

# Proposed Efland Zoning Overlay Districts

Public Information Meeting

February 23, 2015

Efland-Cheeks Elementary School

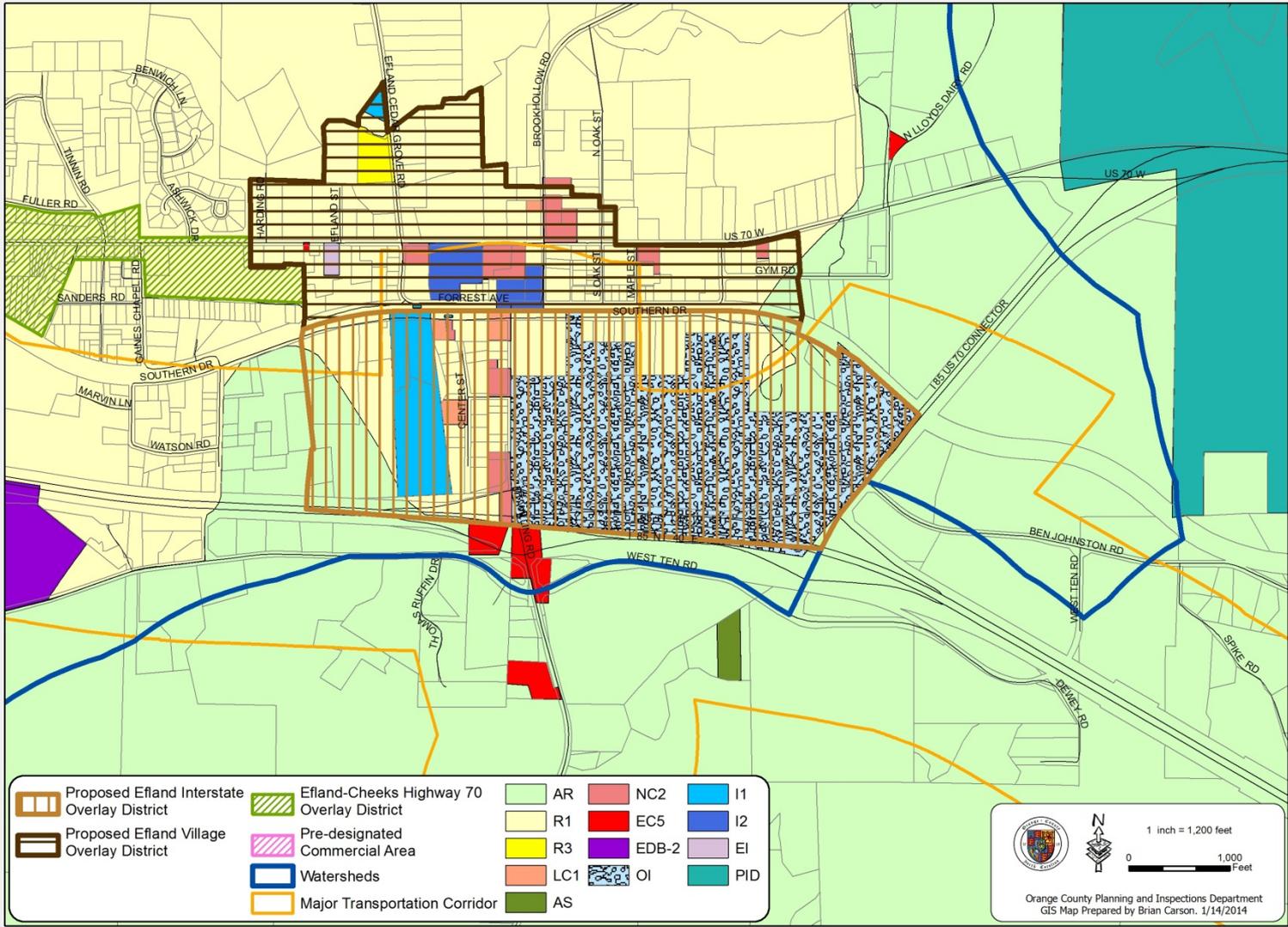
Presented by: Perdita Holtz, Orange  
County Planning Department

# Purpose of Tonight's Meeting

- Follow up on previous public information meeting (April 7, 2014)
- Group of residents contacted staff after meeting and asked to meet to discuss the proposed standards for overlay districts
  - Met 8 times from August 2014 through January 2015
  - Group suggested changes to proposed standards

# Zoning Atlas Amendment

## Proposed Zoning Overlay Districts



# What is a zoning overlay district?

- Regulatory tools that create a special zoning district, placed over the existing base zones, which identifies special provisions in addition to, or in lieu of, those in the underlying base zone.
- Purpose is to guide development within the specified area.
- Overlay district regulations can be more restrictive or less restrictive than the regulations that apply to the underlying base zones.

# Why are Overlay Districts Necessary?

- Different development regulations necessary in order to reflect the reality of smaller sized lots (both existing and anticipated) served by water and sewer.
- Encourage high quality growth in an area of the county proposed for additional growth while protecting existing development and community character.
- Ensure good planning practices related to site design, transportation, and architecture are achieved.

# Overlay District Standards

- Handout distributed at April 7, 2014 public information meeting listed all proposed standards along with explanation/rationale
- Tonight's handout shows each proposed standard along with the Efland Area Resident Group's Input/Suggestion

# Exceptions and Existing Uses

- Single-family detached residences (both existing and new) are not subject to the requirements of the overlay districts.
- Other existing land uses are not required to come into conformance with the new regulations so long as the property continues to be used as it is currently being used.

# Resident Group Suggestions

- Suggestions can be categorized into three broad categories:
  - Allow more flexibility in enforcing the standard
  - Clarify the intent of the standard by modifying the language
  - Remove some standards

# Community Character

- Architectural Design
  - We'd like residents' input on what aspects of existing buildings or design features you think are great representations of Efland that you'd like to see integrated or replicated in the exterior of new buildings.
  - E-mail images/descriptions to:  
[pholtz@orangecountync.gov](mailto:pholtz@orangecountync.gov)

Website:

[http://orangecountync.gov/planning/  
ProposedEflandZoningOverlayDistrict.asp](http://orangecountync.gov/planning/ProposedEflandZoningOverlayDistrict.asp)

# Upcoming Process

- Planning Board to review UDO amendments and make a recommendation at its March 4<sup>th</sup> meeting
- Board of County Commissioners to consider adoption at its April 7<sup>th</sup> meeting
- Written comments can still be submitted
  - [pholtz@orangecountync.gov](mailto:pholtz@orangecountync.gov)