Go to

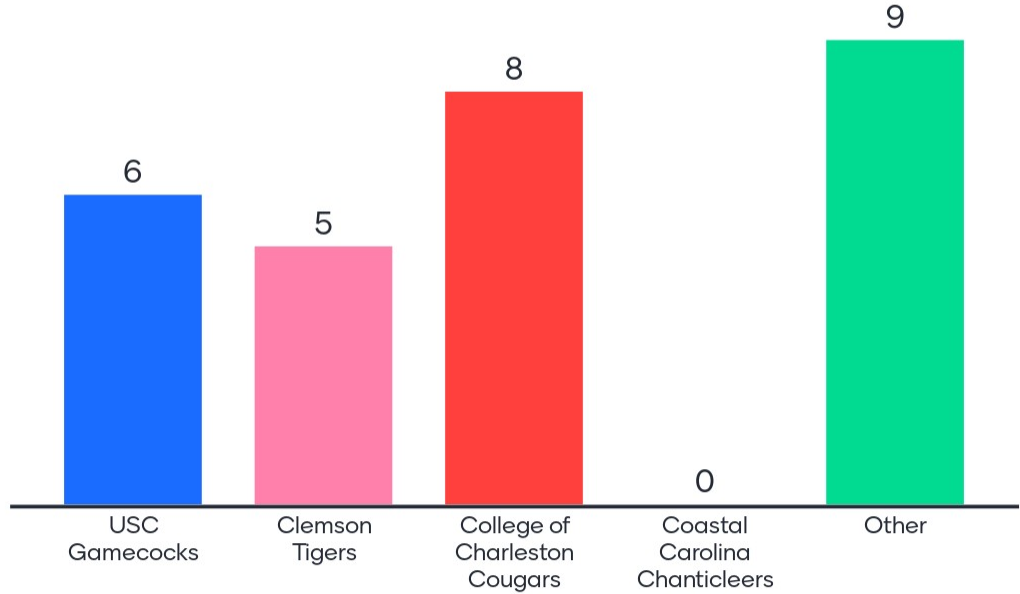
www.menti.com

Enter the code



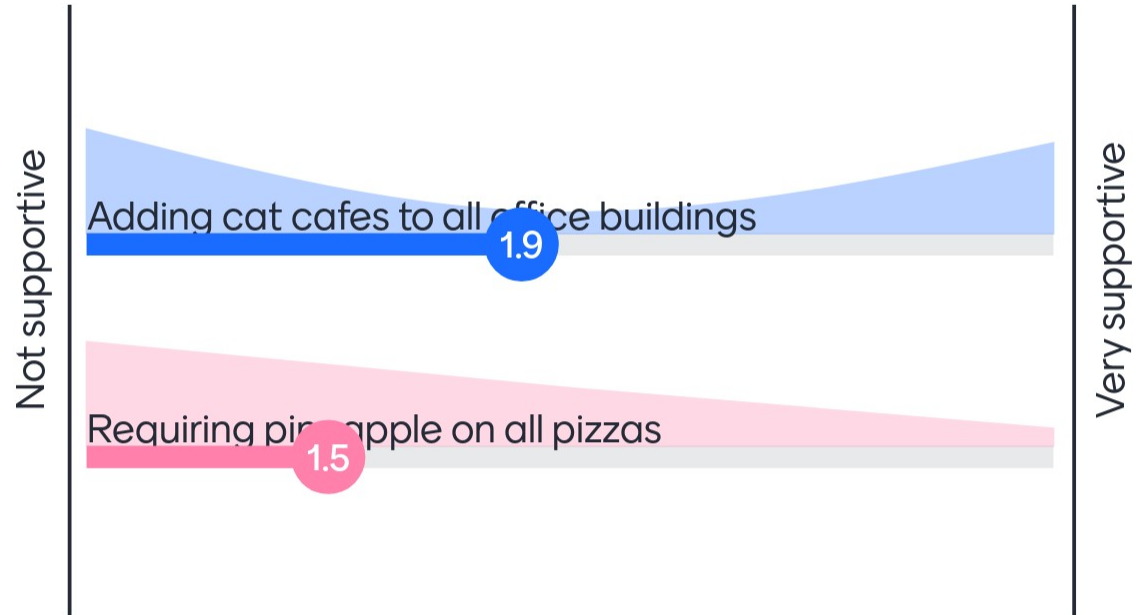
Or use QR code

What is your favorite college sports team?

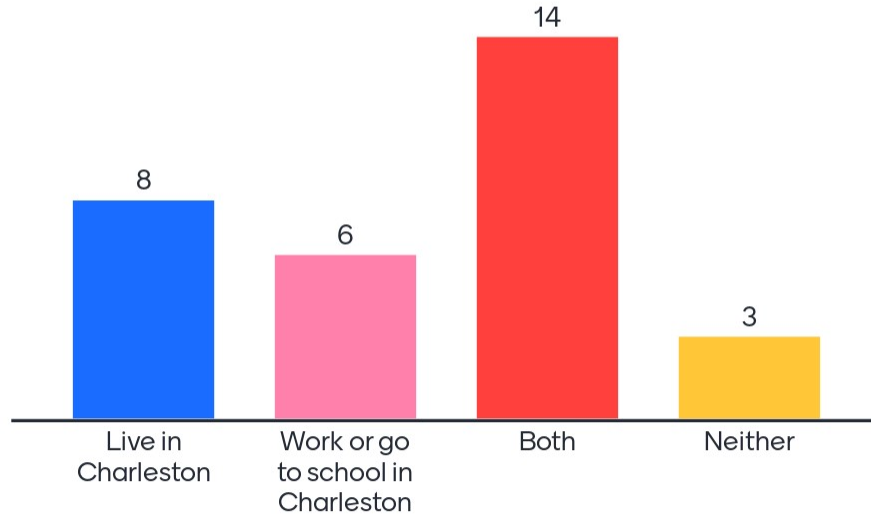




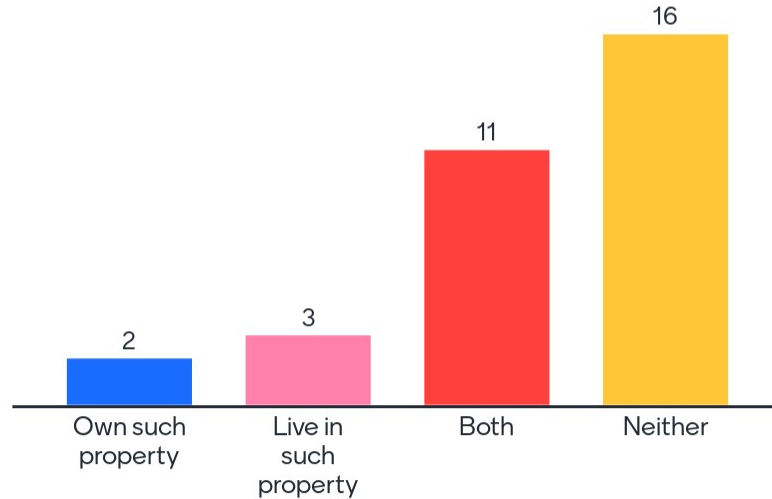
How much do you support the following proposals?



Do you live, work, or attend school in the City of Charleston?



Do you own or live on property that is in a low-lying area or is otherwise susceptible to flooding, either tidal or during storms?



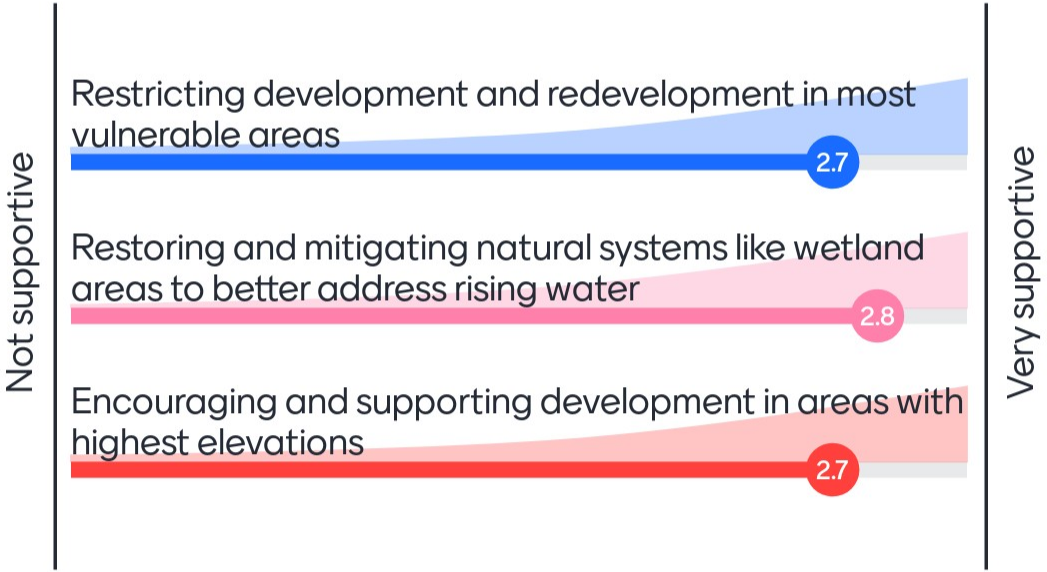


Polling on Project Goals

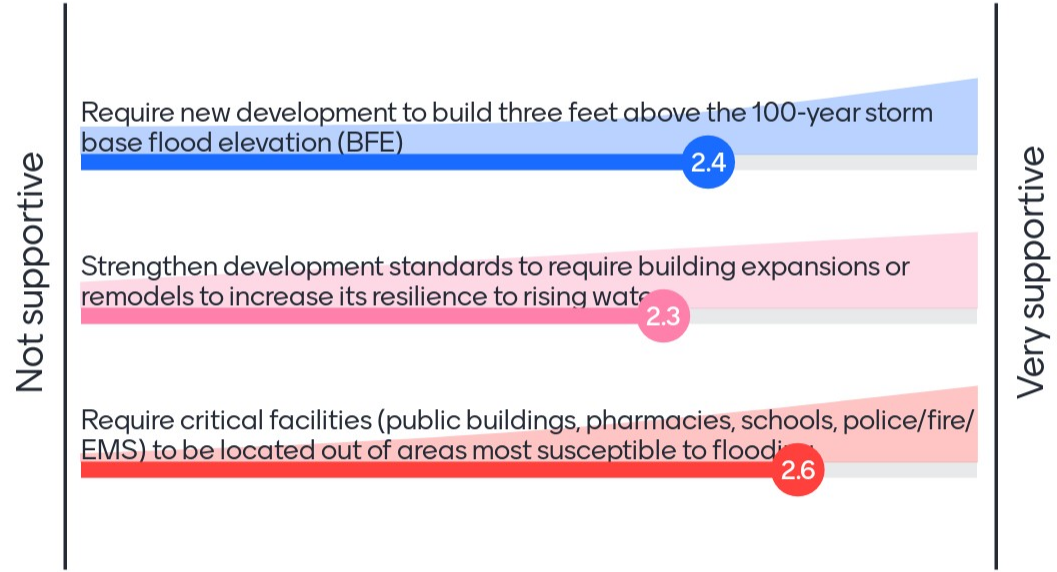
One of the goals identified for the project is to create an "Elevation-Based Zoning Code" whose purpose is to mitigate adverse impacts from a rising water environment (flooding, storms, sea level rise, and related problems).

The next several questions address this topic.

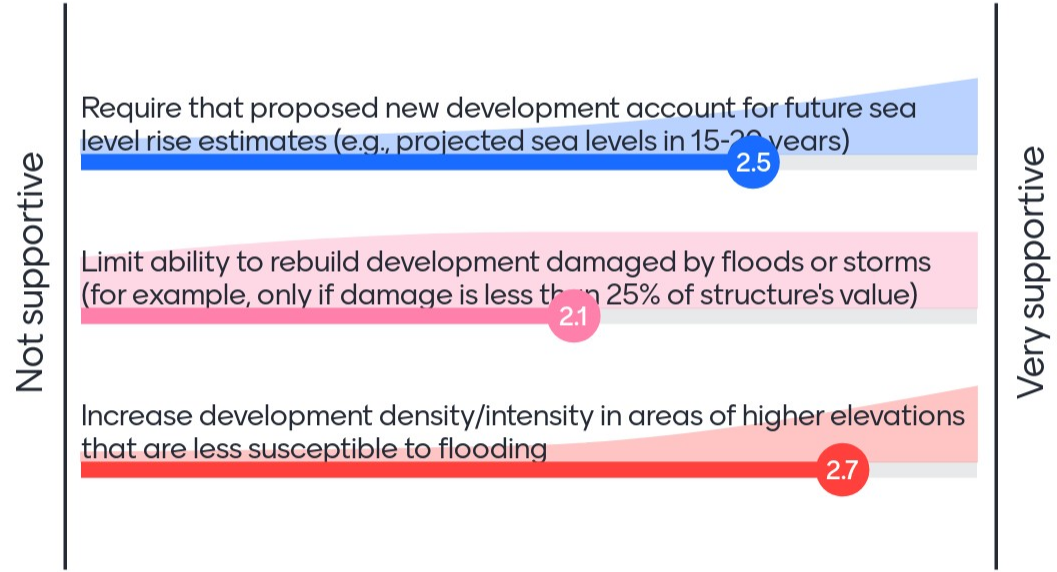
Would you support these general approaches of an Elevation-Based Zoning Code?



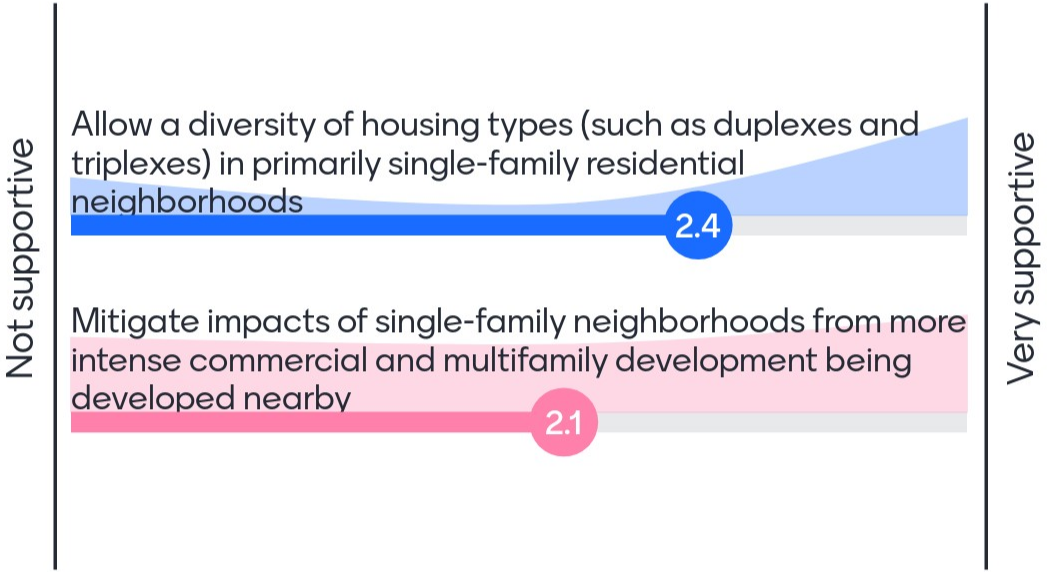
Would you support the following provisions in an Elevation-Based Zoning Code?



Would you support the following provisions in an Elevation-Based Zoning Code?

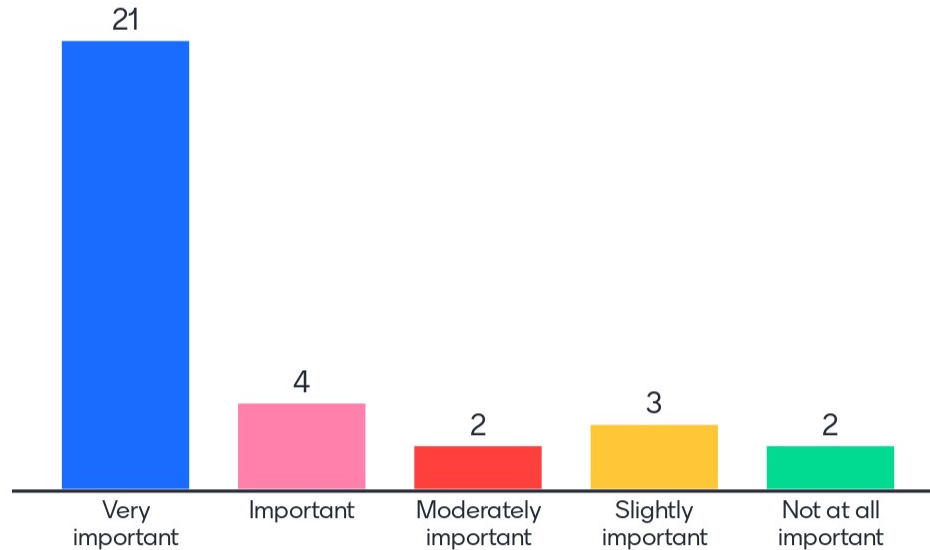


Would you support the following provisions in an Elevation-Based Zoning Code?

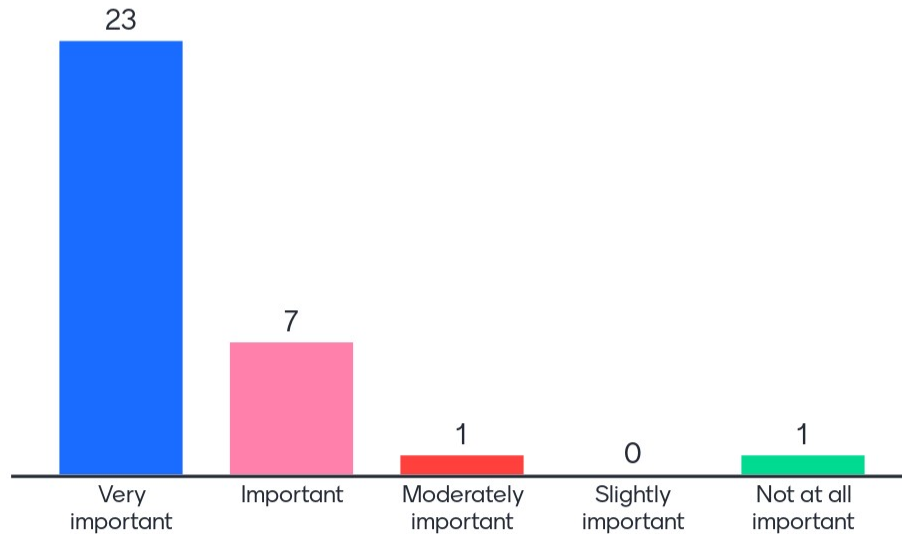


How important are the following priorities in the updated Zoning Code?

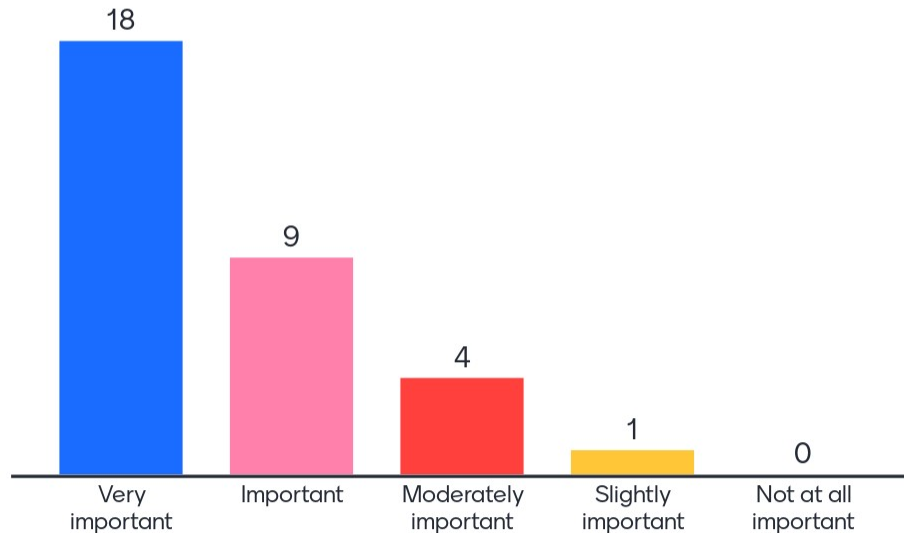
Allow higher density townhome and multifamily development in areas of the City less susceptible to flooding



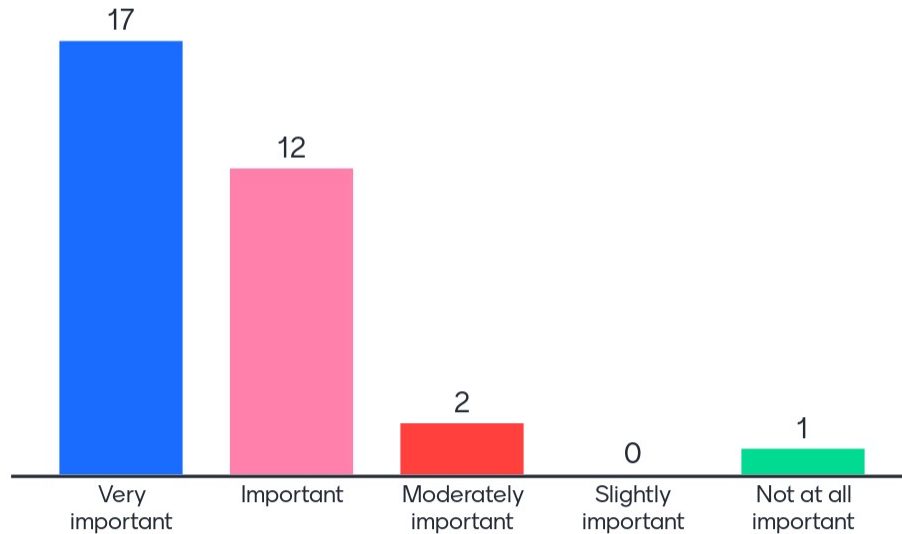
Include stronger incentives for providing workforce housing



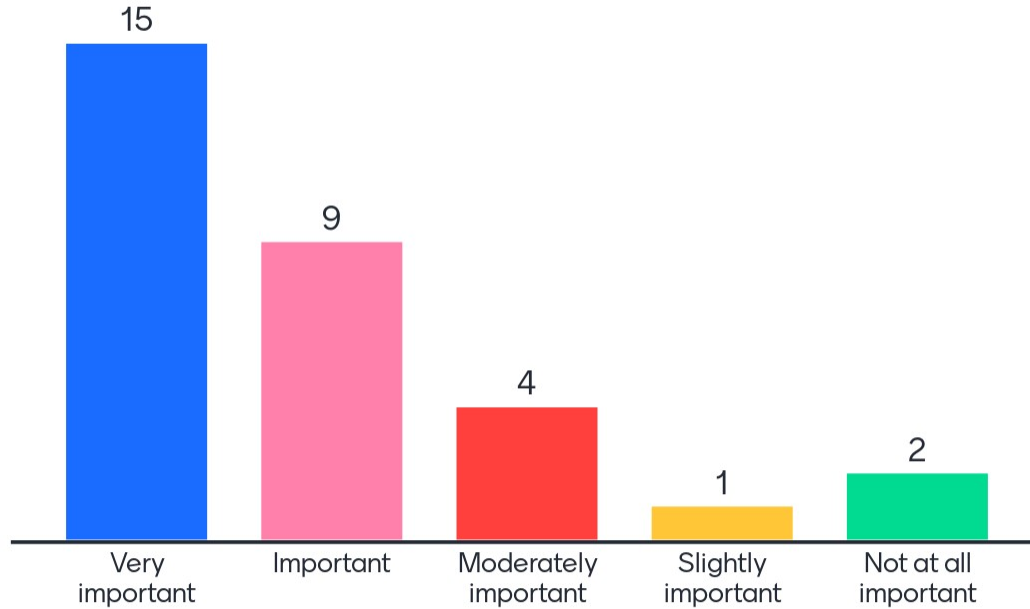
Use graphics, photos, and flowcharts to communicate zoning concepts



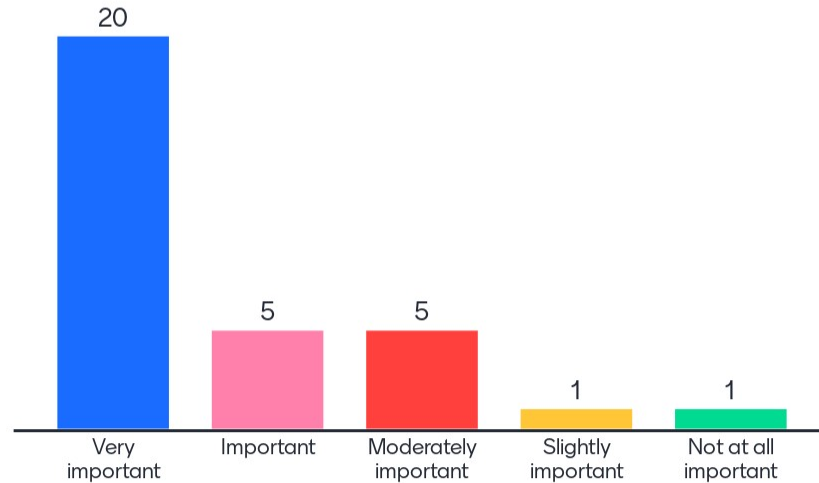
Include more streamlined and logical development review procedures



Include enhanced tree protection standards



Include strengthened stormwater management standards, such as requiring runoff reduction for the first one inch of rainfall



Would you support the following priorities?



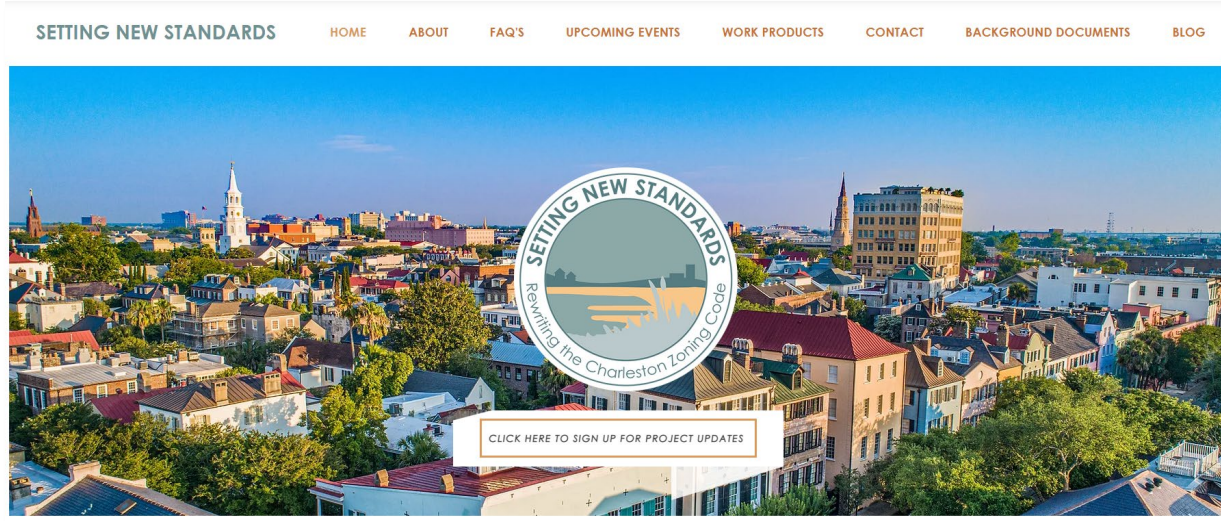


Questions & Answers

**What questions do you have
about the project?**



Next Steps



NewCHSstandards.com

Second Kickoff Meeting

May – June 2023

Code Assessment

September 2023

**Meetings and Input
on Assessment**

September – October 2023