



# City of Milford Zoning Code Update

Public Meeting #1 | April 20th, 2023

## Introduction

Our Zoning Code Update is being created under the guidance of Kathy Farro Ryan, attorney at Wood + Lamping in collaboration with McBride Dale Clarion (MDC).

Kathleen Farro Ryan practices in the firm's State and Local Government Practice Area and advises local governments routinely on legal considerations and defensibility of their zoning codes and related ordinances. Kathy has 18 years planning experience and 10 years as a practicing attorney specializing in planning, zoning, and local government.

MDC is a community planning consulting firm located in Cincinnati, Ohio that provides planning, zoning, and development services to a wide range of public and private sector clients throughout the region. Elizabeth Fields, AICP will serve as project manager and will be assisted by Keeghan White and Max Merritt.

## Why Now

- City adopted a Comprehensive Plan in 2017 and has been updating segments one piece at a time
- Revisions to the current zoning regulations are needed to implement the vision and recommendations of the plan
- The zoning code update will include regulations and processes for city residents, staff, and developers to easily understand and apply
- Opportunity for additional public input on the guide for the city's future development

## Update Process

The zoning code will be updated in a four-step process and is expected to take 16-18 months to complete.

1. Initiation
2. Code Diagnosis and Outline
3. Drafting of the Regulations
  - Module 1: Zoning Districts and Use Regulations
  - Module 2: Development and Design Standards
  - Module 3: Administration, General Provisions, Review Procedures
  - Module 4: Definitions and Wrap Up
4. Adoption and Final Production

## Public Engagement Opportunities

- Online Information and engagement
- Recorded video presentations
- In person and virtual public meetings
- Steering committee meetings
- Stakeholder Interviews

## The Code Update Will Include...

- A new modern look and organization
- Updated definitions
- Updated use and use-standards
- Updated and expanded lighting, parking, design, sustainability, and landscape regulations
- Updated sign regulations
- Streamlined review and approval processes

## Implementing the Plan

Policy Recommendations from the Comprehensive Plan will guide discussion of how to implement these topic areas:

1. Establish mixed-use overlay districts for different corridors and promote consistent land use planning
2. Create design guidelines standards to promote an established design theme for commercial corridor areas
3. Add natural resources protections and update landscape standards
4. Revise and update signage regulations
5. Update land uses within the code to match plan recommendations

## Project Contacts

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# Comprehensive Plan vs. Zoning Code

What's the difference?

## Comprehensive Plan

Vision - Aspiration - Goals

A comprehensive plan is a statement of community policy or intent for the future growth and development of a community.

Comprehensive plans express what people love about their community and what can be improved. They guide long-term development strategies & decision-making.

## Zoning Code

Policy - Strategy - Regulation

Zoning codes are law rather than intent. They are used to execute the vision as determined by the comprehensive plan.

The code regulates:

- The location of uses
- Bulk and dimensions (i.e. height, setback, lot width)
- Impacts (i.e. parking, landscaping, lighting)
- How uses are reviewed and approved

## Comprehensive Plan

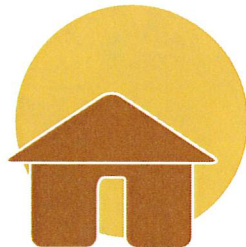
### Transportation

- Increase pedestrian connectivity
- More multi-modal infrastructure
- Increase safety



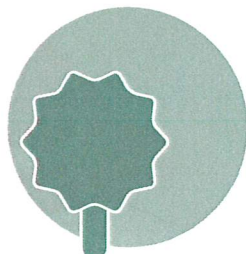
### Housing

- Improve conditions of housing stock
- Create missing middle housing (duplexes, townhomes, triplexes, and fourplexes)

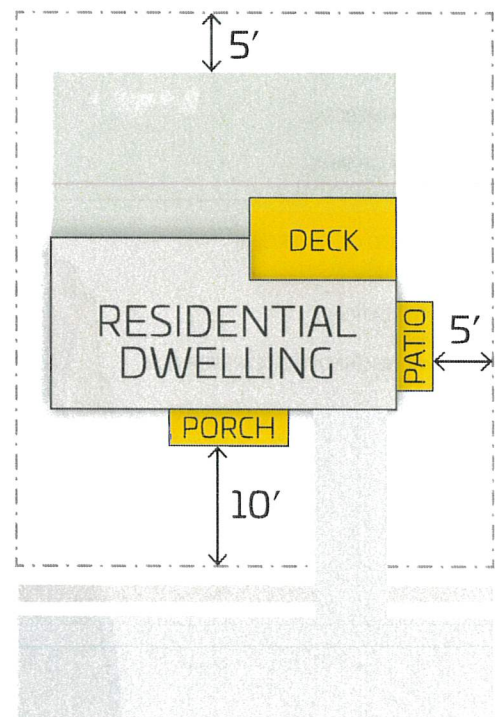


### Parks & Recreation

- Create trail connections between neighborhoods
- Increase activities for youth and seniors

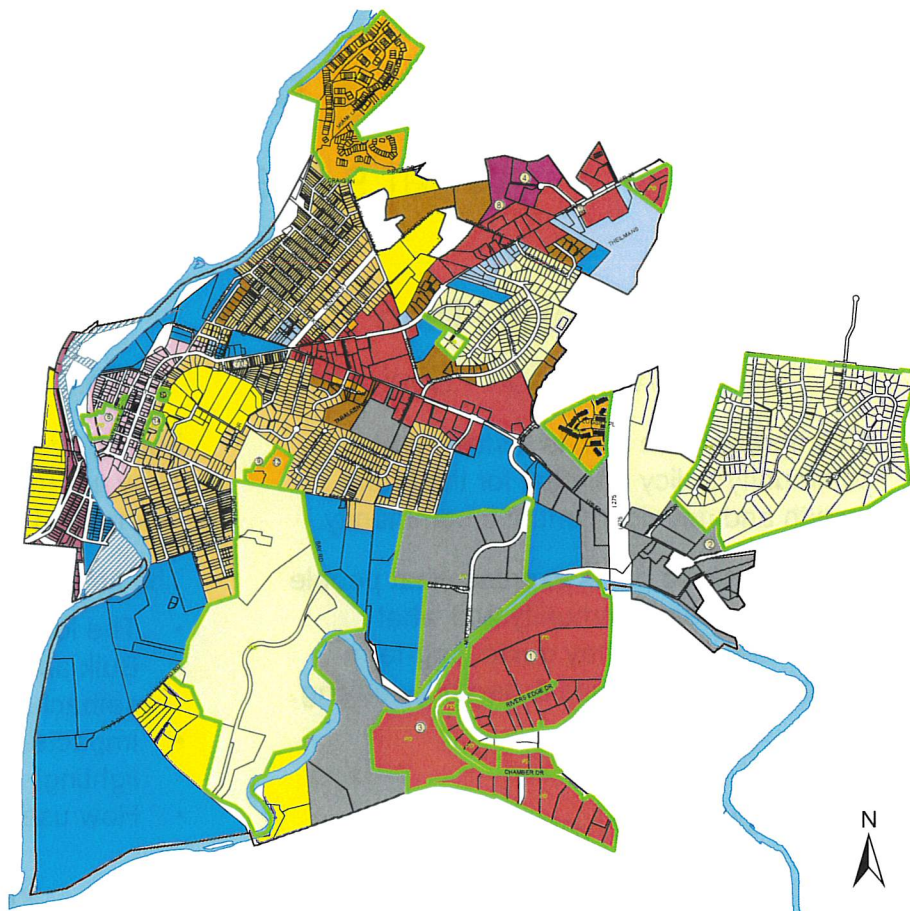
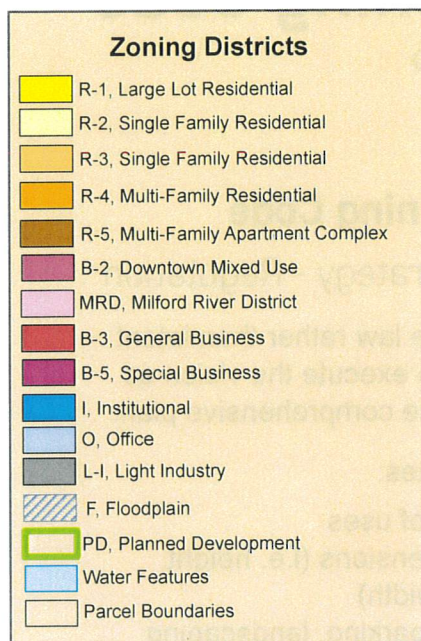


## Permitted Uses & Regulations





## Zoning Map



## Future Land Use Map

### LEGEND

- |  |                                      |
|--|--------------------------------------|
|  | CLUSTER HOUSING                      |
|  | DOWNTOWN MIXED USE                   |
|  | FLOODPLAIN                           |
|  | GENERAL COMMERCIAL                   |
|  | INSTITUTIONAL                        |
|  | LIGHT MANUFACTURING                  |
|  | MULTI FAMILY RESIDENTIAL             |
|  | MIXED USE                            |
|  | NEIGHBORHOOD COMMERCIAL              |
|  | OFFICE                               |
|  | PROTECTED                            |
|  | PARKS & RECREATION                   |
|  | SINGLE FAMILY                        |
|  | TRADITIONAL NEIGHBORHOOD RESIDENTIAL |

