**Follow Up Report from Brunswick Planning Commission Meeting 4/14/2021**

**Review of Residential Uses Permitted in Various Zones**

**Residential Zone Intent Statements, Recommended Permitted Uses, Recommended Conditional Uses and Development Standards**

**R-9: One-Family Residential District**

1. District Intent Statement
   1. District to be developed and reserved for **low-to-medium density one family** residential purposes
   2. 9,000 square foot lots or more.
   3. Discourage encroachment by ~~commercial, industrial or other~~ uses capable of adversely affecting the residential character of the district(s)
2. Permitted Uses. ~~Those now permitted but recommended for deletion.~~
   1. Single family residences
   2. ~~Elementary, , or senior level school~~
   3. ~~Institutions of higher learning~~
   4. ~~Publicly owned building, facility, or land~~
   5. **~~Golf courses~~**
   6. **~~Noncommercial horticulture or agriculture but no poultry or animals~~**
3. Accessory Structures and uses now conditionally permitted.
   1. Private garage up to 2 vehicle size (4 car garage by conditional use approval)
   2. Open storage parking area (paved) up to 4 cars total w/ a. above
   3. Shed or tool room
   4. Children’s playhouse or equipment
   5. Private pool and bath house or cabana
   6. Greenhouse/gardens
   7. Boat house and dock
   8. Kennel for domestic pets
   9. Accessory Guest House (no rental/no kitchen)
4. Customary home occupations (as now defined)
5. Uses permitted with conditions included in the zoning ordinance and approved by City Commission. ~~Now permitted but recommended for deletion.~~ Recommended to be added.
   1. ~~Church, Synagogue, temple or other place of worship~~.
   2. ~~Private kindergarten or pre-school nursery.~~
   3. Public building, utility substation or sub facility installation (water tower, sanitary sewer lift station, etc.
   4. ~~Cemetery - 5 acres or more~~
   5. ~~Fairgrounds operated by a public or non-profit entity~~.
   6. ~~Mobile home on a one- year basis at discretion of the City Commission.~~
6. Temporary uses permitted with conditions. ~~Now permitted but recommended for deletion~~
   1. ~~Carnival or circus~~
   2. ~~Religeous meeting~~
   3. ~~Open lot sales (Incl. Christmas trees)~~
   4. ~~Real estate sales office~~
   5. ~~Contractor’s office and equipment shed.~~
7. Development Standards - See Chart for all Residential Zones.

**R-6: One-Family Residential District**

1. District Intent Statement
   1. District to be developed and reserved for **medium density** one family residential purposes
   2. 6,000 square foot lots or more.
   3. Discourage encroachment by ~~commercial, industrial, or other~~ uses capable of adversely affecting the residential character of the district(s).
2. Permitted Uses. ~~Those now permitted but recommended for deletion.~~
3. Single family residences
4. ~~Elementary, or senior level school~~
5. ~~Institutions of higher learning~~
6. ~~Publicly owned building, facility, or land~~
7. **~~Golf courses~~**
8. **~~Noncommercial horticulture or agriculture but no poultry or animals~~**
9. Accessory Structures
   1. Private garage up to 2 vehicle size ~~(4 car garage by conditional use approval.~~
   2. Open storage parking area (paved) up to 4 cars total w/ a. above
   3. Shed or tool room
   4. Children’s playhouse or equipment
   5. Private pool and bath house or cabana
   6. Greenhouse/ gardens
   7. Boat house and dock
   8. Kennel for domestic pets
   9. Accessory Guest House (no rental / no kitchen)
10. Customary home occupations (as now defined)
11. Uses permitted with conditions included in the zoning ordinance and approved by City Commission. ~~Now permitted but recommended for deletion.~~ Recommended to be added.
    1. ~~Church, Synagogue, temple or other place of worship.~~
    2. ~~Private kindergarten or pre-school nursery.~~
    3. Public building, utility substation or sub facility installation (water tower, sanitary sewer lift station, etc.
    4. ~~Cemetery - 5 acres or more~~
    5. ~~Fairgrounds operated by a public or non-profit entity~~.
    6. ~~Mobile home on a one- year basis at discretion of the City Commission.~~
12. Temporary uses permitted with conditions. ~~Now permitted but recommended for deletion~~
    1. ~~Carnival or circus~~
    2. ~~Religeous meeting~~
    3. ~~Open lot sales (Incl. Christmas trees)~~
    4. ~~Real estate sales office~~
    5. ~~Contractor’s office~~
13. Development Standards - See Chart for all Residential Zones

**GR: General Residential District**

1. District Intent Statement.
2. District to be developed and reserved for **medium density to high density** residential purposes.
3. Single family lot minimum 4,500 sf – other uses vary.
4. Regulations for the district designed to encourage several different types of dwellings, and
5. Discourage encroachment by ~~commercial, industrial or other~~ uses capable of adversely affecting the residential character of the district(s)
6. Permitted Uses. ~~Those now permitted but recommended for deletion.~~ Those uses now recommended.
   1. Single family residences
   2. Two-family dwelling including patio home
   3. Multi-family dwelling
   4. Townhouse dwelling
   5. ~~Elementary, or senior level school~~
   6. ~~Institutions of higher learning~~
   7. ~~Publicly owned building, facility, or land~~
   8. **~~Golf courses~~**
   9. **~~Noncommercial horticulture or agriculture but no poultry or animals~~**
7. Accessory Structures
   1. Private garage up to 2 vehicle size ~~(4 car garage by conditional use approval)~~
   2. Open storage parking area (paved) up to 4 cars total w/ a. above
   3. Shed or tool room
   4. Children’s playhouse or equipment
   5. Private pool and bath house or cabana
   6. Greenhouse
   7. Boathouse and dock
   8. Kennel for domestic pets
   9. Accessory Guest House (no rental/no kitchen)
   10. Accessory Apartment
8. Customary home occupations (as now defined)
9. Uses permitted with conditions included in the zoning ordinance and approved by City Commission. ~~Now permitted but recommended for deletion.~~ Recommended to be added.
   1. ~~Church, Synagogue, temple or other place of worship.~~
   2. ~~Private kindergarten or pre-school nursery.~~
   3. Public building, utility substation or sub facility installation (water tower, sanitary sewer lift station, etc.
   4. ~~Cemetery - 5 acres or more~~
   5. ~~Fairgrounds operated by a public or non-profit entity~~.
   6. ~~Mobile home on a one- year basis at discretion of the City Commission.~~
   7. ~~Public or private care homes~~
   8. ~~Group Dwelling~~
   9. ~~Boarding house~~
   10. ~~One-family dwelling attached~~
10. Temporary uses permitted with conditions. ~~Now permitted but recommended for deletion~~
    1. ~~Carnival or circus~~
    2. ~~Religeous meeting~~
    3. ~~Open lot sales (Incl. Christmas trees)~~
    4. ~~Real estate sales office~~
    5. ~~Contractor’s office and equipment shed.~~
11. Development Standards - See Chart for all Residential Zones

**GR Core: General Residential Core District**

1. District Intent Statement.
   1. District to be reserved for primarily multi-family residential development in the area designated by the City as the Downtown Development Area.
   2. Regulations for the district are designed to encourage medium to- high–density multifamily development within the downtown area in order to provide suitable and affordable housing in the immediate proximity to the Central Business District.

**GC Core: General Commercial Core District**

1. District Intent Statement.
   1. District is designed and regulated to encourage the formulation and continuance of general business, financial, service and professional services which benefit from close proximity to each other, and
   2. Discourage any encroachment by uses considered capable of affecting thebasic commercial character of the district.

**Suggested Combination of the GR Core and GC Core Districts as Follows:**

**MUH Core District: Mixed Use and Historic Core District.**

**THIS IS BEING PROPOSED FOR DISCUSSION AT THE NEXT PLANNING COMMISSION. FROM THE DISCUSSION, A MORE DEFINITIVE SET OF DISTRICT GUIDANCE AND DEVELOPMENT STANDARDS CAN BE DEVELOPED.**

1. District Intent Statement
   1. District includes the central core area of the city including the Downtown Development District, the Historic District and substantial portions of the major arterial corridors leading into and out of the core area of the city.
   2. District is reserved for mixed use development in mutually compatible commercial, professional services, financial services, government services, public and semi-public uses, and high-density residential uses including those developed in conjunction with commercial and office uses (ie. Mixed use).
   3. Discourage any incompatible use which could be detrimental to the exiting or desired environment of the core and Historic District Areas and incompatible with the Downtown Development and Historic District plans approved by the City.
2. Permitted Uses.
   1. Multi family dwellings to include lofts, apartment dwellings and condominiums of varying sizes and number of units in each structure. Those multi family dwellings developed in conjunction with commercial and office use are encouraged. Parking requirements for these units may be on-site or in a nearby (400’) remote parking facility.
   2. Traditional retail commercial and personal service **uses currently permitted in the NC Neighborhood Commercial district with perhaps some other uses added.**
   3. Office and professional service uses currently included int the OC Office Commercial District.
   4. Public parking facilities either in structures or surface lots.
   5. Public parks and squares
   6. Government office and public service facilities including courthouse, city hall, government offices, fire and police protection centers.
   7. **CONSIDER OTHER USES IN THE COURSE OF REVIEW AND DISCUSSION**
3. Accessory Structures
   1. None
4. Customary Home Occupations
   1. None
5. Uses permitted with Conditions
   1. None
6. Temporary Uses Permitted
   1. Consider those appropriate for public parks and squares.

**CONCERNING TINY HOMES AS DISCUSSED AT THE LAST MEETING**

**Did a little research and here is what I have found.**

1. **Zoning regulations for tiny Homes are evolving.**
2. **Two types of Tiny Homes – on wheels and permanent. On wheels treated as an RV. Permanent generally treated as an Accessory Dwelling Unit to a principal dwelling unit.**
3. **Few ordinances allow a Tiny Home to be considered a principal dwelling – only an accessory dwelling**
4. **Some zoning ordinances allow Tiny Homes but require they have at least 400 – 500 square feet and restrict them to high density or commercial/mixed use areas.**
5. **Most Tiny Home Subdivisions are handled by a PUD Ordinance since special lot, access and layout standards are generally not standard.**
6. **One novel approach by one southwest community was to treat all Tiny Homes as RVs for the time being and allow them to located in a RV standard park attached by hurricane straps to a permanent foundation if on wheels. If not, treat them for location standards as if they were RVs. The theory being, that they will soon become less novel and too expensive to become a “housing alternative.**