

MEMORANDUM

To: Planning Zoning and Adjustment Board

From: Ryan Harding

Date: June 23, 2015

Re: Floor Area Calculation in the EOZD

At the April 1, 2015 Planning Zoning and Adjustment Board (PZAB) meeting we discussed adding a definition for floor area specific to the Equestrian Overlay Zoning District (EOZD). Several issues were debated during the meeting and different amendments were discussed. To gain more insight into how to proceed with the proposed floor area definition, we will be revisiting the discussion at the August 5, 2015 meeting. Provided below are recaps of the current and proposed definitions along with some discussion points for the next meeting.

The current definition of floor area in Wellington's Land Development Regulations (LDR) is: *The gross horizontal square footage of all floors of a building measured from the exterior face of exterior walls or other type of enclosure.* This is a scaled-down version of the floor area definition for many municipalities. However, what constitutes "enclosure" was challenged in an appeal to the PZAB on August 6, 2014. In response to this and other concerns raised at that meeting a new definition for floor area in the EOZD is being considered.

The definition presented to the PZAB on April 1, 2015 was: *The gross horizontal square footage of all floors of any building or part thereof within a roofed structure that has walls or enclosures (as defined) and the total length of the walls/enclosures is more than 50 percent of the length of the perimeter of the outermost structural supports of the roof.*

A wall or enclosure is an attached, solid, constructed barrier of concrete, stone, brick, tile, wood or similar type of material that is three feet in height or greater.

Concerns regarding the proposed definition discussed at the April 1st meeting included:

- Do we need separate definitions for the EOZD?
- Should interior barn aisles and/or breezeways be included in floor area calculations?
- Should a definition for "wall/enclosure" be included; if so, how do we define it?
- Should a definition for opaque be added for fence type enclosures?

With regard to these concerns, one option would be to keep the current floor area definition “as is” in the Wellington LDR and continue to apply it to all of Wellington including the EOZD.

A second option would be to keep the definition proposed at the April 1st meeting with or without changes. In that case, we need to consider the more prescriptive aspects of the definition. To include interior barn aisles in the definition would increase the amount of space counted toward the floor area ratio. It is common for other type structures to include interior hallways and corridors in their respective floor area calculations. To include non-attached structures such as modular stalls would also increase the amount of space counted toward the floor area ratio. The proposed definition defines a wall as “attached.” This precludes modular stalls and other non-attached structures from counting toward floor area ratio calculations. It was suggested by some members at the Equestrian Preserve Committee meeting of February 11, 2015, and PZAB on April 1st, the word “attached” should be removed. Also discussed at the April 1st meeting was the ambiguity of the word “solid” in the definition of “wall/enclosure.” We should consider how to define “wall/enclosure” if we decide to keep it in the proposed definition. At a meeting between staff and PZAB Chair Carol Coleman on June 4, 2015, a definition for wall or enclosure was proposed as any barrier, whether solid or not, that is seven feet in height or greater. If that language is accepted, the proposed floor area definition would be: *The gross horizontal square footage of all floors of any building or part thereof within a roofed structure that has walls or enclosures (as defined) and the total length of the walls/enclosures is more than 50 percent of the length of the perimeter of the outermost structural supports of the roof.*

A wall or enclosure is any barrier, whether solid or not, that is seven feet in height or greater.

A third option would be to suggest a new, expanded definition. An example from the Town of Aiken, South Carolina is: *The total enclosed area of all floors of a building measured to the outside face of the structural members in exterior walls, and including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, and basement or attic areas having a height of more than seven feet. Gross floor area shall exclude areas used exclusively for vehicle parking or loading.* This floor area definition is similar to many other municipalities’ definitions. It is prescriptive in stating “halls, stairways, equipment rooms,” etc. A proposed definition for Wellington could include a reference that barn aisles are included in floor area.

These discussion points are provided only as examples and whatever is decided will need to be applicable to all equestrian properties, agricultural farms and stables. Also please remember floor area is only one part of how development is calculated and reviewed in the EOZD. All structures that are subject to floor area restrictions will also be subject to lot coverage, height and specific subarea regulations. Please consider the above options with regard to these topics and be prepared to discuss them at the upcoming August 5th meeting.