

P&Z Director Jeremy Gilbert passed this out to Commissioners & P&Z Board members at the 8/10/23 workshop. www.pikecountytimes.com

Article 1: This article provides general information on the UDC and provides the technical codes adopted by reference by the BOC without having to adopt them separately. It also gives a zoning conversion chart for all of the proposed zoning district changes.

Article 2: This article provides most of the definitions in the UDC in one place. I think there are only a few articles that have definitions in that section. (Sensitive land sections)

Article 3: This article establishes all the zoning districts and overlays in the county.

Article 4: This article provides general procedures for non-conforming uses, building permits, CO's, zoning applications and we will add the addressing procedures to this article. It was noticed today that it was not included in the UDC.

Article 5: This article provides the regulations for A-R. Highlights: Minor subdivisions of 4 or fewer lots can be 3 acres or more in size; however, all major subdivisions have a 10-acre minimum. Flag-lots in major subdivisions are limited to 20% of the total lots and must be 400 feet apart. In minor subdivisions there is not a spacing requirement. House size 1,500 sq ft.

Article 6: This article creates the RR (Rural Residential) zoning district. It will have a 3-acre minimum for all lots. 1,800 sq feet minimum house size. Flag-lots in major subdivisions are limited to 20% of the total lots and must be 400 feet apart. In minor subdivisions there is not a spacing requirement.

Article 7: This article creates the R-1 zoning district. It will have a 2-acre minimum, all lots must be accessed from an internal subdivision street and cannot have access from an existing road. Front yards must be sodded and have a paved driveway. House size 2,000 sq ft. minimum. Flag lots are prohibited unless necessary due to topo issues then they are limited to 5% of total lots. Well or county water.

Article 8: This article creates the R-2 zoning district. It will have a 1-acre minimum lot size; all lots must be accessed from an internal subdivision street and cannot have access from an existing road. Front yards must be sodded and have a paved driveway. House size 2,200 sq ft. minimum. Flag lots are prohibited unless necessary due to topo issues then they are limited to 5% of total lots. County water required.

Article 9: Limited lodging and vacation homes. This is the same as the current ordinance. We may want to look at making some changes to this related to renting cabins as Air B&B's. we will need to look at regulations if we change this.

Article 10: This article provides the regulations for the P-I zoning district. Minor changes from the current code.

Article 11: This article provides the development regulations for the C-1 zoning district. Minor changes from current code.

Article 12: This article provides the development regulations for the C-2 zoning district. Minor changes from current code.

Article 13: This article provides the development regulations for the C-3 zoning district. Minor changes from current code.

5 acres is proposed & was discussed as well. →

Article 14: Creates the new M-1 Zoning district Light manufacturing. This was done to simplify the manufacturing districts.

Article 15: Creates the new M-2 Zoning district Heavy manufacturing. This was done to simplify the manufacturing districts.

Article 16: Highway 19 and 41 Overlay district. The only change was to the boundaries. Went from 400 feet from the center of the road to 500 feet from the r/w line.

Article 17: This article did not change from the current ordinance. Flood control.

Article 18: This article did not change from the current ordinance. Watershed Protection.

Article 19: This article did not change from the current ordinance. Groundwater recharge area.

Article 20: This article did not change from the current ordinance. Wetland Protection.

Article 21: Subdivision design standards. Not much has changed from the current code, except public works changed some of the paving standards.

Article 22: A new article that provides miscellaneous provisions for recreational equipment parking, junked vehicles, accumulation of garbage, trash and rubbish, encroachments on the r/w, obnoxious vegetation and address posing.

Article 23: This article provides the requirements for the zoning map. We are working on having a new map created to be adopted when the code is adopted showing all the new zoning conversions.

Article 24: Powers and duties of various officials concerning the UDC. This article outlines powers and duties of the administrator, the PZB and the BOC.

Article 25: this article provides the sign provisions for Pike County. No changes to the current code are proposed at this time. We can look to see if there are things that need to be changed.

Article 26: This article provides the landscape and buffer requirements. There were several changes to this section to provide more detailed requirements for landscaping and buffers.

Article 27: This article provides off-street parking requirements. Requires all parking areas to be paved or an approved pervious surface can be used. The code only allows gravel for surplus parking in manufacturing districts.