



METROPLAN

SMART PLANNING MAKES SMART PLACES.



METROPLAN

SMALL CITIES
COUNCIL

SMALL CITIES COUNCIL

March 24, 2021 • 9:00 AM

AGENDA

1. Call to Order & Welcome
2. Introductions & Announcements
3. Summary of Previous Meeting
4. Metroplan Update
5. Model Code Update & Review
6. Preview of Upcoming Meetings
7. Adjourn

SCC MEMBERS

- | | |
|-----------------------|-------------------|
| 1. Alexander | 10. Lonoke |
| 2. Austin | 11. Mayflower |
| 3. Bauxite | 12. Mount Vernon |
| 4. Cammack
Village | 13. Shannon Hills |
| 5. England | 14. Traskwood |
| 6. Greenbrier | 15. Vilonia |
| 7. Guy | 16. Ward |
| 8. Haskell | 17. Wooster |
| 9. HS Village | 18. Wrightsville |



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AGENDA

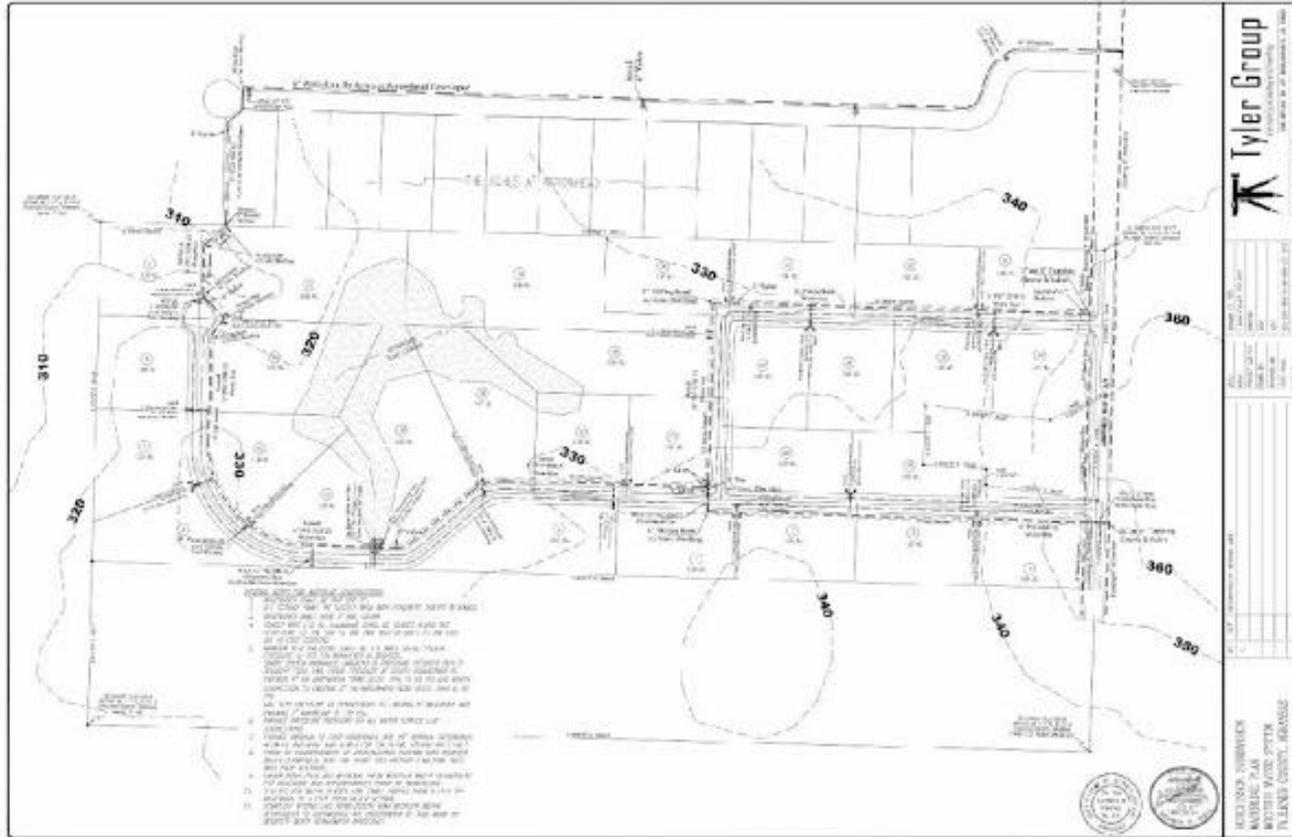
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INTRODUCTIONS & ANNOUNCEMENTS

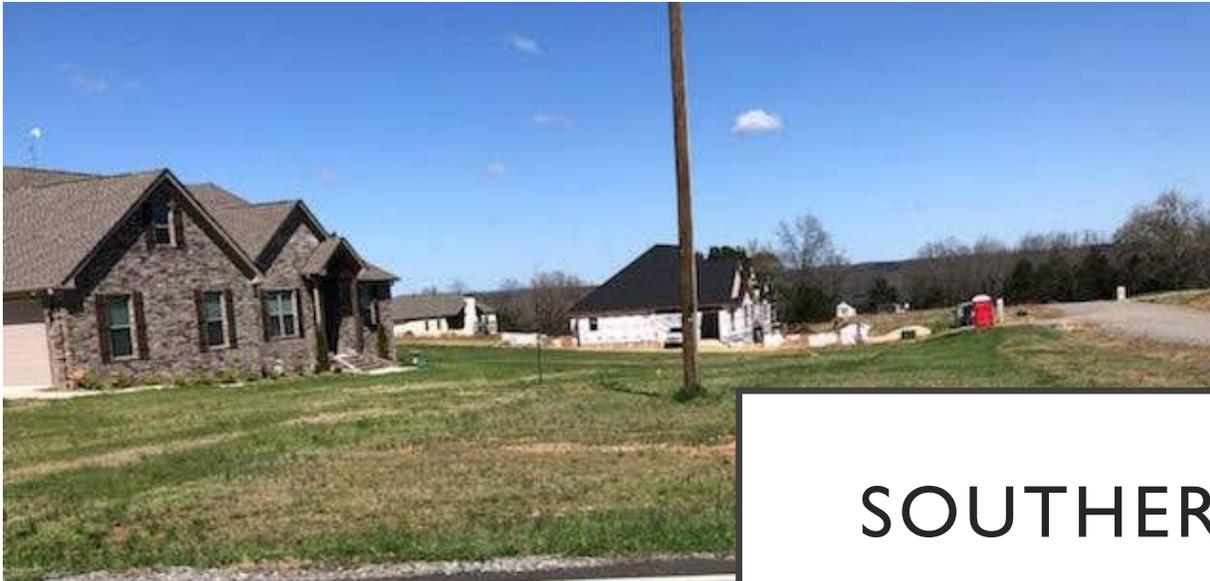
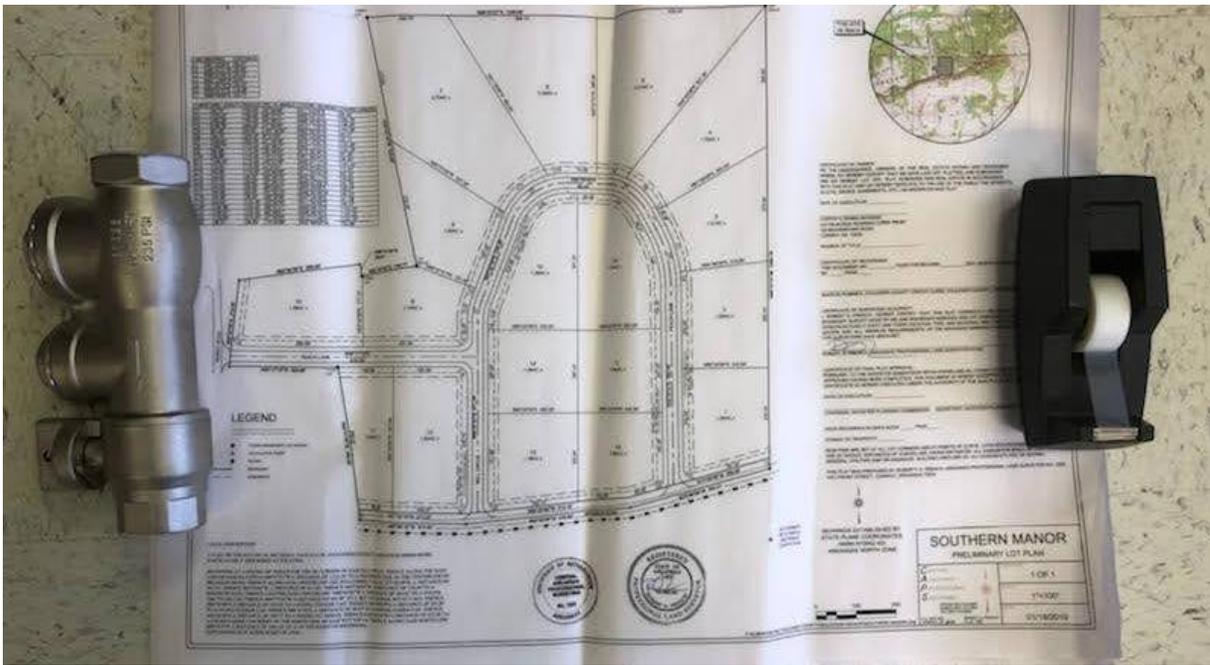
- New faces
- Exciting projects
- *Community Spotlight: Wooster*



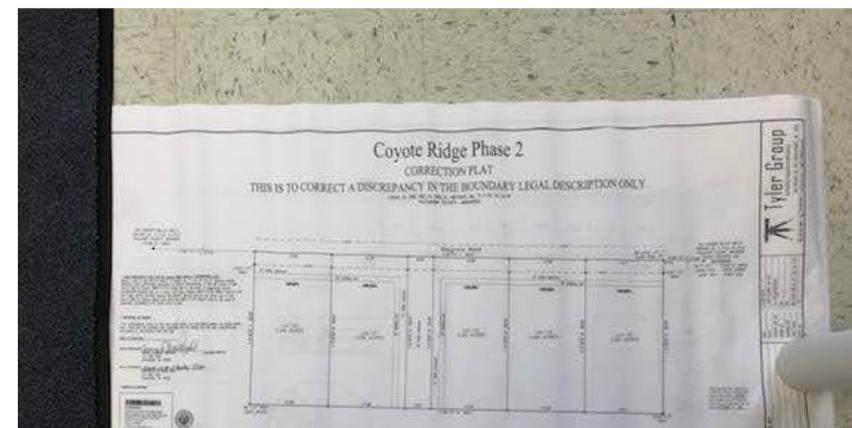
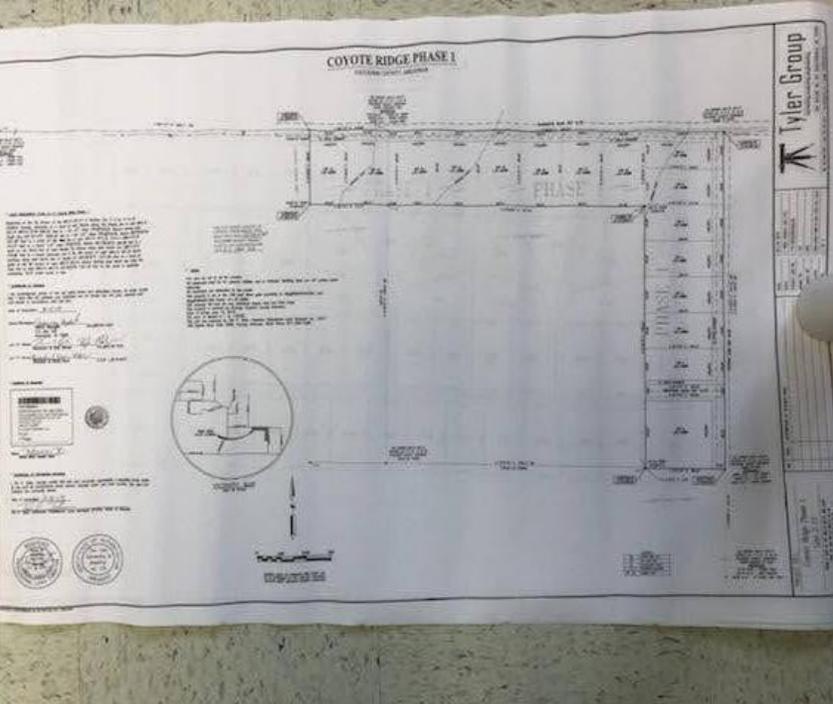
SPOTLIGHT ON: WOOSTER



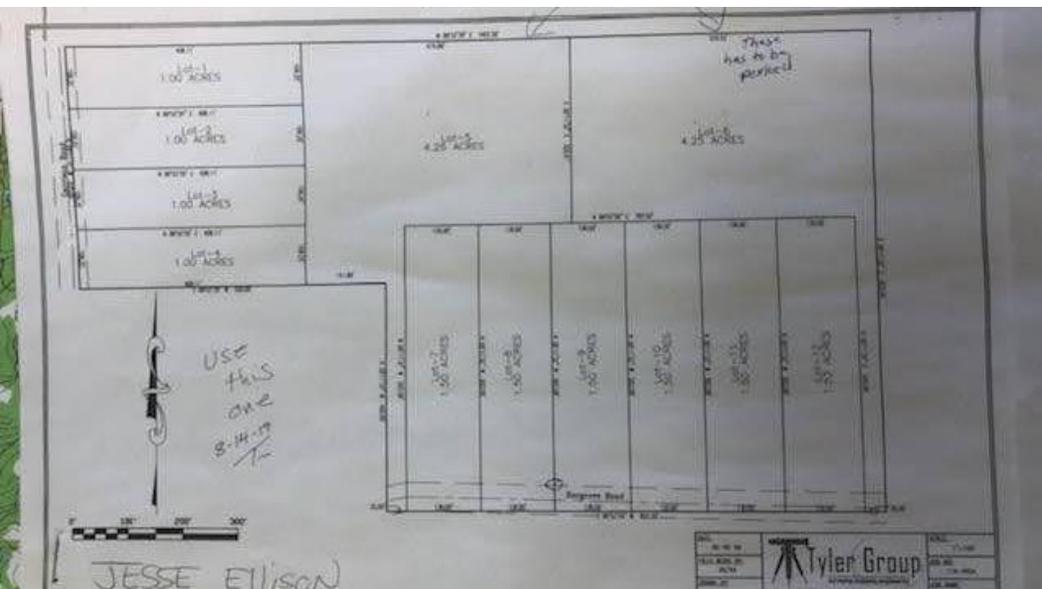
HUTCHINSON SUBDIVISION



SOUTHERN MANOR



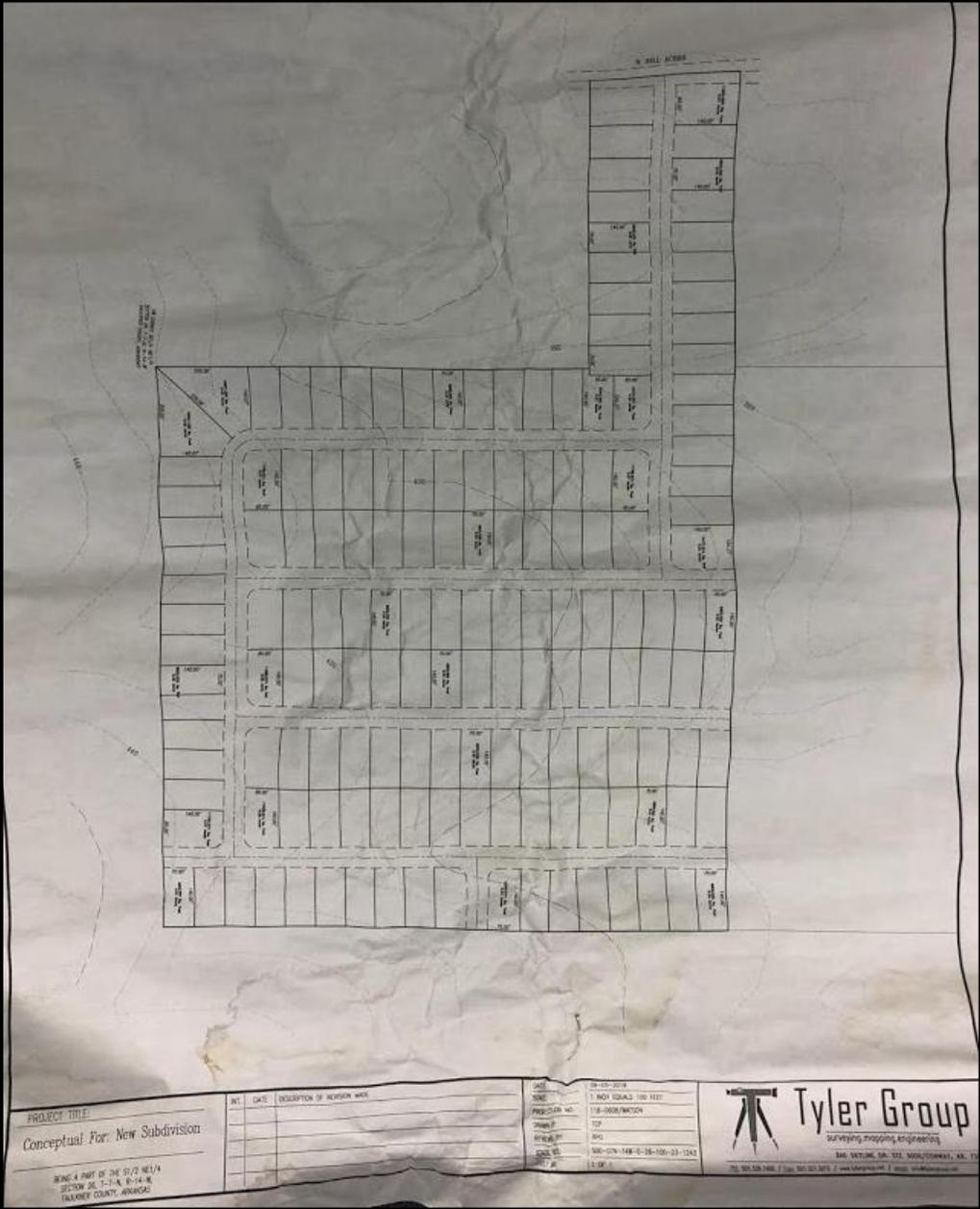
PHASE 1 & 2 OF COYOTE RIDGE
(FUTURE PHASE 3 PLANNED)



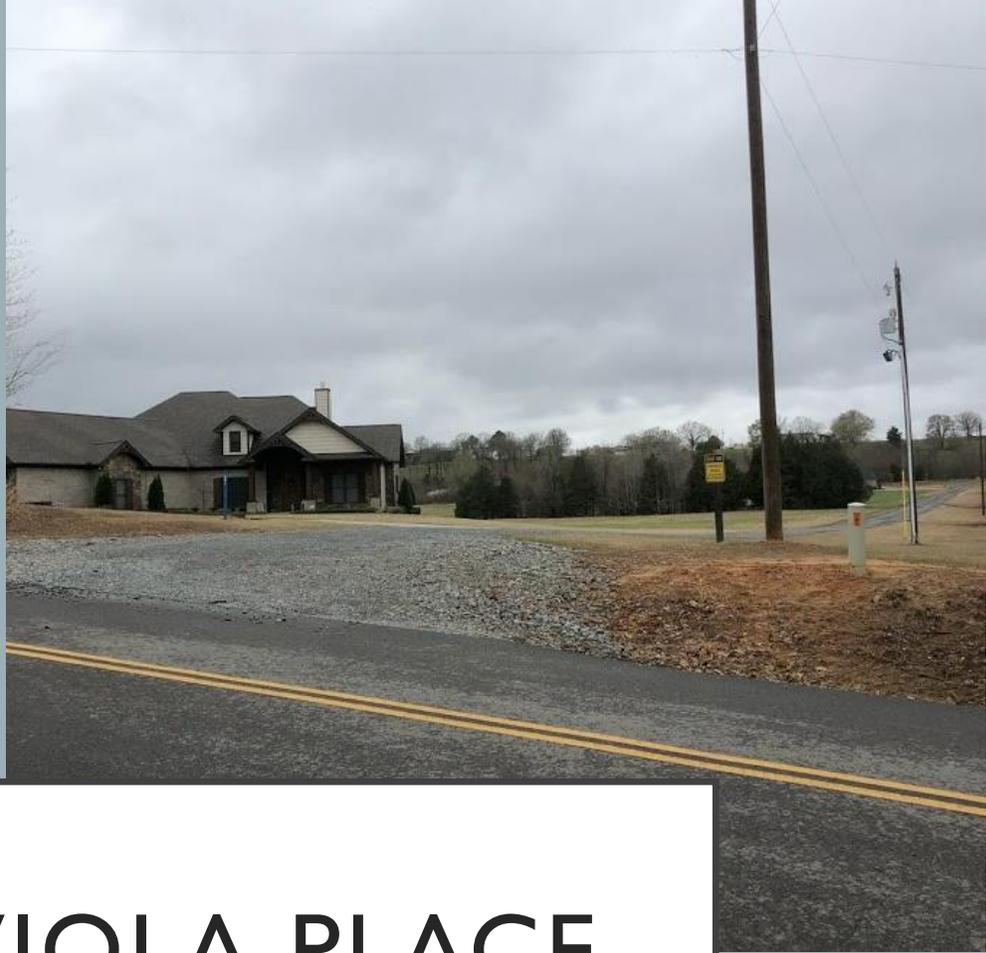
VICKI'S PLACE



VICKI'S PLACE



PROPOSED 160-LOT
 SUBDIVISION NORTH
 OF SCHOOL WHEN
 SEWER IS FINISHED



KIRKLAND PLACE & VIOLA PLACE



FUTURE
65-ACRE
SUBDIVISION
WHEN
SEWER IS
FINISHED



UNION
ROAD,
100 AC.,
LAYING
WATER LINE



FUTURE
18-ACRE
SUBDIVISION
TO LEFT
WHEN
SEWER IS
FINISHED



PHASE 3 OF
SUMMER
HILL,
EXISTING
93-HOME
SUBDIVISION



REYNOLDS
PLACE,
25 HOMES



HARRY'S
PLACE,
PROPOSED
10 LOTS



IOLA
SUBDIV.,
PROPOSED
10 LOTS



WATSON
PLACE,
30 HOMES

NEW STREET (CHURCH CIRCLE)
THAT CONNECTS HWY 285N
TO HWY 25E AND SERVES
WOOSTER ELEMENTARY
SCHOOL.





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SUMMARY OF PREVIOUS MEETING

January 27, 2021



METROPLAN
**SMALL CITIES
COUNCIL**

**Small Cities Council
Meeting Summary**

Wednesday, January 27, 2021
9:00 AM via Zoom
DRAFT

SCC Members Attending:

1. Mayor Sammy Hartwick, President
2. Mayor Bernie Chamberlain
3. Mayor Charles Gastineau
4. Ms. Jennifer Hill
5. Mayor Trae Reed
6. Mayor Terry Mizer
7. Mayor Terry Don Robinson
8. Chief Josh Woods

City of Greenbrier
City of Austin
City of Ward
City of Haskell
City of Lonoke
City of Wrightsville
City of Wooster
City of Mayflower

Other Metroplan Members Attending:

9. Mayor Tom Farmer
10. Mr. Keith Keck
11. Mayor Ken Kincade
12. Mayor Allen Scott

City of Benton
Hot Springs Village
City of Cabot
City of Bryant

Metroplan Staff:

13. Mr. Casey Covington
14. Ms. Bernadette Rhodes
15. Ms. La'Keshia Stewart
16. Mr. Tab Townsell

Deputy Director
Community Planner
Planner/Public Outreach
Executive Director

1. Call to Order and Welcome

Mayor Hartwick called the meeting to order at 9:01 AM. He welcomed the attendees and asked attendees to introduce themselves.

2. Introductions

Mr. Covington introduced himself and announced that there would be a special board meeting at 10:00 AM following the Small Cities Council meeting to discuss the TIP (Transportation Improvement Program) and state highway construction projects. He advised that the Metroplan Executive Board would meet after the special board meeting, and that attendees were welcome to stay on the Zoom for all three meetings.

He stated that all meetings would be streamed on Facebook Live following Mr. Covington's announcements, the rest of the attendees themselves (see attendee list above).

Mayor Hartwick asked Ms. Rhodes to proceed with the agenda.

3. Summary of Previous Meeting

The summary of the November 18, 2020 meeting was previously emailed to the Council. Ms. Rhodes asked for comments or corrections. Mayor Robinson asked for an amendment to the summary, stating that only two of the eight proposed subdivisions were within city limits; the other six were in the county.

MOTION by Ms. Hill, seconded by Mayor Robinson,
"To approve the summary of November 18, 2020 as amended."
PASSED

4. City Announcements

Ms. Rhodes invited attendees to share news from their communities.

- **Wooster:** Mayor Robinson reported that the city had finished its road project serving Wooster Elementary School, called Church Circle. The construction was completed in two phases over two years. The project had been in the planning stage since 1989. It provides additional street and sidewalk access to the school and recycling services to its garbage contract. Charge Up! Arkansas, a new partnership between Entergy Arkansas and the non-profit Adopt a Charger, has installed new electrical vehicle charging stations in Lonoke's downtown. The city's new services contract aims to lower the city's carbon footprint and offset the city's carbon footprint with solar energy systems.
- **Proposed State Legislation:** Mayor Hartwick was informed yesterday of a bill introduced to Committee from the House (HB 1252) that would affect cities in Arkansas. The bill would cause county party committees to conduct party primaries for municipal offices. Mayor Hartwick stated that Arkansas Municipal League was opposed to the legislation and encouraged participants to contact their legislators about the bill and to stay informed of other proposed legislation that could affect cities. Mr. Covington reminded attendees that Metroplan staff can aid cities with Census data for redistricting purposes.
- **Census:** Mayor Hartwick asked for an update on Census data timing. Mr. Covington expects to receive some Census data in the first half of the year. Mr. March, but Mr. J.



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METROPLAN UPDATE

- **State TAP & Recreational Trail Grants**
- **Long-Range Transportation Plan**
 - Timeline
 - Public Outreach



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MODEL CODE UPDATE & REVIEW

- Timeline
- Articles 1-3
- Article 8
- **Commercial & Industrial
Lot Standards**



MODEL CODE TIMELINE

*Throughout development process:
Gather input and revisions from SCC,
Metroplan Board, RAC, and other partners*

March – April 2021

- Review and revise development standards
- Draft site design standards
- Continue drafting ordinance text
- *Wed, Apr. 28 @ 9am: Model Code Work Session*

May – June 2021

- Draft subdivision regulations
- Draft procedures & enforcement section
- Work individually with first-round cities on path to adoption
- Develop publication/communication strategy and design
- *Wed, May 26 @ 9am: SCC Meeting*

Summer – Fall 2021

- Continue code drafting, revisions & adoption process with first-round cities
- *Goal: First-round adoption of codes in Q2 or Q3 of 2021*



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UNIFIED DEVELOPMENT ORDINANCE - OUTLINE

- Article 1: Authority & Purpose
- Article 2: Zones
- Article 3: Uses
- Article 4: Development Regulations
- Article 5: Site Design Standards
- Article 6: Subdivision Regulations
- Article 7: Procedures & Enforcement
- Article 8: Definitions
- Appendix A: Technical Supplement



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DISCUSSION

**POLL
TIME**

**RAPID
FIRE**



Keep these 3 questions in mind:

- How do you see these applying to your city?
- Do the standards provide enough flexibility?
- Which standards cause concern?



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ARTICLE 3: USES

- Permitted (P)
- Not Permitted (-)
- Conditional (C)
- Permitted with Conditions (PC)



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**ARTICLE 3: USES
“PERMITTED WITH
CONDITIONS” (PC)**

1. Adult Day Care Center
2. Child Care Center and Child Care Family Home
3. Community Garden
4. Entertainment Venue
5. Gas Station
6. Home Occupation
7. Mobile Vending
 - Food Truck & Food Truck Park
 - Roadside Sales
 - Farmers’ Market
 - Flea Market
8. Multi-Family Residence
9. Urban Farming
10. Wireless Communication Facility

POLL TIME

Does the use of “PC”
make sense for the uses
it is proposed for?

Green = yes

Red = no

ARTICLE 3: USES “PERMITTED WITH CONDITIONS” (PC)

1. Adult Day Care Center
2. Child Care Center and Child Care Family Home
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Why or why not?

ARTICLE 3: USES “PERMITTED WITH CONDITIONS” (PC)

1. Adult Day Care Center
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3. Community Garden
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 - Food Truck & Food Truck Park
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Are the special
conditions on-target?

Were there any
conditions that didn't
make sense?

ARTICLE 3: USES “PERMITTED WITH CONDITIONS” (PC)

1. Adult Day Care Center
2. Child Care Center and
Child Care Family Home
3. Community Garden
4. Entertainment Venue
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ARTICLE 8: DEFINITIONS & USE EXAMPLES

1. General Definitions
 - Terms used throughout ordinance
2. Use Definitions
 - Residential
 - Public, Civic, and Institutional
 - Commercial
 - Industrial
 - Accessory

Example of clarifications on use categories

Medical Facility: A facility providing medical or dental examination and treatment, including:

- outpatient medical or dental care
- medical and dental laboratories
- medical marijuana dispensaries
- medical appliance fitting & sales
- plasma centers
- pharmacies

POLL TIME

What do you think about combining permitted uses into general categories in the use table?

Green = I like it.

Red = I would prefer some uses be handled separately.

ARTICLE 8: DEFINITIONS & USE EXAMPLES

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Which specific uses
would you want to
handle separately from
their general
categories?

ARTICLE 8: DEFINITIONS & USE EXAMPLES

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- medical marijuana dispensaries
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- pharmacies



Name one “red flag” use that could create controversy in your community.

USE TABLE

Metroplan Model Code
Allowable Use Table - DRAFT 03.19.2021

Key: P = Permitted; PC = Permitted with Special Conditions [see Section 3.3]; C = Conditional; [-] = Not Permitted
Uses not listed or fitting any use descriptions in Article 8 (Definitions) may be judged by the Planning Commission per their most similar use or required to apply for a Conditional Use Permit.

	R-LD Low-Density Residential	R-MD Medium-Density Residential	R-FX Flexible Residential	TC Walkable Town Center	NC Neighborhood Center	CC Commercial Corridor	IND Industrial	CV Civic	OS Open Space
Residential Uses									
Child Care Family Home	PC	PC	PC	-	-	-	-	-	-
Home Occupation	PC	PC	PC	-	-	-	-	-	-
Live/Work Unit	PC	PC	PC	PC	PC	PC	-	-	-
Manufactured Home	P	C	PC	PC	PC	PC	-	-	-
Manufactured Home Park	C	-	C	-	-	-	-	-	-
Multi-Family Residence (2-4 units)	-	-	C	-	-	-	-	-	-
Multi-Family Residence (5-24 units)	-	-	P	-	-	-	-	-	-
Multi-Family Residence (25+ units)	-	-	PC	P	PC	PC	-	-	-
Nursing Home/Assisted Living Facility	C	-	-	PC	PC	P	-	-	-
Short-term Rental	P	-	C	C	PC	P	-	-	-
Single-family, attached unit	-	P	P	-	-	C	-	-	-
Single-family, detached unit	-	P	P	P	P	P	-	-	-
Transitional Housing	-	P	P	P	P	-	-	-	-
Public, Civic, and Institutional Uses									
Civic Facility	-	-	C	C	C	-	-	-	-
Community/Cultural Facility	P	C	P	-	C	C	-	-	-
Community Garden	P	C	P	P	P	P	P	P	-
Higher Education Institution	PC	PC	PC	P	P	P	-	P	P
Hospital/Rehabilitation Facility	C	-	PC	PC	PC	P	-	PC	-
School - Primary/Secondary	C	-	-	P	PC	P	-	PC	PC
Commercial Uses									
Animal Day Care/Kennel	-	-	-	-	-	C	P	-	-
Automobile Repair/Service	-	-	-	-	-	C	P	-	-
Bar, Tavern, and Night Club	-	-	-	-	-	C	C	-	-
Bank/Credit Union	-	-	-	-	-	C	-	P	-
Business/Professional Association; Club/Lodge; Social Organization	-	-	-	P	C	C	P	-	-
Cemetery	-	-	-	P	C	C	-	-	-
Church/Place of Worship	C	-	-	-	P	P	-	-	-
Day Care Center, Child/Adult	P	-	-	P	P	P	-	-	-
Entertainment Venue	-	P	P	-	-	C	C	-	-
Event Center	-	-	-	P	P	C	C	-	-
Farmers' Market/Res Market	-	-	-	PC	PC	P	P	-	P
Fitness/Recreation Center and Spa	-	-	-	P	C	P	-	-	-
	-	-	-	PC	PC	P	-	-	PC
	-	-	-	P	P	P	-	PC	PC



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Residential Uses									
Child Care Family Home	PC	PC	PC	-	-	-	-	-	-
Home Occupation	PC	PC	PC	-	-	-	-	-	-
Live/Work Unit	PC	PC	PC	PC	PC	PC	-	-	-
Manufactured Home	P	C	PC	PC	PC	PC	-	-	-
Manufactured Home Park	C	-	C	-	-	PC	-	-	-
Multi-Family Residence (2-4 units)	-	-	C	-	-	-	-	-	-
Multi-Family Residence (5-24 units)	-	-	P	-	-	-	-	-	-
Multi-Family Residence (25+ units)	-	-	PC	P	PC	PC	-	-	-
Nursing Home/Assisted Living Facility	C	-	-	PC	PC	P	-	-	-
Short-term Rental	P	-	C	C	PC	P	-	-	-
Single-family, attached unit	-	P	P	-	-	C	-	-	-
Single-family, detached unit	P	P	P	P	P	P	-	-	-
Transitional Housing	-	P	P	P	P	-	-	-	-
Public, Civic, and Institutional Uses									
Civic Facility	-	-	C	C	-	C	-	-	-
Community/Cultural Facility	P	C	P	P	P	C	-	-	-
Community Garden	P	C	P	P	P	P	P	P	-
Higher Education Institution	PC	PC	PC	PC	PC	P	-	P	P
Hospital/Rehabilitation Facility	C	-	-	P	PC	PC	-	PC	-
School - Primary/Secondary	C	-	-	C	-	P	-	PC	PC
Commercial Uses									
Animal Day Care/Kennel	-	-	-	-	-	C	P	-	-
Automobile Repair/Service	-	-	-	-	-	C	C	-	-
Bar, Tavern, and Night Club	-	-	-	-	-	C	C	-	-
Bank/Credit Union	-	-	-	-	-	C	-	P	-
Business/Professional Association; Club/Lodge; Social Organization	-	-	-	P	C	C	P	-	-
Cemetery	-	-	-	P	C	C	-	-	-
Church/Place of Worship	C	-	-	P	P	P	-	-	-
Day Care Center, Child/Adult	P	P	-	-	-	C	C	-	-
Entertainment Venue	-	-	P	P	-	C	C	-	-
Event Center	-	-	-	PC	P	P	PC	-	P
Farmers' Market/Res Market	-	-	-	P	C	PC	-	-	-
Fitness/Recreation Center and Spa	-	-	-	P	C	P	-	-	PC

How could these “red flag” uses be handled better?



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Residential Uses									
Child Care Family Home	PC	PC	PC	-	-	-	-	-	-
Home Occupation	PC	PC	PC	-	-	-	-	-	-
Live/Work Unit	PC	PC	PC	-	-	-	-	-	-
Manufactured Home	P	C	PC	PC	PC	PC	-	-	-
Manufactured Home Park	C	-	C	-	-	-	-	-	-
Multi-Family Residence (2-4 units)	-	-	C	-	-	-	-	-	-
Multi-Family Residence (5-24 units)	-	-	P	-	-	-	-	-	-
Multi-Family Residence (25+ units)	-	-	PC	P	PC	PC	-	-	-
Nursing Home/Assisted Living Facility	C	-	-	PC	PC	P	-	-	-
Short-term Rental	P	-	C	C	PC	P	-	-	-
Single-family, attached unit	-	P	P	-	-	C	-	-	-
Single-family, detached unit	P	P	P	P	P	P	-	-	-
Transitional Housing	-	P	P	-	P	-	-	-	-
Public, Civic, and Institutional Uses									
Civic Facility	-	-	C	C	C	-	-	-	-
Community/Cultural Facility	P	C	P	P	P	P	P	P	P
Community Garden	P	C	P	P	P	P	P	P	P
Higher Education Institution	PC	PC	PC	PC	PC	PC	-	PC	PC
Hospital/Rehabilitation Facility	C	-	-	P	PC	P	-	PC	-
School - Primary/Secondary	C	-	-	C	C	C	C	-	-
Commercial Uses									
Animal Day Care/Kennel	-	-	-	-	-	C	P	-	-
Automobile Repair/Service	-	-	-	-	-	C	C	-	-
Bar, Tavern, and Night Club	-	-	-	-	-	C	-	P	-
Bank/Credit Union	-	-	-	-	-	C	-	P	-
Business/Professional Association; Club/Lodge; Social Organization	-	-	-	P	C	C	P	-	-
Cemetery	-	-	-	P	P	C	-	-	-
Church/Place of Worship	C	-	-	-	-	P	-	-	-
Day Care Center, Child/Adult	P	P	-	-	P	P	C	-	-
Entertainment Venue	-	-	P	P	-	C	C	-	-
Event Center	-	-	-	PC	P	P	C	-	-
Farmers' Market/Res Market	-	-	-	P	PC	PC	P	P	P
Fitness/Recreation Center and Spa	-	-	-	P	PC	PC	-	-	PC

- Multi-family

- Manufactured homes



Name one thing you saw in the use table or use section of the ordinance that still warrants further scrutiny.

WRAP-UP

Metroplan Model Code
Allowable Use Table - DRAFT 03.19.2021

Key: P = Permitted; PC = Permitted with Special Conditions (see Section 3.3)
Uses not listed or fitting any use descriptions in Article 8 (Definitions) are not permitted.

	R-LD		M
	Low-Density Residential		
Residential Uses			
Child Care Family Home			
Home Occupation		PC	
Live/Work Unit		PC	
Manufactured Home		PC	
Manufactured Home Park		P	
Multi-Family Residence (2-4 units)		C	
Multi-Family Residence (5-24 units)		-	
Multi-Family Residence (25+ units)		-	
Nursing Home/Assisted Living Facility		-	
Short-term Rental		C	
Single-family, attached unit		P	
Single-family, detached unit		-	
Transitional Housing		P	
		-	
Public, Civic, and Institutional Uses			
Civic Facility			
Community/Cultural Facility		P	
Community Garden		P	
Higher Education Institution		PC	P
Hospital/Rehabilitation Facility		C	
School - Primary/Secondary		C	
		C	C
Commercial Uses			
Animal Day Care/Kennel		-	-
Automobile Repair/Service		-	-
Bar, Tavern, and Night Club		-	-
Bank/Credit Union		-	-
Business/Professional Association; Club/Lodge; Social Organization		-	-
Cemetery		-	-
Church/Place of Worship		C	-
Day Care Center, Child/Adult		P	P
Entertainment Venue		-	-
Event Center		-	-
Farmers' Market/Recreation Market		-	-
Fitness/Recreation Center and Spa		-	-

ARTICLE 3. – USES

Permitted, Permitted with Conditions, Conditional, and Accessory Uses shall be subject to the requirements in this Article. The Planning Administrator shall refer to this Article and the enclosed use table when processing requests business licenses or building permits.

Section 3.1. – General

Examples of permitted uses for each zone are listed in the use table below. It is the intention of this UDO to encourage mixed-use development in appropriate areas. Multiple permitted uses or conditionally approved uses may exist in the same structure or on the same property.

- Uses listed as "Permitted" (P) in certain zones in the use table shall be permitted by right in those zones.
- Uses listed as "Permitted with Conditions" (PC) in certain zones in the use table must meet special conditions as outlined in [Section 3.3](#) of this Article in those zones.
- Uses listed as "Conditional" (C) in certain zones in the use table require conditional use permits (CUPs) in those zones. Refer to [Article 7](#) ("Procedures and Enforcement") for the CUP application and approval process.
- The use table lists the most commonly occurring uses. The use table is not intended to be either exhaustive or inclusive.
- Definitions of all listed uses are included in [Article 8](#) ("Definitions").
- The definitions also include specific examples for several of the uses listed in the table.
- Uses that, per the Planning Commission's determination, do not fit any use description listed in [Article 8](#) ("Definitions") shall be considered as a conditional use.

Section 3.2. – Use Table

Table on next page. [Note: The use table will be kept in a separate document until it is finalized.]

Section 3.3. – Special Conditions Applying to Uses

This section applies to uses indicated as "Permitted with Conditions," (PC) in certain zones within the use table.

Note: The same use may be listed as Permitted by right or as a Conditional Use in other zones and not be subject to the requirements in this section. Refer to [Section 3.2. – Use Table](#) for clarification.

Administration



METROPLAN
**SMALL CITIES
COUNCIL**

AGENDA

1. Call to Order & Welcome
2. Introductions & Announcements
3. Summary of Previous Meeting
4. Metroplan Update
5. **Model Code Update & Review**
6. Preview of Upcoming Meetings
7. Adjourn

LOT STANDARDS

- **Industrial**
 - **Commercial/Mixed-Use**
 - Walkable Town Center
 - Neighborhood Center
 - **Commercial Corridor**
- review parking configurations

Regulated Element**Standard**

Lot Size/Width/Depth

N/A

Building Coverage

75% max

Imp. Surface Coverage

80% max

Bldg. Setback – Front

25' min

Bldg. Setback –
Side Int.20' min / 100'
min from R, TC
& NC zonesBldg. Setback –
Side Street

25' min

Bldg. Setback – Rear

25' min
+ 5'/add'l story

Stories

5 max

Prop Line Cvg

N/A

Encroachments

N/A

Sidewalks

5' clear width
+ 5' buffer

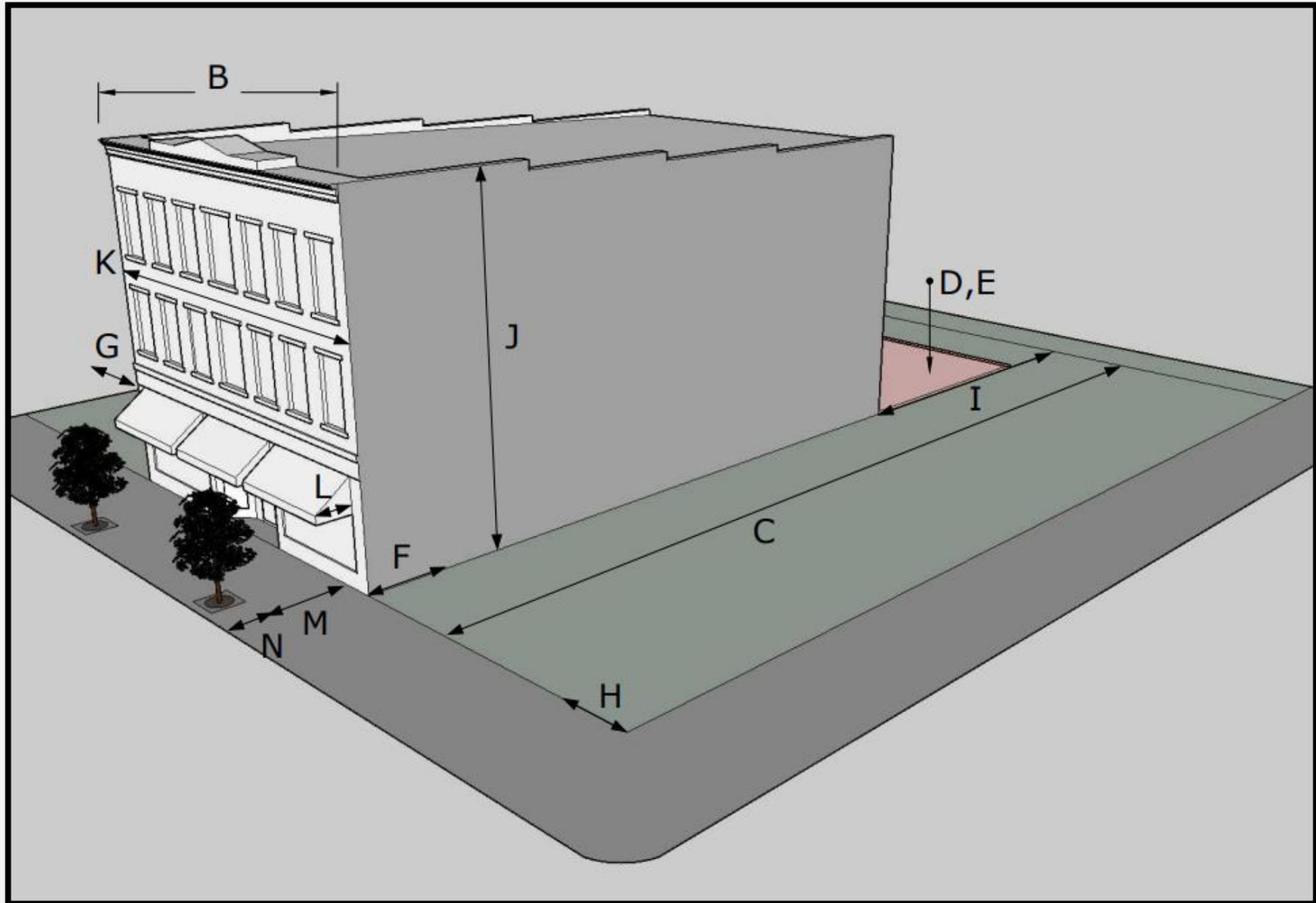
Industrial



Regulated Element	Standard
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Walkable Town Center

(B) Lot Width	20' min / 400' max
(C) Lot Depth	100' min / 400' max
(D, E) Coverage Max	90%
(F) Bldg. Setback – Front	0' min / 5' max
(G) Bldg. Setback – Side Int.	0' min
(H) Bldg. Setback – Side Street	0' min / 5' max
(I) Bldg. Setback – Rear	15' min / 0' min if abutting alley; from R zones: 15'+5'/add'l story
(J) Stories	5 max
(K) Prop Line Cvg	80% min
(L) Encroachments	6' max horizontal w/ 8' min vertical clearance
(M, N) Sidewalks	8' clear width + 5' buffer



Regulated Element**Standard**

(B) Lot Width

20' min /
400' max

(C) Lot Depth

100' min /
400' max

(D, E) Coverage Max

90%

(F) Bldg. Setback –
Front0' min /
5' max(G) Bldg. Setback –
Side Int.

0' min

(H) Bldg. Setback –
Side Street0' min /
5' max(I) Bldg. Setback –
Rear15' min / 0' min if
abutting alley;
from R zones:
15'+5'/add'l story

(J) Stories

5 max

(K) Prop Line Cvg

80% min

(L) Encroachments

6' max horizontal
w/ 8' min vertical
clearance

(M, N) Sidewalks

8' clear width
+ 5' buffer

Walkable Town Center



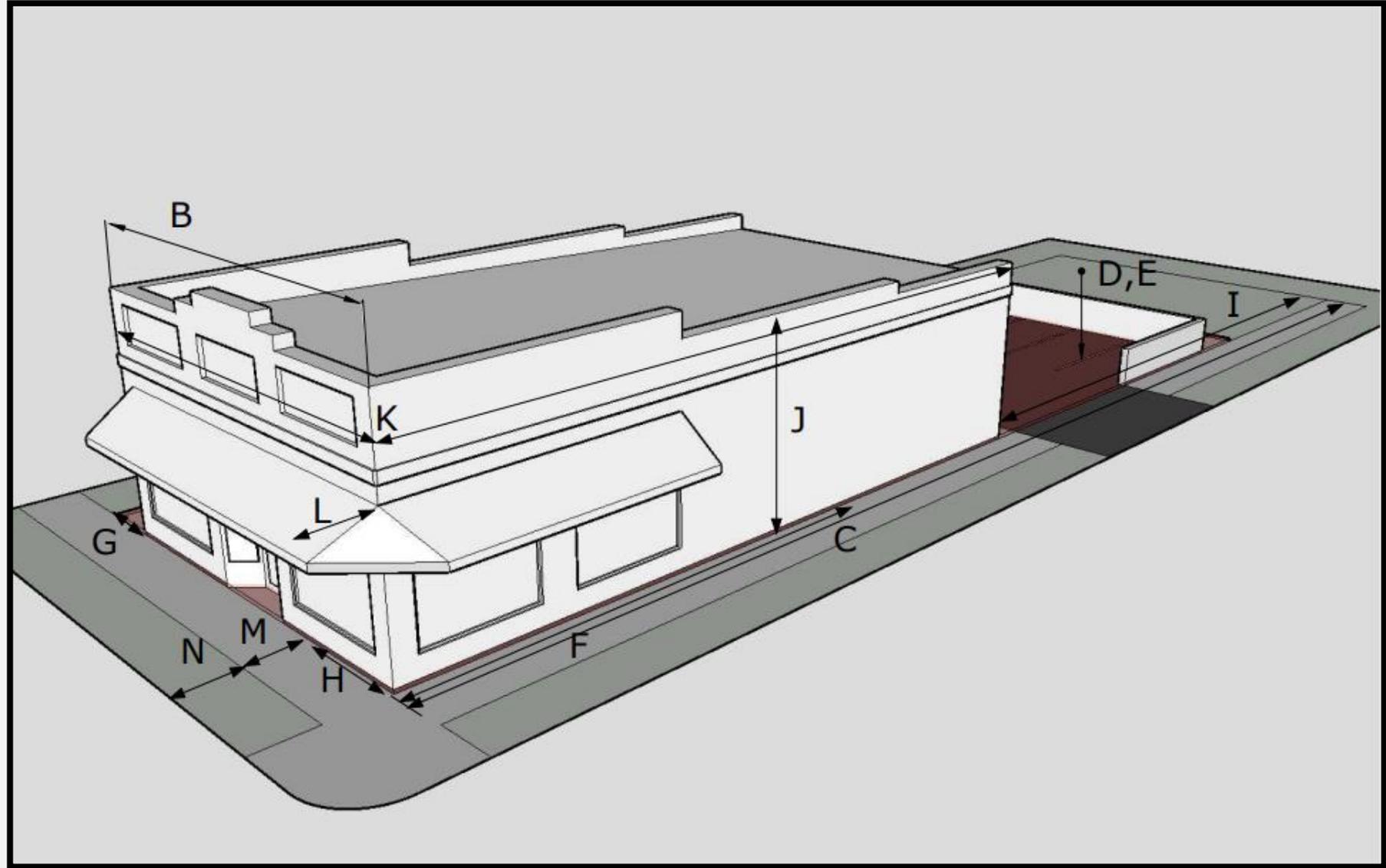
5' max setback =
on-street &
rear parking only



Regulated Element	Standard
-------------------	----------

Neighborhood Center

(B) Lot Width	20' min / 200' max
(C) Lot Depth	100' min / 400' max
(D,E) Coverage Max	80%
(F) Bldg. Setback – Front	0' min / 50' max
(G) Bldg. Setback – Side Int.	0' min / 10' from R zones
(H) Bldg. Setback – Side Street	0' min / 50' max
(I) Bldg. Setback – Rear	15' min; from R zones: 15'+5'/add'l story
(J) Stories	3 max
(K) Prop Line Cvg	60% min
(L) Encroachments	6' max horizontal w/ 8' min vertical clearance
(M, N) Sidewalks	5' clear width + 5' buffer



Neighborhood Center

Regulated Element	Standard
-------------------	----------

(B) Lot Width	20' min / 200' max
---------------	--------------------

(C) Lot Depth	100' min / 400' max
---------------	---------------------

(D, E) Coverage Max	80%
---------------------	-----

(F) Bldg. Setback – Front	0' min / 50' max
---------------------------	------------------

(G) Bldg. Setback – Side Int.	0' min / 10' from R zones
-------------------------------	---------------------------

(H) Bldg. Setback – Side Street	0' min / 50' max
---------------------------------	------------------

(I) Bldg. Setback – Rear	15' min; from R zones: 15'+5'/add'l story
--------------------------	---

(J) Stories	3 max
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(K) Prop Line Cvg	60% min
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(L) Encroachments	6' max horizontal w/ 8' min vertical clearance
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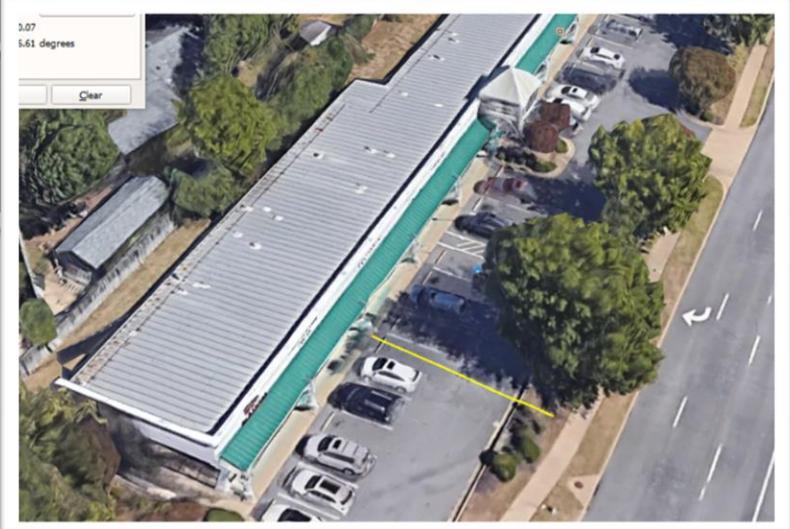
(M, N) Sidewalks	5' clear width + 5' buffer
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Regulated Element	Standard
-------------------	----------

(B) Lot Width	20' min / 200' max
(C) Lot Depth	100' min / 400' max
(D, E) Coverage Max	80%
(F) Bldg. Setback – Front	0' min / 50' max
(G) Bldg. Setback – Side Int.	0' min / 10' from R zones
(H) Bldg. Setback – Side Street	0' min / 50' max
(I) Bldg. Setback – Rear	15' min; from R zones: 15'+5'/add'l story
(J) Stories	3 max
(K) Prop Line Cvg	60% min
(L) Encroachments	6' max horizontal w/ 8' min vertical clearance
(M, N) Sidewalks	5' clear width + 5' buffer

Neighborhood Center – Setbacks & Parking

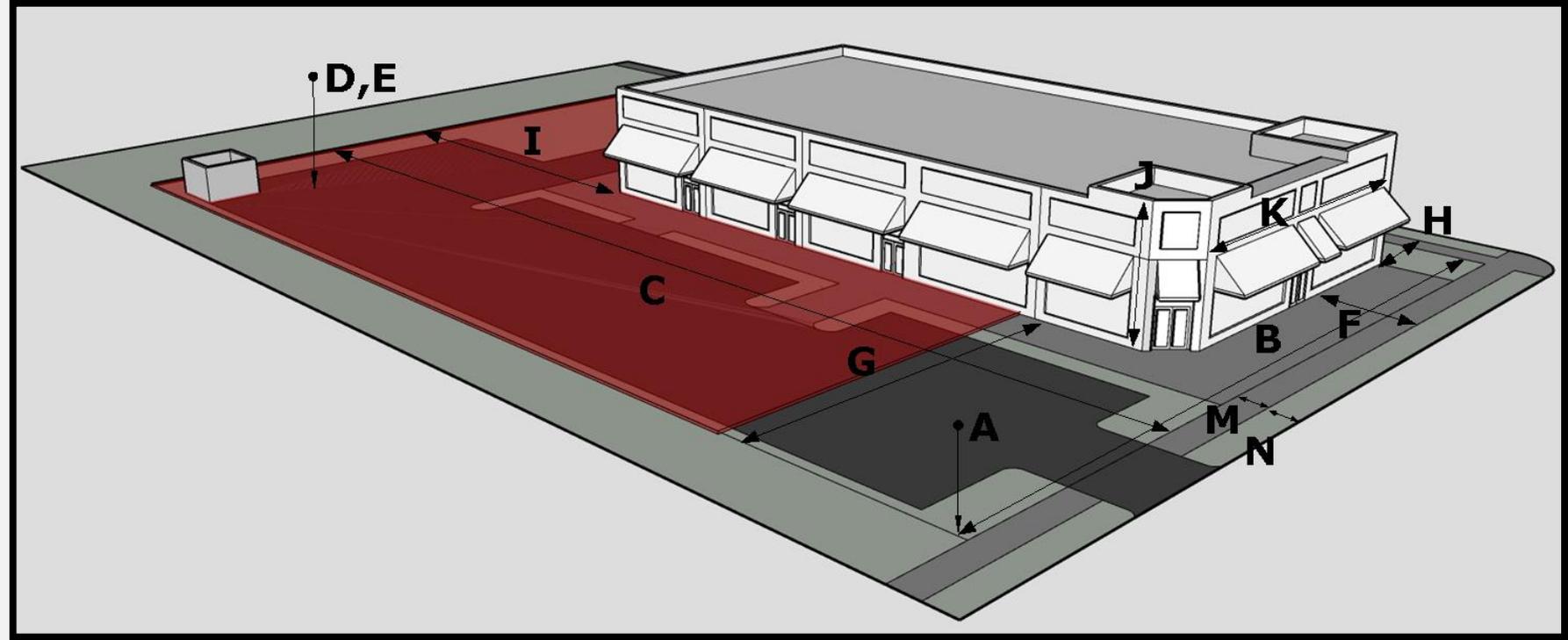


50' setback =
 1 row of parking in front
*(additional parking can be located
 to side or rear of building)*

Regulated Element	Commercial Corridor
-------------------	---------------------

(A) Lot Size	5,000 sq ft min
(B) Lot Width	50' min / 800' max
(C) Lot Depth	100' min / 800' max
(D, E) Lot Cov.	80% max
(F) Bldg. Setb. – Front	15' min / 80' max
(G) Bldg. Setb. – Side Interior	15' min
(H) Bldg. Setb. – Side Street	15' min
(I) Bldg. Setb. – Rear	15' min; from R zones: 25'+5'/add'l story
(J) Stories	5 max
(K) Prop Line C	n/a
(M, N) Sidewalks	5' clear width + 5' buffer

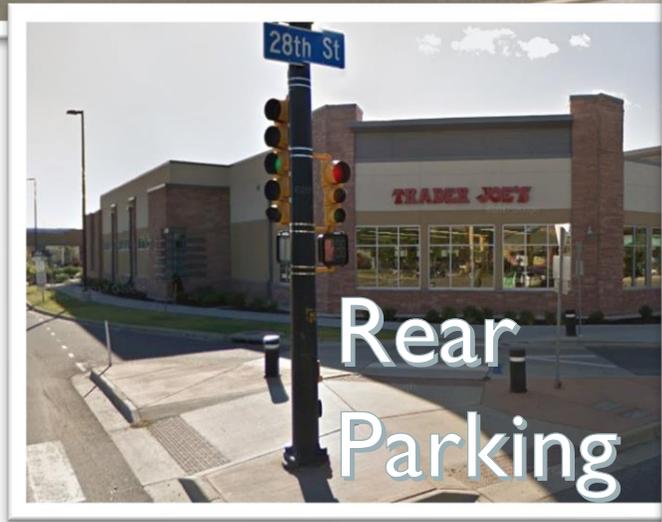
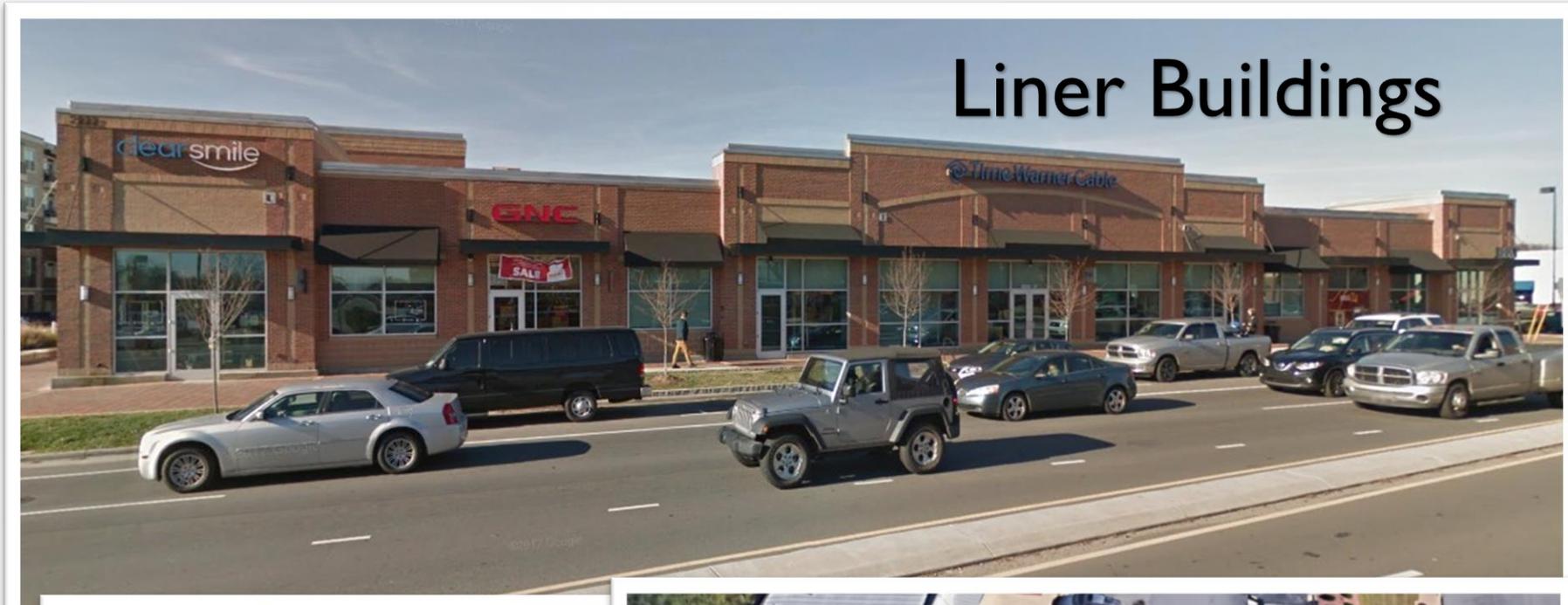
Commercial Corridor



Regulated Element	Commercial Corridor
-------------------	---------------------

(A) Lot Size	5,000 sq ft min
(B) Lot Width	50' min / 800' max
(C) Lot Depth	100' min / 800' max
(D, E) Lot Cov.	80% max
(F) Bldg. Setb. – Front	15' min / 80' max
(G) Bldg. Setb. – Side Interior	15' min
(H) Bldg. Setb. – Side Street	15' min
(I) Bldg. Setb. – Rear	15' min; from R zones: 25'+5'/add'l story
(J) Stories	5 max
(K) Prop Line C	n/a
(M, N) Sidewalks	5' clear width + 5' buffer

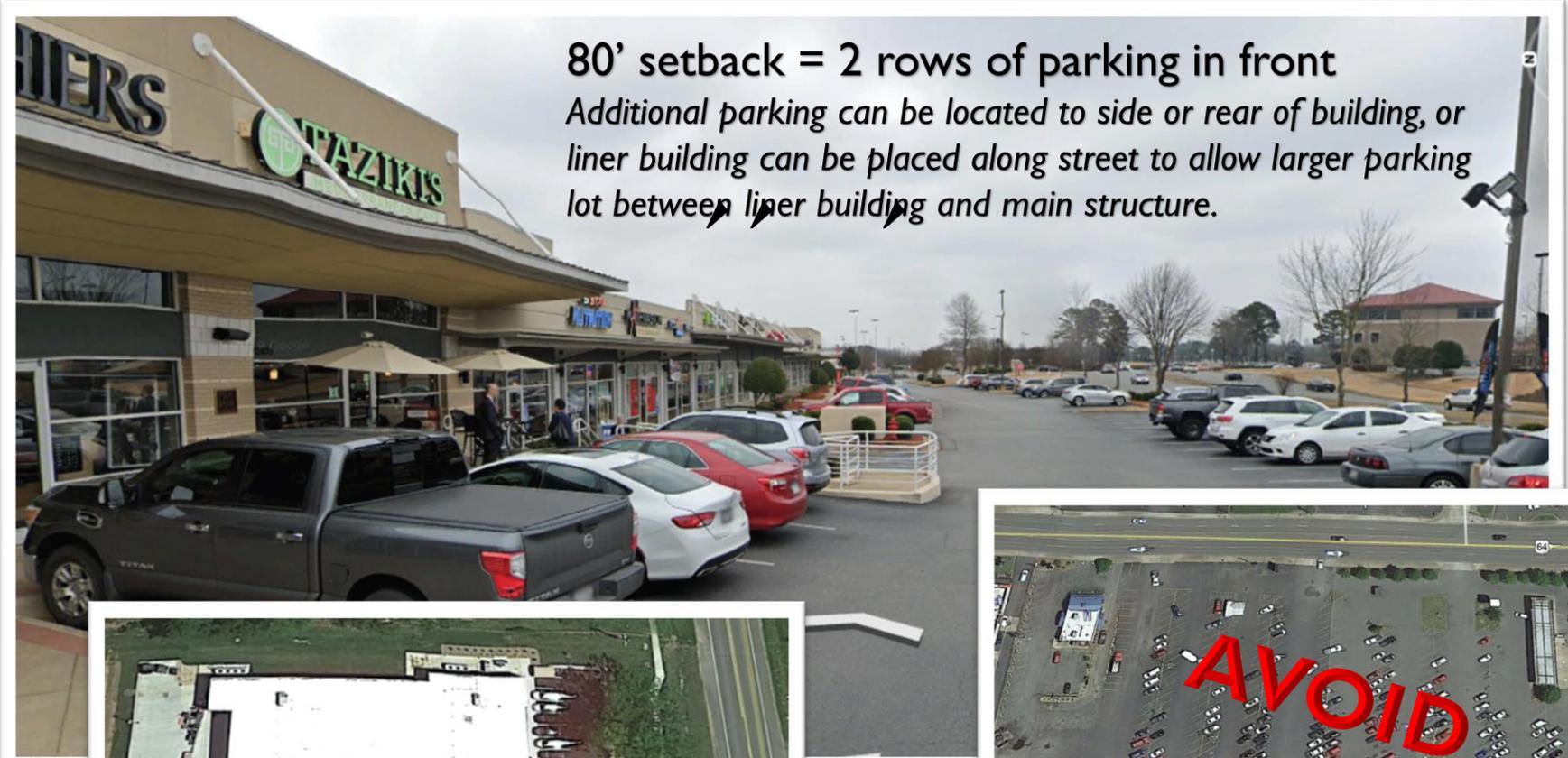
Commercial Corridor



Regulated Element	Commercial Corridor
-------------------	---------------------

(A) Lot Size	5,000 sq ft min
(B) Lot Width	50' min / 800' max
(C) Lot Depth	100' min / 800' max
(D, E) Lot Cov.	80% max
(F) Bldg. Setb. – Front	15' min / 80' max
(G) Bldg. Setb. – Side Interior	15' min
(H) Bldg. Setb. – Side Street	15' min
(I) Bldg. Setb. – Rear	15' min; from R zones: 25'+5'/add'l story
(J) Stories	5 max
(K) Prop Line C	n/a
(M, N) Sidewalks	5' clear width + 5' buffer

Commercial Corridor – Setbacks & Parking





METROPLAN
**SMALL CITIES
COUNCIL**

AGENDA

1. Call to Order & Welcome
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5. Model Code Update & Review
6. Preview of Upcoming Meetings
 - ❖ Shareworthy
7. Adjourn

MODEL CODE WORK SESSION:
WED, APRIL 28, 2021 @ 9AM
(before full board meeting)

- Discuss parking configurations in commercial zones
- Provide input on site design standards

NEXT REGULAR MEETING:
WED, MAY 26, 2021 @ 9AM

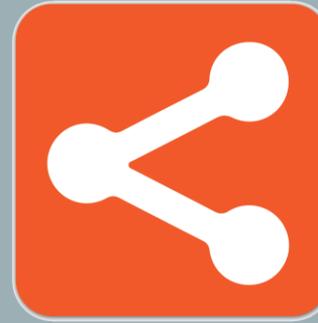
- Present new sections of model code document



METROPLAN
**SMALL CITIES
COUNCIL**

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 - ❖ Shareworthy
7. Adjourn



SHAREWORTHY

Book Recommendation:

13 Ways to Kill Your Community
by Doug Griffiths

WATCH 6-MINUTE SUMMARY: <https://youtu.be/YHk9LwLS8m8>

- | | |
|--|-------------------------------------|
| 1. Don't Have Quality or Quantity of Water | 8. Live in the Past |
| 2. Don't Attract Business | 9. Ignore Seniors |
| 3. Don't Engage Youth | 10. Be Short-Sighted |
| 4. Deceive Yourself | 11. Ignore Newcomers and Immigrants |
| 5. Shop Elsewhere | 12. Become Complacent |
| 6. Don't Paint | 13. Don't Take Responsibility |
| 7. Don't Cooperate | |



METROPLAN
**SMALL CITIES
COUNCIL**

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THANK YOU!

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