Land-Based Classification Standards and Coding

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Introduction

- Why is this topic important?
- Explaining use classification systems
- Preparing use classification systems
- Coding
- Examples
Why is this topic important?

- Ordinance drafting
- Implementation
- Tracking changes
- Legal defensibility
- Uniformity
- Rationality
Applications

- Euclidean zoning
- Form-based/design-based zoning
- Impact fees
- Transfer of development rights
Advantages of Classification Systems

- Systematically categorizing uses
- Defining uses
- Streamlining
- Relationships
Need for Classification Systems

- Who needs it?
  - Landowners/developers
  - Public officials
  - Neighborhoods
  - Zoning administrators
- State/federal law
LBCS

- Collaborative effort
- 5 categories
  - Activity
  - Function
  - Structure
  - Site
  - Ownership
Preparing use classification systems
Issues with Typical Zoning Classifications

- Under inclusive
- Over inclusive
- Failure to define

Cases
- County of Adams v. Romeo (WI. 1995)
- State ex rel. Sunshine Enterprises of Missouri, Inc. v. Board of Adjustment of City of St. Ann (Mo. 2002)
Objectives of a Classification System

- Clarity / user-friendly
  - Avoid ambiguity
  - Logical organization
  - Definitions
- Comprehensive
- Consistent with plan
Coding

- Framework
  - Euclidean based
  - Design based
  - Hybrid
Coding

- Initial list of uses
  - LBCS base
  - Existing list of uses
  - Emerging uses
- What should be added?
- What can be –
  - Consolidated
  - Eliminated (careful!)
- Cross-reference audit
Coding

- Distribute uses to districts
- Permitted by right
- Discretionary review
  - Conditional or special use
  - Special exception
  - Floating zones
- Prohibited uses
- Unusual uses
- Supplementary standards
Coding

- Display
  - Individual districts
- Comprehensive matrix
- Definitions
  - Embedded
- Cross-references

3.4.1 INTENT
The Neighborhood Center District is suited to serve as a focal point for pedestrian activity within a neighborhood. Typical neighborhood centers contain a variety of uses including commercial, civic, and residential structures. A pedestrian-oriented central business district and a retail-oriented center are located at the core of the neighborhood. Neighborhood centers serve as focal points for neighborhood activity within a mile 2-minute walk of the center and are located to serve the surrounding neighborhood.

In order to promote a pedestrian scale and encourage a perception of safety, on-street parking or required first-floor commercial buildings should be provided. Parking may be located within on-street or shared on-site parking areas.

3.4.2 USES PERMITTED

<table>
<thead>
<tr>
<th>Residential</th>
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<tbody>
<tr>
<td>Use &amp; Two Family Detached</td>
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<td>House built in accordance with the NC Building Code and with Attached Homes, Apartment Buildings</td>
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<td>In general, office, retail, or service uses which are designed and/or operated to serve the daily needs of the residents of the surrounding neighborhoods and private workplace opportunities for the community are permitted unless otherwise noted in buildings up to 5,000 sq ft of floor area.</td>
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</table>
| Bernard Nicholas
| Commercial Sites |
| County Club |
| Day Care Center |
| Entertainment Uses |
| Hotels/Motels/Lodges |
| Institutional Uses |
| Office Uses |
| Outdoor Kitchens |
| Retail Uses |
| Uses Adjoining to Use & Two-Story Family Homes |
| sS-compass |
| Civic Uses |
| Community Centers |
| Essential Services, Class 1 & 2 |
| Recreational Facilities |
| Temporary Uses |
| Water-Related Structures |
| **Exclusions** |
| Adult-entertainment |
| Automobile, boat, heavy equipment, manufactured home shop, sales/service |
| Drive-through services |
| Gambling facilities |
| Lead and heavy manufacturing |
| Marinas |
| Mineral Exploration |
| Outdoor storage or sales (not including permitted temporary uses such as produce stands) |
| Warehousing and/or storage commercial service uses (not including servicing of establishments located within the district) |
| **Exclusions** (also see special conditions) |
| **Exclusions** |
| **Exclusions** Personal Impact Use Permitted |

The architectural guidelines detailed in this section are intended to permit the construction of attached, apartment, civic, and school building types in close proximity to each other. Such buildings are made compatible through similar massing, volume, street scale, and architectural features. Transitions from Neighborhood Residential areas to the Center should be accomplished through proper street design.

Commercial components of the Center may not exceed 15,000 square feet within a single building. Individual buildings are encouraged to be mixed with street level commercial and apartment level office and/or commercial.
Examples

- San Antonio, Texas
  - UDO process
  - Initial draft: design-based
  - Committee recommendation: comprehensive
  - LBCS and NAICS references
  - Coordination with Use Patterns
Examples

- Hillsborough County, Florida
  - Community Design Regulations
  - Traditional Neighborhood Development (TND)
  - LBCS Structure
Examples

- Frederick, Maryland
- LBCS & NAICS references
- Performance-based code

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LBCS = Local Business Classification System  
NAICS = North American Industry Classification System
Conclusions

- Classification systems are complex
- Centerpiece of sound zoning
- Does not have to produce bad design
- Coordinate with planning and regulatory framework