

**CHAPIN UNIFIED ZONING & DEVELOPMENT ORDINANCE
STEERING COMMITTEE MEETING**

Town Hall

February 14, 2023

2:00 P.M.

AGENDA

Call to order

Freedom of Information Act Compliance

Old Business

1. Review of permitted use table

Adjourn

3.3 Establishment of Zoning Districts

The following zoning districts are hereby established:

(RA) Rural Agricultural District: (.2 du/acre) The intent of the RA district is to establish and preserve areas primarily for agriculture and rural dwellings, forest management and various other low density uses on large sites, and to encourage preservation of natural resources and guard against the premature or unreasonable alteration of land resources. This district may be utilized for areas annexed by the Town to preserve the existing rural characteristics, and to prevent urban sprawl.



RR, Rural Residential District: RR districts are intended to limit high density development (.5 du/acre), and to protect natural and agricultural areas by limiting and regulating commercial development.



SR1, Suburban Residential District 1: SR1 districts are intended to be single family residential areas with detached units and low population densities (1 du/acre).



SR2, Suburban Family Residential District 2: SR2 districts are intended to be single family residential areas with detached units and low population densities (2 du/acre).



SR3, Suburban Family Residential District 3: SFR3 districts are intended to be the medium density (4 du/acre) single family residential areas with detached units.



TR1, Town Residential District 1: TFR districts are intended for medium density (6 du/acre) residential purposes, including single family detached units, duplexes, and triplexes. These uses shall be compatible in size and scale with surrounding residential development.



TR2, Town Residential District 2: The purpose of this district is to provide for a mixture of single-family, two-family, triplexes, and other residential uses except multifamily, on smaller lots with a variety of setbacks as well as the location of higher density dwellings (8 du/acre) such as zero lot line homes and rowhome developments.



TR3, Town Residential District 3: The purpose of the TR3 (12 du/acre) district is to establish and preserve multifamily residential uses designed to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses.



VC, Village Commercial District: (12 du/acre) VC districts are intended for commercial and service uses oriented primarily to serving needs of persons who live or work in nearby areas. A variety of mixed-density residential uses are permitted when paired with commercial uses.



TC, Town Center District: (16 du/acre) The intent of the Town Center (TC) zoning district is to provide an area for development of an attractive, compact, walkable, mixed-use town center that creates a live/work/play environment for the community.



PI, Public/Institutional District: The PI district supports generally non-residential institutions and employment areas that are designed in a campus-like setting, such as hospitals, universities, research facilities, and offices. It is intended to ensure that these unique institutions are designed to be compatible with their surroundings and the rest of the Town.



CC, Corridor Commercial: It is the intent of this section that the CC zoning district be developed and reserved primarily as a retail service and commercial area, serving surrounding neighborhoods and larger community or citywide clientele with a wide range of commercial services, including retail, offices and business support services located in areas which are well served by collector and arterial street facilities as well as pedestrian access facilities where appropriate.



IC, Interstate Commercial District: IC districts are intended to provide businesses that serve the traveling public along I-26 such as restaurants, gas stations and hotels/motels, as well as large scale retail and service establishments.



OC, Office Commercial: OC districts are intended to accommodate a variety of commercial and nonresidential uses characterized primarily by retail, office and service establishments not in the central business area.



LI, Light Industrial District: LI districts are intended to permit light manufacturing, industrial, wholesale commercial uses which do not create nuisances by noise or emissions beyond the premises.



PD, Planned Development District: PD districts designate an area for which an approved development plan constitutes the district regulations. It is intended to utilize the factors of efficiency, economy, flexibility, creative site design, improved appearance, compatibility of mixed uses, maximum benefits from open space, safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses. A planned development district may be predominately residential or predominately commercial.

PO, Parks/Open Space District: The open space district is established as a district in which the primary use of the land is predominantly reserved for flood control, future thoroughfare right-of-way, public recreation, community facility sites, airport approaches, natural or man-made bodies of water, forests, and other similar open space uses.



PERMITTED USE TABLE

| Type of Use | RA | RR | SR1 | SR2 | SR3 | TR1 | TR2 | TR3 | VC | TC | PI | CC | IC | OC | LI | PO | Code Section |
|--|----|----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|----|----|----|--------------|
| AGRICULTURAL | | | | | | | | | | | | | | | | | |
| Horticultural nursery | P | P | C | | | | | | | | | | | | | C | |
| Agricultural Uses or Animal Production | P | C | | | | | | | | | | | | | | | |
| Cabin, Hunting and Fishing | P | P | | | | | | | | | | | | | | C | |
| CAFO | SE | | | | | | | | | | | | | | | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | |
| Accessory Dwelling Unit | C | C | C | C | C | C | C | | | | | | | | | | |
| Assisted Living Facility (REMOVE) | | | | | | | C | C | C | | | P | | P | | | |
| Cluster Single Family Development | C | C | C | C | C | | | | | | | | | | | | |
| Day Care Home, Large 6 to 10 | SE | SE | SE | SE | SE | SE | SE | | | | | P | P | P | | | |
| Day Care Home, Small 5 or less | SE | SE | P | P | P | P | P | | SE | SE | | C | C | C | | | |
| Dwelling, Detached Single Family | P | P | P | P | P | P | P | E | C | E | | | | E | | | |
| Dwelling, Two-Family | P | | | | | P | P | E | C | E | | | | E | | | |
| Dwelling, Three-Family | | | | | | P | P | P | C | C | | | | | | | |
| Dwelling, Multi-Family | | | | | | P | P | P | C | C | | | | | | | |
| Rowhome | | | | | | P | P | P | C | C | | | | | | | |
| Group Home, Large more than 8 | SE | | | P | P | P | P | P | | | | P | | P | | | |
| Group Home, Small less than 8 | P | P | P | P | P | P | P | P | | | | | | | | | |
| Home Occupation, Major | P | P | P | P | P | C | C | C | C | C | | | | | | | |
| Home Occupation, Minor | P | P | P | P | P | C | C | C | C | C | | | | | | | |
| Manufactured Home | P | P | P | | | | | | | | | | | | | | |
| Manufactured Home Park | | | P | | | | | | | | | | | | | | |
| Nursing Homes | SE | SE | | | P | P | P | P | | | | P | P | | | | |
| Short Term Rental | P | P | C | C | C | C | C | C | C | C | | | | | | | |
| COMMERCIAL | | | | | | | | | | | | | | | | | |
| Automobile Service Station, Major | | | | | | | | | | | | C | P | | | | |
| Automobile Service Station, Minor | | | | | | | | | | | | P | P | | | | |
| Automobile, ATV, Motorcycle, or Boat Sales | | | | | | | | | | | | C | P | | P | | |
| Automotive Parts Stores | | | | | | | | | | | | P | P | | | | |
| Car Wash | | | | | | | | | | | | C | P | | | | |
| Catering Service | | | | | | | | | C | C | | P | | C | | | |
| Check Cashing | | | | | | | | | | | | SE | | | | | |
| Commercial Day Care Center | C | C | SE | SE | SE | | | | SE | SE | | P | | P | | | |
| Convenience Store | C | | | | | | | | C | C | | P | P | | | | |
| Drive-thru facility | | | | | | | | | | | | C | P | | | | |
| Dry Cleaning | | | | | | | | | | C | | P | P | | | | |
| Financial Institutions | | | | | | | | | C | P | | P | P | P | | | |
| Full-Service Restaurant | C | C | | | | | | | P | P | | P | P | | | | |
| Funeral Homes | | | | | | | | | P | | | P | | | | | |
| Garden Centers | | | | | | | | | SE | | | P | P | | | | |
| General Retail | | | | | | | | | C | C | | P | P | | | | |
| Hardware Stores | | | | | | | | | C | | | P | P | | | | |
| Hotels/Motels | C | | | | | | | | C | P | | P | P | | | | |
| Indoor Storage | | | | | | | | | | | | | P | | P | | |
| Liquor Stores | | | | | | | | | C | C | | P | P | | | | |
| Microbrewery, Micro-Distillery, Micro-Winery | C | | | | | | | | C | C | | P | P | | C | | |
| Minature Golf | | | | | | | | | | | | C | | | | | |
| Mixed-Use Building | | | | | | | | | P | P | | | | | | | |
| Office Building | C | | | | | | | | SE | SE | | C | C | P | | | |
| Office, Medical | C | | | | | | | | P | P | | P | P | P | | | |
| Office, Non-medical | C | | | | | | | | P | P | | P | P | P | | | |
| Outside Display/Sales | C | C | | | | | | | | | | P | P | | | | |
| Parking Lots | | | | | | | | | C | C | | C | C | C | | | |
| Personal Service | C | | | | | | | | P | P | | P | P | C | | | |
| Pet Boarding | C | | | | | | | | SE | SE | | P | P | | | | |
| Sexually Oriented Businesses | | | | | | | | | | | | SE | SE | | | | |
| Specialty Retail | C | | | | | | | | P | P | | P | P | | | | |
| Tattoo Parlor | | | | | | | | | | SE | | P | P | | | | |
| Tobacco Stores | | | | | | | | | P | P | | P | P | | | | |
| Vape, E-Cig, store and lounges | | | | | | | | | | SE | | SE | SE | | | | |
| Veterinarian | C | | | | | | | | C | C | | P | P | P | | | |
| INSTITUTIONAL, CIVIC, OR PUBLIC | | | | | | | | | | | | | | | | | |
| Ampitheaters | | | | | | | | | SE | C | P | C | | C | | C | |
| Cemetery and Mausoleums | P | P | | | | | | | C | | P | SE | SE | SE | | SE | |
| Civic and Social Organizations | C | | | | SE | SE | SE | SE | P | P | P | P | P | P | | | |
| Colleges, Universities, and Vocational Schools | C | | | | | | | | SE | SE | P | P | | P | C | | |
| Elementary Schools | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | | | |
| Fairgrounds | C | C | | | | | | | | | | P | | | C | SE | |
| Farmers Market, Indoor | C | C | | | | | | | C | C | P | P | | P | C | | |

| | | | | | | | | | | | | | | | | | |
|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Farmers Market, Outdoor | C | C | | | C | C | C | C | C | C | C | P | P | P | P | C | P |
| Golf Course | P | P | SE | SE | SE | | | | | | | SE | | | | | SE |
| Government Building or Facility | C | C | C | | | | | | | P | P | P | P | P | P | P | |
| Hospital | C | | | | | | | | | SE | P | P | P | P | | | |
| Kindergarten or Pre-school | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | | |
| Parks and Open Space | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Public Utility Stations | P | P | P | P | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | P | SE |
| Recreational Facilities | P | P | | | | | | | | SE | | P | P | | P | | |
| Religious Assembly | P | P | P | C | C | C | C | | C | C | P | P | C | P | | | |
| Secondary Schools | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | | |
| Sports Stadium | SE | | | | | | | | | SE | | P | P | | P | | |
| Theater | | | | | | | | | C | C | P | P | | | P | | |
| Transportation Terminal (Bus and Rail) | SE | SE | | | | | | | SE | SE | P | P | SE | P | | SE | |
| INDUSTRIAL | | | | | | | | | | | | | | | | | |
| Animal Shelters | P | P | | | | | | | | SE | | SE | P | P | | | |
| Correctional Facility | SE | SE | | | | | | | | | | SE | | SE | | SE | |
| Crematory | SE | SE | | | | | | | | | | SE | | | | P | |
| Heavy Equipment Rental | SE | | | | | | | | | | | | C | C | | P | |
| Indoor Shooting Range | SE | SE | | | | | | | | | | | SE | SE | | SE | |
| Junk Yard or Scap yard | SE | | | | | | | | | | | | | | | | SE |
| Manufacturing or Production Facility | | | | | | | | | | | | | | | | | P |
| Outdoor Shooting Range | SE | SE | | | | | | | | | | | | | | | SE |
| Outdoor Storage | SE | | | | | | | | | | | | SE | SE | | C | |
| Repossession Services | | | | | | | | | | | | | C | C | | P | |
| RV Park (Conditional?) | P | SE | | | | | | | | | | | | | | | |
| Telecommunication Tower | SE | SE | | | | | | | | | | SE | SE | SE | | SE | |
| Truck Sales and Service | | | | | | | | | | | | SE | C | | | P | |
| Warehouse | SE | | | | | | | | | | | | | C | | P | |
| Wholesale Trade | SE | | | | | | | | | | | | | P | | P | |