Town of Brooks Zoning Ordinance Rewrite

GPA Fall Conference 2018 – Jekyll Island
Lessons Learned
“...the Community-based small town feel is the Town of Brook’s biggest strength. Residents felt strongly that Brooks is a quiet place within the region of Fayette County, and they strongly desired to remain that way.”
Lessons Learned

Small town

Rural

Church

Sports

Recreation

Quiet

Safe place to live

Low traffic

Privacy and safety

Natural beauty

Close knit community feel - helpful

Far from interstate highways

Dirt roads

Small population

Low traffic

Nice church

Town center

Environment

Rural

Church

Small town

Low traffic

Safe place to live

Quiet

Small town

Low traffic

Safe place to live

Low traffic

Privacy and safety

Close knit community feel - helpful

Far from interstate highways

Dirt roads
Stakeholders Committee Meeting

“We had a grant and town center development plan that was completed by ... What we received was a cookie cutter document. When the town attorney reviewed it, he found it inadequate. After it was adopted, it was never recognized by the Town Council. My biggest concern is that the Town of Brooks would be caught in a similar situation.”
What the Town of Brooks did not want

"We're waiting for the city to come to us..."
Or this!

"There goes the neighborhood"

Frappucino

Now Open
Development that protects the rural landscape, helps preserve open space, protects air and water quality, provides places for recreation, and create tourist attractions that bring investments into the local economy.

What they wanted
Where is Brooks????
How Did We Get From: THIS TO THIS?
Brooks Zoning Ordinance

- The Brooks Park Zoning Ordinance was written 47 years ago.

- Over time, the original ordinance has been incrementally revised, some in contradiction.

- Many regulations in the Zoning Ordinance created text inconsistencies and increased the amount of present day nonconforming uses and structures.
Zoning Ordinance Rewrite

Necessary in order to:

- bring the current document into compliance with the recent Comprehensive Plan
- remove antiquated language and regulations
What They Had – 12 Districts

ARTICLE 4

ESTABLISHMENT OF DISTRICTS

Sec. 31-4.01 Zoning Districts. For the purpose of this Ordinance, the areas contained within the town limits of the Town of Brooks are divided into zoning districts designated as follows:

1. A-R Agricultural - Residential District
2. CC Community Commercial District
3. CH Highway Commercial District
4. M-I Light Industrial District
5. M-2 Manufacturing and Heavy Industrial District
6. O-I Office - Institutional District
7. TCD Town Center District

Sec. 31-4.02 Grandfathered Zoning Districts. The areas contained within the town limits of the Town of Brooks which were previously zoned, R-80, R-60, R-40, R-20 and R-15 are preexisting Grandfathered uses and shall be referenced on the Land Use Map as follows:

1. Grandfathered R-80 Single Dwelling Unit Residential District
2. Grandfathered R-60 Single Dwelling Unit Residential District
3. Grandfathered R-40 Single Dwelling Unit Residential District
4. Grandfathered R-20 Single Dwelling Unit Residential District
5. Grandfathered R-15 Single Dwelling Unit Residential District
What They Received – 5 Districts

1. RA – Residential Agriculture
2. TR – Town Residential
3. TMX – Town Mixed Use
4. I – Institutional
5. LM – Light Manufacturing
What was the Process?
Steering Committee Formation

The Steering Committee guided TCF work. The Steering Committee was made up of community members, Town Staff and the Mayor.

- 4 Steering Committee meetings were held
- All members participated in the process
- All members gave input along the way
- Steering Committee endorsed the Zoning Ordinance and sent to Town Council
Area Tour

- The Collaborative Firm conducted a familiarization tour of the Town to identify regulatory issues, and areas of interest, preservation and concern.
- Development comparison was made between Brooks and Fayette County.
Review of Existing Plans

- The Comprehensive Plan, current codes and other related planning documents were reviewed to identify key goals, philosophy, direction and recommendations.

- An evaluation was conducted of the 1971 zoning ordinance to identify short-comings related to the implementation of the plan goals and recommendations.
We Asked

- What works in your current Zoning Ordinance?
- What makes Brooks special?
- What do you want to achieve?

We Heard

- What works is 5 acre lot size everywhere except in the middle of town
- Make Ordinance more defensible
- Want to keep the character and sense of place.
So, What Happened?
We Started Fresh

- District Uses and Standards provided on 2 pages
- Added Permitted & Prohibited Uses Sections – in clear language
- Consolidated ALL definitions in one section
- Realized that rural towns still have a town center
Added Graphics for Clarity
Created an Easy to Read Document

### RA - Residential/Agricultural District

#### Intent
The intent of this district is to retain the rural character of the area outside of the Town Center. This district would allow for agricultural, residential, and some associated agricultural-related operations. It is also the intent to protect this district from conflicting land uses, non-agriculture-oriented businesses and any use that may inflict significant environmental impact or is injurious to the agriculture community.

#### Permitted Uses

**Agricultural**
- Agricultural crop production, processing, or product storage
- Agricultural product (seeds, fertilizer, etc.) sales, distribution, and storage
- Farm implement storage (applicable implements used in the farming operation)
- Grazing/pasture land
- Ornamental plant nurseries must be enclosed by fencing
- Nurseries
- Timber cultivation and harvesting

**Public/A institutional**
- Nature preserves/passive recreation trails
- Parks and playgrounds
- Picnics, fireworks
- Public government buildings and offices
- Public structures and uses in accord with the intent of the district

#### Conditional Uses
- Bed & Breakfast
- Event centers, on parcels of 50 acres or more
- Place of worship
- Private airport, on parcels of 10 acres or more
- Temporary access structures
- Wireless telecommunications facility

### RA - Residential/Agricultural District

#### District Standards

**Maximum Lot Area**
- 5 acres

**Minimum Lot Width**
- 200 feet

**Maximum Lot Depth**
- None

**Minimum Frontage**
- 200 feet (on public street with access from said public street)

**Minimum Side Yard Setback**
- 30 feet

**Minimum Rear Yard Setback**
- 30 feet

**Maximum Lot Coverage**
- 3000 square feet

**Minimum Living Area**
- 1,000 square feet

[Diagram showing residential and agricultural district boundaries and regulated structures.]
Zoning Ordinance Update
Town of Brooks
February 26, 2018

Prepared by
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