

THE RED BANK PLAN: 2035



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1.0 INTRODUCTION

1.1 Purpose

As the local community watches, Red Bank is in the process of changing. But, the overriding concern is the effect these changes will have on Red Bank now and in the future. The major question being asked is: How does Red Bank encourage positive change while mitigating negative influences? Answering this question is the main purpose of the planning process. A good set of tools (including a Zoning Study, a new Zoning Ordinance and Land Use Plan) will enable Red Bank to create a revitalized, desirable, secure, stable and economically healthy environment for those who live, work, play and visit Red Bank. It will be a city that welcomes and facilitates new development and redevelopment by providing the tools necessary to attract residential and business developers, assuring a greater quality of life for its citizens.



1.2 Legal Authority

In general, local planning and land use regulation authority comes from powers granted to municipalities by the Tennessee State Constitution. There are two broad categories of legal powers: corporate powers and police powers. Corporate powers enable municipalities to collect money through bonds, taxes, fees and assessments as well as to spend the collected income to provide services and public facilities. Police powers allow for the municipalities to take the necessary steps for the promotion of the public's health, safety and welfare, including the authority to regulate the use of private property through land use planning, zoning, subdivision regulation and building regulation.

Title 13 of the Tennessee Code Annotated (T.C.A. 13-4-201) states that it shall be a function and duty of the Municipal Planning Commission to make and adopt an official General Plan for the physical development of the municipality. The Planning Commission shall also have such powers as may be necessary to perform its purposes and promote municipal planning, including the preparation and recommendation to the chief legislative body a Zoning Ordinance and map.

More specifically, in 1935, being heavily influenced by the Tennessee Valley Commission and the Tennessee Valley Authority, the Tennessee General Assembly passed the Tennessee Planning Enabling Legislation. Later that same year the Municipal Planning Act and the Municipal Zoning Act were also passed.

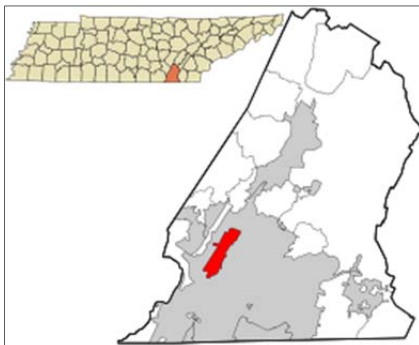


1.3 City Overview

Located within Hamilton County in Southeast Tennessee, Red Bank's approximately 6.4 square miles is largely nestled between two ridges and is surrounded by the City of Chattanooga. With temperatures ranging between 30s for lows and 90s for highs, average annual rainfall of 53" and average annual snowfall between 3" to 5", Red Bank has a fairly temperate climate while still enjoying four distinct seasons.

In 1955, largely due to concern over being annexed by the City of Chattanooga, the citizens of Red Bank voted through a referendum to incorporate. A previous attempt at incorporation was tried in 1945 but it failed. The pre-Civil War Red Bank area was called Dry Valley or Hamilton and later Pleasant Hills. Following a request from the Post Office Department to change the name due to name conflicts with other areas, the name was changed in 1887 to Red Bank. The wife of the Postmaster was inspired when she noticed the red bank of a nearby hillside. Because of the boundaries of the new municipality following incorporation in 1955, the City was to be called Red Bank-White Oak. In 1967, the citizens officially changed the city name to Red Bank through a referendum.

Red Bank operates under a Manager/Commission form of government with other commissions appointed as needed (such as the Planning Commission). The City manages its own Fire and Police Departments as well as its own Public Works Department (which also oversees Red Banks parks and community facilities). As is true of all public schools in Hamilton County, the schools in Red Bank are administered by the Hamilton County Department of Education.



1.4 Demographics

According to U.S. Census data, Red Bank's population was 11,653 in 2010, and estimated to be 11,830 for 2013 (most current data).

Housing in Red Bank includes single-family homes as well as multi-family buildings (duplexes, apartments, townhouses, etc.) with 49.6% being owner occupied. The median value of owner-occupied homes is \$120,000. The number of persons per household is 2.26, and the median household income is approximately \$35,686.

Industry in Red Bank includes construction, manufacturing, retail, accommodations & food service, health care & social assistance and transportation.

For more demographic information, please see Appendix A.



2.0 PROCESS

2.1 Overview

The City of Red Bank adheres to a set of extensive and necessary planning principles. The planning process should:

- Be proactive and visionary
- Reflect the integration of comprehensive economic, social and environmental factors
- Promote the wise use of existing resources without compromising options for the future
- Recognize the importance of diversity in the community, including its people, cultures, values, places and natural resources
- Be inclusionary, reflecting citizen involvement
- Seek to find a balance between what is good for the community as a whole and the individual rights of its citizens
- Incorporate realistic and flexible implementation components that define specific areas of responsibilities and actions
- Facilitate new growth while protecting neighborhoods, infrastructure and the environment
- Be an ongoing process in which previously developed plans are revised periodically and updated or modified as needed

In order to establish the overall vision for Red Bank's future, the planning process begins by identifying the specific goals and concerns of its officials and citizens. After which, it is necessary to determine the legal planning tools, such as new zoning regulations, that are available and appropriate to the overall strategy.



2.2 Public Input

One of the most important parts of the planning process is citizen participation. It is through their input that all aspects of the vision can be identified. One of the first attempts in Red Bank at a community-wide visioning and planning effort occurred in 2003, “Focus on the Future, A Strategic Agenda for Red Bank Tennessee”. Residents, business owners, civic organizations and elected officials came together and formed a 44 member “Vision Council” to determine key issues facing Red Bank as well as to outline an agenda for achieving a prosperous future. The primary topics of discussion in 2003 included such needs as attracting new restaurants, improving appearance of the City, constructing better and more streetscapes and sidewalks, improving entrances to the City, encouraging more owner-occupied dwellings, discouraging more apartments and creating a unique identity. While the 2003 process was well intended, unfortunately there was little follow through in implementing the vision.

In 2014 Red Bank decided to begin a new planning process, and once again requested public input. This input has been very positive. Interestingly, many of the concerns voiced this year are the same as those voiced in 2003. Citizens were asked for comments in five areas of interest: natural environment; recreation; connectivity; built environment; and, miscellaneous ideas. Comments included the need for: new walking/biking trails; improved City image to attract new business – a new and unique identity; improved zoning regulations to revitalize neighborhoods and commercial areas; protection of Stringers Ridge; limited apartment development; enhanced ball fields; more family-friendly outdoor activities; increased number of parks; safer ways to cross Dayton Boulevard; improved intersections; creation of a central business district or “downtown”; construction that promotes pedestrian activity; development of quality development; promotion of Red Bank as a destination; implementation of a landscape ordinance; reversal of spot-zoning; better communication between government and citizens; development of the vacant old middle school property that creates a town center; making it a gathering place for citizens.



2.3 Opportunities

A. Residential

Red Bank is positioned for success by being the next desirable residential destination north of downtown Chattanooga. People are continuing to want to live close to the region's largest social, cultural and economic center. This trend is evidenced by the remarkable success of the revitalized residential community of North Chattanooga where property values have increased dramatically thereby increasing the quality of life for all its residents as well as increasing revenues for the City of Chattanooga.

With available affordable property in North Chattanooga being difficult to find, potential residents have to look elsewhere for an area that will provide the same amenities and conveniences that they were hoping for by locating to North Chattanooga. Red Bank is now the most logical and reasonable area for them to consider, offering a diversity of housing that mirrors much of the most sought after housing in North Chattanooga.



B. Commercial

A similar argument can also be made for Red Bank's commercial property. The popularity of the North Shore district has caused scarcity of space for commercial endeavors as well as increased rents. Businesses are now looking for reasonable rental space while still being located relatively close to downtown Chattanooga and the North Shore. Despite being surrounded by Chattanooga and is unable to annex additional properties, Red Bank can take advantage of this proximity to downtown and the North Shore.

The majority of the public input comments concerning the current status of Red Bank indicate several key opportunities for the City. These opportunities are both in the residential and commercial sectors, including the development of the old middle school property, the redevelopment of major commercial properties, the creation of better connectivity between the residential and commercial areas of Red Bank, and the updating of the zoning ordinance to encourage quality residential development/redevelopment.



C. Identity

Another idea that kept being offered through the public input process concerned the image of Red Bank. Many people spoke about the need for a new, better and unique identity. This particular opportunity contains at least two different parts to it – branding and gateways.

When creating a new and unique identity branding is an important part of the process. Branding not only helps to guide recognition of a place through one picture or symbol, it also contributes to the creation of a place becoming a destination. A significant step toward creating the image of a place as a destination is the creation of gateways. Currently, there are four major gateways into the City of Red Bank: 1) the tunnel between the North Shore and Red Bank; 2) Signal Mountain Boulevard at Dayton Boulevard; 3) Dayton Boulevard from Hixson; and, 4) Ashland Terrace (from Hixson Pike).



D. Old Middle School Property

Possibly the most important opportunity in Red Bank at this time is the now vacant property on Dayton Boulevard that once housed the middle school. This property has generated much conversation and a wide variety of concepts, ranging from a children's hospital to amphitheater to a true mixed-use development (commercial and residential).

This particular parcel of land is key to the emergence of Red Bank as a destination place. Careful consideration and planning of this property must be done if Red Bank is to move into the future in a positive direction. The size and location of this property lends itself to the creation of a 'town center' – encompassing about 7 acres near the Dayton Boulevard/Morrison Springs/Ashland Terrace intersections it could easily host a multitude of uses while being a hub for civic, cultural, commercial and pedestrian-level activities.



3.0 COMPONENTS

3.1 Overview

“The Red Bank Plan: 2035” is comprised of three primary components:

1. Zoning Ordinance – provides the framework and is the major tool on which the other two components are based
2. Zoning Study – takes inventory of the current zoning in Red Bank and, based on the new Zoning Ordinance, makes necessary changes to zoning
3. Land Use Plan – articulates the vision of the future of Red Bank

3.2 Zoning Ordinance

The first component to “The Red Bank Plan: 2035” is the zoning ordinance. Even though Red Bank’s Zoning Ordinance was updated in 2005, the current Zoning Ordinance contains outdated sections that the new Zoning Ordinance corrects. The new Zoning Ordinance also incorporates many changes designed to address the challenges, goals and needs of the City Of Red Bank as well as the concerns of its citizens. While a list of changes to the Zoning Ordinance can be found in Appendix B, some of the changes require expanded explanations in order to understand the positive impact that will be seen in Red Bank.

A. Minimum Lot Size Requirements

In order to level the playing field and give residential developers in Red Bank the same opportunities as those found in surrounding communities, the minimum lot sizes for single-family residences have been changed. In the R-1 and R-1A Zones the minimum required lot size is 12,000 sqft and 7,500 sqft (respectively), down from 20,000 sqft. The front, side and rear set back requirements have also been changed as have the minimum house size (1,200 sqft for R-1 and 2,000 sqft for R-1A). These changes reflect the requirements used in Hamilton County and all other municipalities therein as well as encouraging developers to build in Red Bank where they now can achieve similar business goals as they achieve in other areas of Hamilton County



B. New R-3 Zone

In order to address citizens' concerns about overbuilding of apartments in Red Bank while still allowing for this use, the new R-3 Zone controls apartment development by allowing free-standing apartment buildings only by Special Exceptions Permit from the Red Bank City Commission. Apartment buildings are only permitted by right if they are part of a mixed-use residential development where at least 50% of all developable land must be used for detached single-family dwellings of at least 2,000 sqft. This requirement assures that the multi-family component is of high quality, which is necessary for the developer to market the single-family component. The new Design Review Requirements and Landscape and Screening Requirements also apply to apartments.

C. New C-3 Zone

The new C-3 Zone provides for very restrictive commercial uses which are compatible with and a convenience for residential neighborhoods. This zone is commonly used in outlying areas and neighborhood fringe areas.

D. New R-4 Special Zone

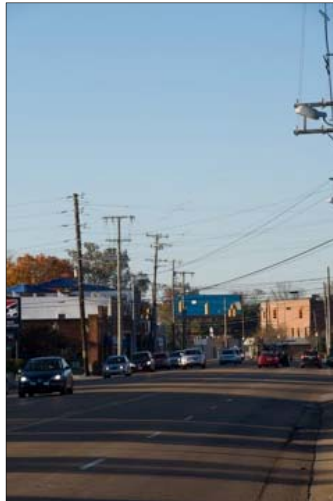
Because even controversial uses of property must also be allowed in some form or fashion, the new R-4 Zone is being established through the Zoning Ordinance. This Zone allows all controversial social agencies such as corrections or drug/alcohol halfway houses and similar facilities. In addition to the R-4 Zone, these uses must be approved by the Red Bank City Commission for a Special Exceptions Permit (currently not so regulated). This process assures that there is always a public hearing.



E. New C-2 Central Business District Zone

One way to achieve the needed “downtown” or “town center” (as suggested in comments through public input) is to establish a new C-2 Zone or ‘Central Business District’. This zone provides for new types of development such as mixed-use. It also allows only those uses that are in keeping with the developed character of the area and specifically prohibits those uses that are not. Prohibited uses will be allowed in other zones, primarily in the C-1 Zone.

This new commercial zone extends on the South end by Newberry Street and includes frontage properties on both the East and West sides of Dayton Boulevard. The zone extends North on the East side of Dayton Boulevard to Woodrow Avenue and on the West side of Dayton Boulevard to a point that is the North property line of 4039 Dayton Boulevard/Tax Map # 1091 E 002 (situated somewhat across from Woodrow Avenue). The zone shall also include all frontage properties on the South side of Morrison Springs Road extending West to U.S. 27 Highway. The C-2 Zone will be subject to the new Design Review and Landscape and Screening requirements. These particular requirements will start with any change of use, new development or re-development of the property. These requirements not only begin an overall beautification process, but also provides for much needed buffers and protection between commercial and residential uses.



F. Other New Zones

In able to complete the changes to the Zoning Ordinance, other new zones have been created, including the O-1 Office Zone, the R-5 Zone and the R-T/Z Zone. The O-1 Office Zone allows for a low intensity transition zone between commercial and residential development. The R-5 Zone is specifically for allowing mobile or manufactured homes (which are prohibited in all zones allowing single-family housing). The R-T/Z Zone is a lower density alternative to the high density RT-1 and RZ-1 Zones. This zone allows both townhomes and patio or zero lot line homes, but at a much lower density. It also has requirements that provide for a development that is more compatible with single-family housing zones.

G. Other Major Additions

The Zoning Ordinance includes other needed additions that will help in creating an inviting environment for new development and redevelopment within Red Bank's residential and commercial areas. These additions include: new and more comprehensive parking regulations; comprehensive location and permitting requirements for all communication towers (to safeguard lives and property in residential and commercial areas); extensive landscaping and screening requirements for all commercial, industrial and apartment development or redevelopment (to protect residents while beautifying the City); and, new Design Review requirements (to assure building consistency and compatibility).



3.3 Zoning Study

A. Residential

The Zoning Study is the next component in the formation of “The Red Bank Plan: 2035”. In an effort to provide for, and thereby attract, new development for both residential and commercial areas, the new zoning will need to be adopted by the Red Bank City Commission. Adopting the new zoning also protects the quality of life for all of the citizens of Red Bank as well as address the concerns voiced during the public input process.

Part of the strategy to help stabilize the residential component of the community is to have a diversity of residential density and zones, making Red Bank once again competitive with surrounding communities in the eyes of developers. One concern shared by many Red Bank citizens is the proliferation of incompatible residential uses over the years. Unfortunately, spot zones for duplexes and apartments were allowed to occur over the years. There is, and should be, a place for all types of development, but, the fact is, that whenever spot zones happen, property values are reduced and single family houses become less attractive to potential buyers.

One approach is to rezone most of the spot R-2 and R-3 zones back to an R-1 classification. While not an overnight process, this action has been successful in bringing back more compatible single-family housing in other communities, thereby, stabilizing the neighborhood from an economic standpoint. The rights of the duplex and apartment owners are protected as their properties are allowed to continue to function as “non-conforming uses”. The new process includes a provision in the R-1 and R-1A zones that allows a Special Exceptions Permit process for those property owners who may lose their non-conforming or “Grandfather” status. If the City Commission determines that a particular case has merit, it may grant a permit that reinstates the non-conforming status. This process is a preferred alternative to the previous solution of once again spot zoning the downzoned properties back to R-2 or R-3 that created the problem in the first place.



B. Commercial

The new commercial rezoning, particularly the C-2 area, not only helps protect the quality and integrity of existing development, it also provides new opportunities to attract new businesses and reinvigorate Red Bank's commercial center. This area can become a true Central Business District while the C-1 Convenience commercial Zone continues to serve the needs for a wider variety of goods and services along Dayton Boulevard north and south of the Central Business District.

The new O-1 Office Zone functions as a much needed lower intensity transition zone between commercial and residential uses where appropriate. And, the C-3 Neighborhood Commercial Zone fills the gap that the C-1 and C-2 Zones cannot by providing a low intensity commercial zone for those businesses that would be appropriate and compatible on the fringe of residential areas.

Industrial zoning reflects existing industry locations, but other sites may be considered if there is interest.



3.4 Land Use Plan

The Land Use Plan is the third component in “The Red Bank Plan: 2035”. It reflects the desired future face of Red Bank by calling for a renewed city. Through a land use plan Red Bank can reclaim the stability and desirability of its neighborhoods for developers and potential new residents as well as create opportunities for commercial growth and new local jobs. Included in this plan are zoning and land use maps. These maps are visual representations of the zoning ordinance, zoning study and future vision of Red Bank. Please refer to Appendix C for the maps.

The Land Use Plan represents a vision shared by the City’s elected officials and by its citizens. As stated before, Red Bank is in a unique position to take advantage of the growth in neighboring Chattanooga. Because of its location, Red Bank does not need to focus on creating the “intangibles” that so many individuals, families and companies are looking for when relocating. That being said, Red Bank does need to forge ahead with purpose and direction to develop a community that invites working, living and playing. And, a land use plan is a step in the right direction – as long as it is a working plan that can begin implementation the moment it is adopted by the Red Bank City Commission.



3.5 Implementation

The Red Bank Plan: 2035 is only as good as its goals and actions. If the plan cannot be implemented, then changes in Red Bank will continue to be hit or miss with results that may not direct the City into the future that its citizens know is possible. Goals and actions have been identified for several areas: land use, transportation, public beautification and preservation, and recreation.

A. Land Use

A-GOAL: Stabilize residential community and increase property values by stopping the continued proliferation and reverse the negative impact of spot zones for inappropriately located duplexes and multi-family dwellings.

ACTION: Adopt new zoning regulations that enhance control over such uses and assure a public hearing process for all such development proposals.

ACTION: Adopt new zoning for entire City of Red Bank that downzones all inappropriate spot R-2 and R-3 zones to R-1 or R-1A.

B-GOAL: Protect rights of property owners whose properties have been downzoned from R-2 and R-3 to R-1 or R-1A.

ACTION: All downzoned properties become legal non-conforming uses. A new section added to the R-1 and R-1A Zones provides for a Special Exceptions Permit process to allow property owners to request reinstatement of their legal non-conforming status if that status is ever lost for any reason.

C-GOAL: Attract residential developers back to Red Bank for new development and redevelopment.

ACTION: New residential zones that provide more options and diversity of development while still protecting single-family neighborhoods.

ACTION: Reduced minimum lot size standards and setback requirements to make Red Bank competitive with surrounding communities.

D-GOAL: Increase value of and protect single-family residential development.

ACTION: New R-1A Zone that has a 2,000 square foot minimum house size requirement and rezone certain appropriate areas to R-1A as part of Zoning Study. Minimum 1,200 sqft house size for R-1.

ACTION: New screening and landscaping regulations that is required of all multi-family, commercial, office and industrial development under certain conditions.

ACTION: More stringent zoning regulations for apartment development.

ACTION: Special Exception Permit process for all potentially incompatible or controversial uses so there would always be a public hearing required.

E-GOAL: Assure manufactured homes are appropriately located.

ACTION: All zones that permit single-family dwellings incorporate language that specifically excludes manufactured homes.

ACTION: A new R-5 Residential Zone that is the only zone that permits mobile or manufactured homes.

F-GOAL: Assure that certain areas of Dayton Boulevard are protected from incompatible and less desirable commercial uses and encourage new and diverse commercial development for all commercial areas.

ACTION: A new Central Business District (C-2 Zone) that prohibits any commercial use not in keeping with the existing character of the District.

ACTION: Regulations providing for mixed-use development in commercial areas.

G-GOAL: Improve the overall quality and appearance of multi-family, office, commercial and industrial uses.

ACTION: New Design Review standards and process.

ACTION: New landscape and screening requirements.

ACTION: Mixed-use development opportunities for residential and commercial development.

H-GOAL: More compatible transitional uses between commercial and Residential development.

ACTION: New low traffic\low intensity Office Zone (O-1) to serve as buffer.

I-GOAL: Provide for low-intensity, compatible and convenient commercial uses near neighborhoods.

ACTION: New restrictive Neighborhood Commercial Zone.

B. Transportation

A-GOAL: Facilitate smoother traffic flow at potential choke points.

ACTION: Redesign intersection of Dayton Blvd. and Ashland Terrace to allow for easier and safer north bound right turns.

ACTION: Prevent high-intensity, high traffic producing developments from locating in areas where significant traffic increases would negatively impact low density neighborhoods and potentially hazardous intersections.

ACTION: Research pros and cons and overall feasibility of replacing tunnel with open cut.

ACTION: Add crosswalks at every Dayton Blvd. intersection as well as signs indicating that pedestrians have right-of-way.

ACTION: Finish sidewalk on Ashland Terrace.

B-GOAL: Provide road improvements to enhance safety and ease of traffic flow for residential side streets.

ACTION: Widen narrow side streets where necessary and so desired by a majority of the residents on those streets.

C-GOAL: Better pedestrian access to commercial areas along Dayton Boulevard.

ACTION: Expansion of sidewalks along Dayton Boulevard.

ACTION: Build pedestrian bridge over Dayton Boulevard at old middle school property.

D-GOAL: Facilitate bicycle transit.

ACTION: Develop a plan to provide for safer bikeways and better connectivity south into Chattanooga. Determine feasibility of Dayton Blvd. bike lane.

C. Public Beautification and Preservation

A-GOAL: Create more aesthetic and more inviting environment.

ACTION: A new Design Review process that provides for greater consistency, compatibility and beauty for the built environment while protecting, preserving and enhancing the natural environment, particularly old tree growth.

ACTION: Extensive screening and landscaping regulations for new development, redevelopment and change of use, especially for commercial and multi-family areas.

ACTION: Enhance streetscape and lighting efforts along Dayton Boulevard.

ACTION: Create a noticeable and aesthetic gateway to the City, particularly the southern entrance.

D. Recreation

A-GOAL: Preserve and augment existing parks and playgrounds and create new opportunities.

ACTION: Continue to upgrade playground equipment and provide for new recreational opportunities for “active” recreation and enhancing the natural environment of more “passive” recreation through additional plantings and landscaping.

ACTION: Provide connectivity between existing facilities such as a walking trail between Stringers Ridge Park and White Oak Park.

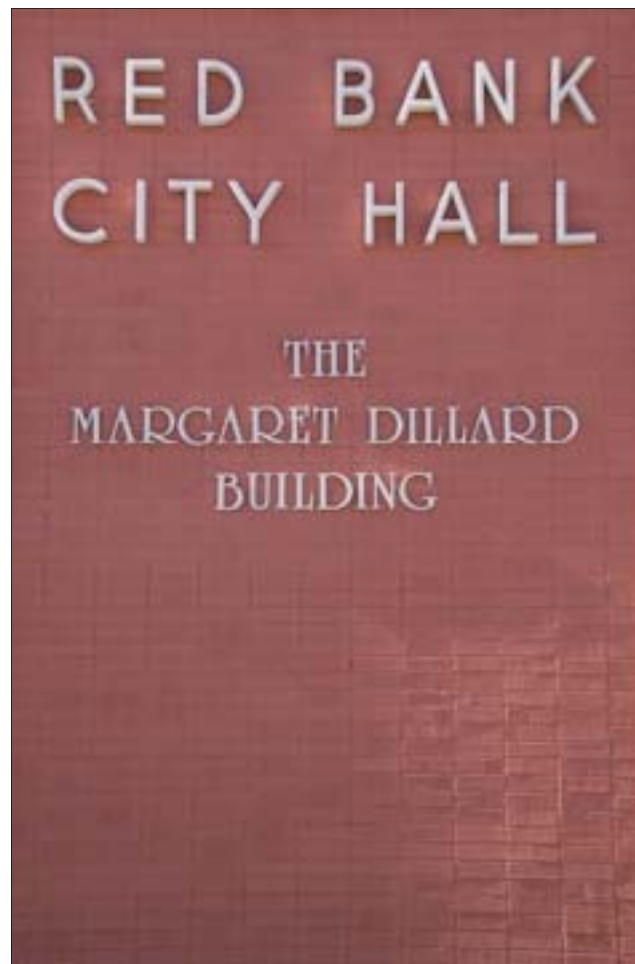
ACTION: Research ways to improve both on and off road routes for bicycles and pedestrians and ways to provide safe use of trails for pedestrians and bicycles.

ACTION: Provide more signage to help people better locate and navigate to recreational facilities, particularly, the more obscured areas.

3.6 Conclusion

Many of the actions listed in the stated goals of this plan actually began when the Red Bank City Commission adopted the new Zoning Ordinance, Zoning Study and Land Use Plan, allowing implementation to begin immediately. Other goals may begin to be realized in the near future whereas others will take time to implement and show results.

“The Red Bank Plan: 2035” and all its components represent a new and attainable vision for the future of Red Bank. But, this plan is dynamic and will continue to evolve as new ideas and concerns come to light. It serves as a guide for all those involved in the decision making process as well as an invaluable source of information for developers and potential residents. It also serves as a means of bringing City Officials, business owners, civic leaders and residents together as they strive to achieve a shared vision of Red Bank.



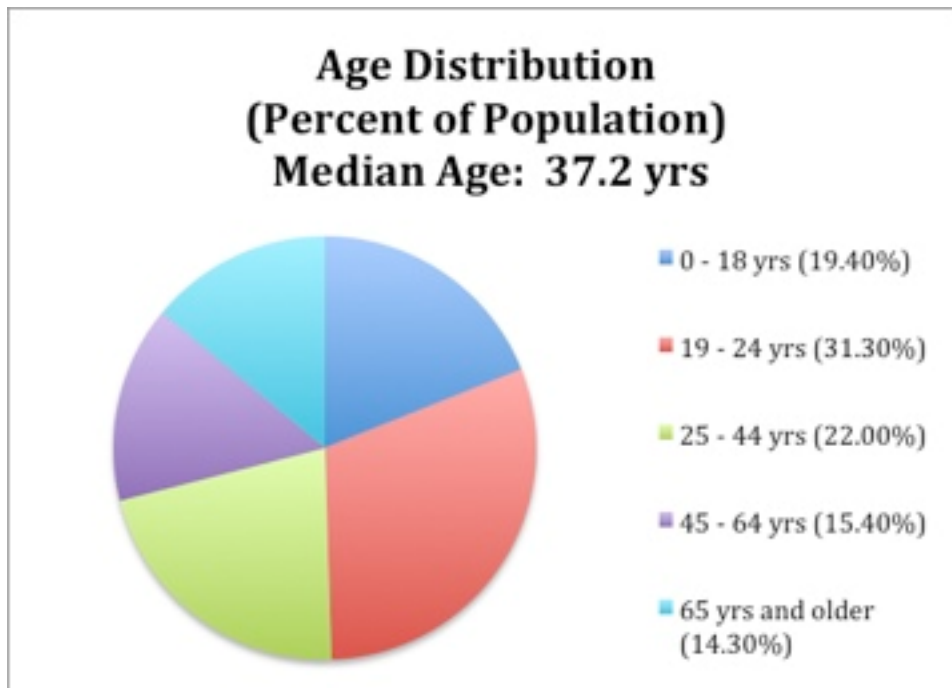
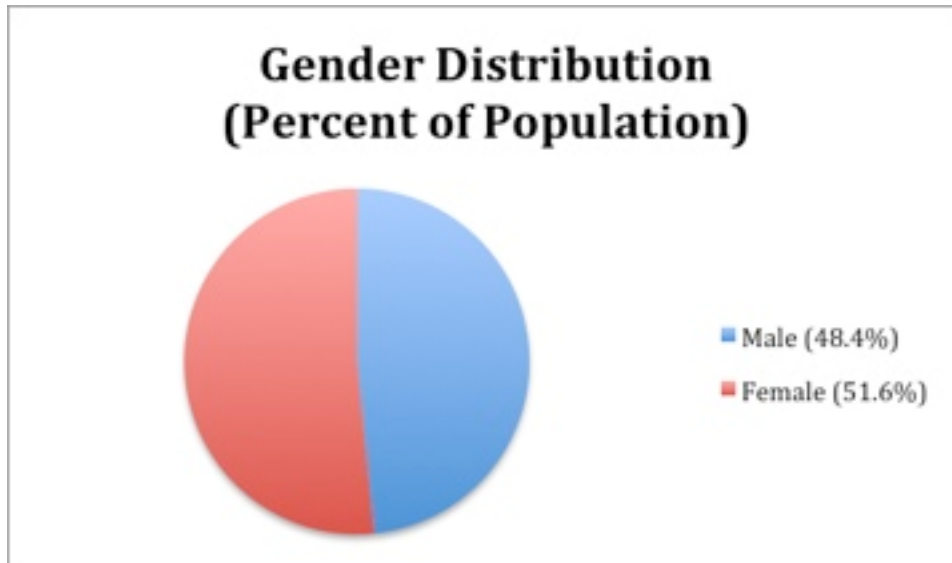
4.0 APPENDICES

4.1 Appendix A: Demographic Information

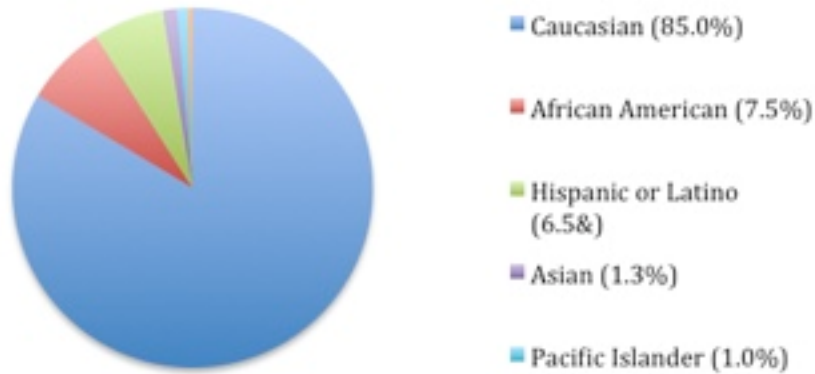
POPULATION

11,653 in 2010

Estimated to be 11,830 for 2013 (most current data)



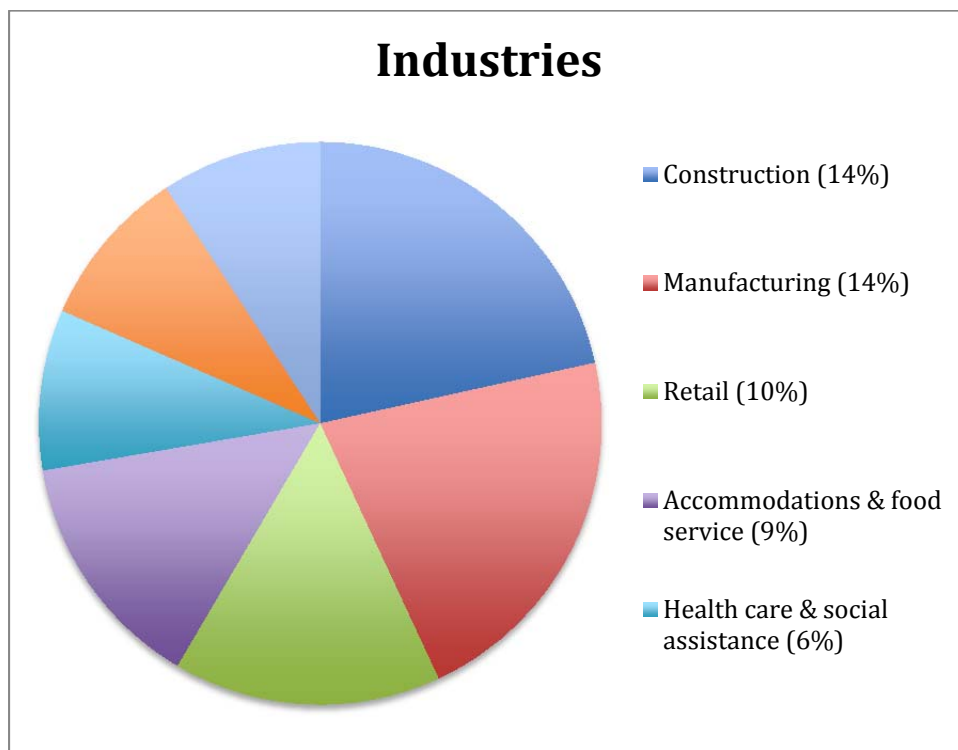
Ethnicity Distribution (Percent of Population)



HOUSING

-# of housing units.....	6,179
-Owner occupied.....	49.6%
-Units in multi-family structures.....	39.8%
-Median value of owner occupied.....	\$120,000
-# persons per household.....	2.26
-Median household income.....	\$35,686
-Persons below poverty level.....	16.6%(17.3% TN)
-Median gross rent.....	\$635.00

INDUSTRIES



MISCELLANEOUS STATISTICS

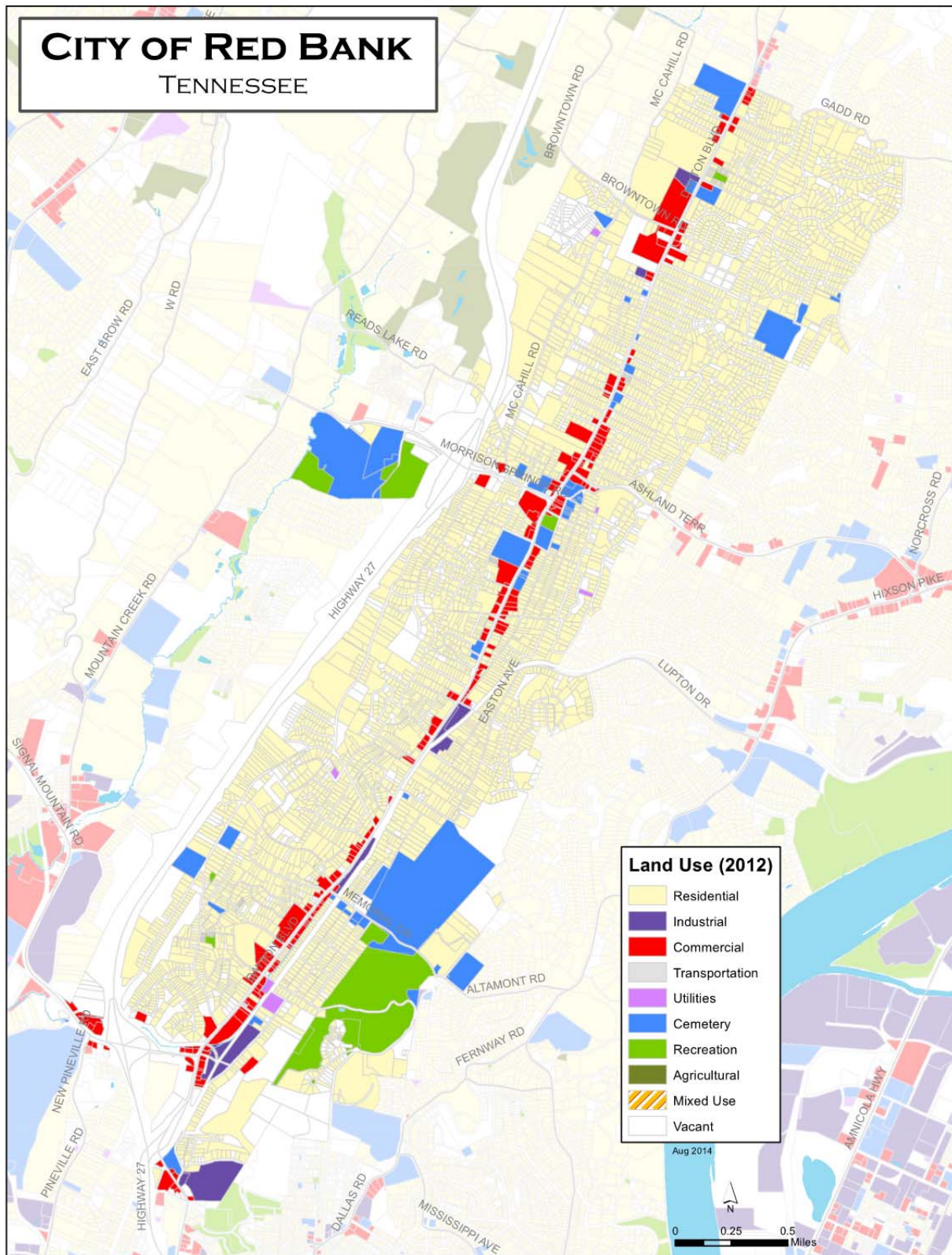
-Foreign born persons.....	9.1%
-Language other than English spoken in home.....	10%
-High school grad. or higher(25 yrs+).....	86.9%
-BA\BS degree or higher(25 yrs+).....	24.8%
-Graduate or professional degree.....	7.7%
-Veterans.....	907
-Mean travel time to work.....	17.5 min.
-Married.....	46.7%
-Widowed.....	6.4%
-Divorced.....	12%
-Never married.....	32.5%

4.2 Appendix B: Zoning Ordinance Changes

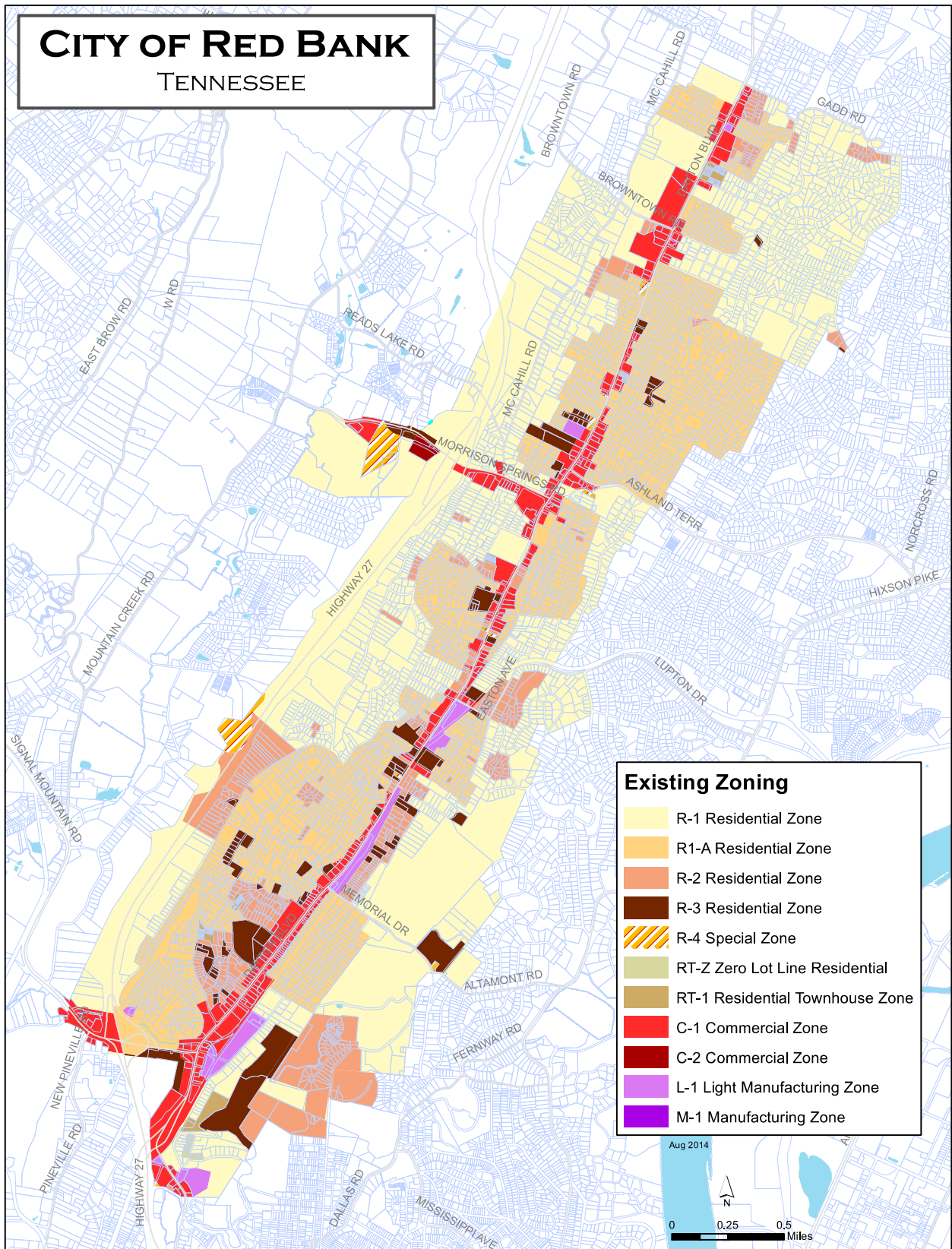
- Incorporating language excluding manufactured homes from all residential zones except the new R-5 Zone
- Access control section prohibiting access through low density residential zones to high density residential, commercial or industrial zones
- New provision requiring landscaping and screening when a non-conforming commercial or industrial use changes type of use
- Deleted section that allows property owners to petition for the rezoning of abutting properties they don't own
- New R-1 Zone with reduced lot size and yard requirements; New minimum lot size is 7,500 square feet; Add minimum house size of 1,200 square feet
- New R-1A Zone with reduced lot size and yard requirements; Minimum lot size now 7,500 square feet; Add minimum house size of 2,000 square feet
- Added section to R-1 and R-1A Zones which provides for a Special Exceptions Permit process for duplexes and multi-family residential structures which have lost their non-conforming use status after having been down-zoned (This protects property owner's right)
- Minor changes to R-2 Zone
- Open Space Option now a separate zone - R-1 Open Space Zone
- New R-3 Zone which allows duplexes and apartments only by Special Exceptions Permit from the City Commission or when part of mixed-use development in which at least half of the land is developed with detached single-family dwellings of at least 2,000 sqft
- Significant changes to R-4 Special Zone including allowing apartments only by Special Exceptions Permit and providing for certain uses such as halfway houses by Special Exceptions Permit
- Amendments to RT-1 and RZ-1 Zones adding screening requirements
- New moderate density R-T\Z Zone designed for greater compatibility with low density developed areas
- New R-5 Zone specifically for manufactured or mobile homes
- New O-1 Office Zone to function primarily as transitional zone between commercial and residential development
- New C-1 Convenience Commercial Zone that allows most commercial uses
- New screening requirements will start with new development or change of use

- New C-2 Commercial Zone, also known as the Central Business District; prohibiting a number of uses not in keeping with the existing developed character of the area. The District is bounded on the South end by Newberry Street and includes frontage properties on both the East and West sides of Dayton Boulevard. The District extends North on the East side of Dayton Boulevard to Woodrow Avenue and on the West side of Dayton Boulevard to a point that is the North property line of 4039 Dayton Boulevard/Tax Map # 1091 E 002 (situated somewhat across from Woodrow Avenue). The Central Business District shall also include all frontage properties on the South side of Morrison Springs Road extending West to U.S. 27 Highway.
- New C-3 Neighborhood Commercial Zone provides for low impact commercial uses which are intended be compatible with and a convenience for nearby residential neighborhoods
- Added an extensive Landscaping and Screening requirements that are required for all zones except low-density residential zones
- Created Special Exceptions Permit requirement for all uses which need to have a public hearing process as opposed to being allowed by right in any zone. Such uses include, but are not limited to drug and alcohol or correctional halfway houses
- Added an extensive process for the review and permitting of Communications Towers
- Several changes to definitions section
- Explanation of state law and requirements for mentally and physically handicapped
- New flood regulations
- New off street parking for commercial and apartment zones
- Special Exception Permit authority given to the Red Bank City Commission

4.3 Appendix C: Existing Land Use Map (2012)



4.4 Appendix D: Existing Zoning Map



4.5 Appendix E: Proposed Zoning Map

