FENWICK ISLAND PLNNING STUDY

ZONING CODE REVIEW (Preliminary and partial 5/14/19)

1. Agenda/ Discussion
	1. Identify the basic characteristics of lots subject to development
		1. Not likely to change much
			1. Municipal, condos,
			2. Unlikely-existing residential in commercial?, Church?,Recently developed?
		2. Most likely
			1. Strip centers, retail, restaurants, commercial redevelopment
			2. Maybe-
				1. Residential in commercial east of highway
				2. Hotel redevelopment
				3. See unlikely above
	2. Review development constraint diagrams plans and sections
		1. Setbacks and vegetated buffers
		2. Sidewalks proposed
		3. Street elevations and Freeboard requirements (maybe FEMA input?)
			1. Historic flooding data, and projected
		4. Height restrictions (current)
		5. Fences required
		6. SWM requirements (maybe DNREC input?)
		7. Fire Dept Access (Fire Marshal input)
		8. Parking requirements
	3. Patterns
		1. General patterns of allowed uses
		2. Desirable patterns of use
			1. Collect image bank
	4. Character
		1. Current and historic character
			1. Scale, etc
		2. Desirable character
			1. Collect image bank
			2. Review Downtown OC and Bethany guidelines
				1. Scale, materials, patterns, signage, lighting, vegetation
			3. Possible design guidelines?
				1. Voluntary
				2. Review board?
	5. Buffering and impacts- Commercial to Residential
		1. Visual
			1. Buildings
			2. Equipment
		2. Noise
			1. Uses
			2. Equipment
	6. Potential Code changes/ updates (very preliminary for discussion)
		1. Height- sloped roofs
		2. Front setback
		3. Equipment location and screening
		4. Parking locations encouraged
		5. Finish rear sides
		6. Others?
2. Zoning amendments in Commercial Zone
	1. 160-5C March 2018 rear yard setback buffer
		1. Basics- East and West 10’ setback with 5’ engineered and vegetated swm buffer. Plants 2’ min and 10’ max.
		2. Questions
			1. On corner lots is this rear?
			2. Does this apply when development is residential?
			3. Does swm buffer make sense on the uphill side on east side?
	2. 160-5 January 2019 Height
		1. Basics-Added allowance for an elevator shaft to go 4.5’ above height
3. Definitions
	1. Height- from the highest adjacent crown to the highest point of the structure. Allows up to 2’ additional due to freeboard requirements.
		1. Discuss- allowances for sloped roof parapets, measurement to mid points of sloped roofs, etc
		2. Questions for discussion-
			1. Measure also from side streets? East side adjacent road slopes up the side but ground is high- isn’t that a challenge?
			2. What about potential higher freeboards and flood challenges?
	2. Hotel- 16 to 65 sleeping rooms
4. Zoning basics
	1. Basic normal commercial uses and even hotels have no additional rules
	2. Gas stations have additional rules
	3. Restaurants have use, time, and noise rules- no additional dimensional rules
	4. Townhouses- density 1 per 5,000sf lot, parking 2 per unit. Particular setbacks, size limitations, and use restrictions
	5. Auctions houses have rules
5. Questions
	1. Can commercial parking occur in residential zone?
	2. Are the lots generally the depth of the zone?
	3. Do corner lots need 2 front setbacks?
	4. Do regulations need to clarify the buffer is between use zones rather than just applying to rear yard setbacks?
	5. Restriction on drive thru services? (the rage- but needs long stacking spaces and does affect character)