

PROPOSED ZONING ORDINANCE CHANGES 5/10/16

Section 2.01: Revise R-1, R-2, and R-3 Zoning Districts and add R-4.

Question for PC: How should tiny homes be accommodated? By CUP in R-1 or R-2? Limit concentration with an acreage limit (5 or 10 acres, maximum) and minimum separation distance (1,000 feet)? Allow smaller minimum lot size?

Note for NR & A-1 Districts—insert Section x.02 Conditional Uses and move the uses that require a CUP from Permitted Uses to the new section. This will improve the uniformity of presentation of all Zoning Districts. Lot and Yard Regulations will become Section x.03.

Section 4.02: Change setbacks to be the same as residential setbacks.

Section 5: Revise R-1 to exclude attached and low-density multi-family uses as well as other higher-intensity uses. Allow Wireless communication facilities.

Question for PC: Should the Public or semi-public recreational buildings etc. use be removed and placed in the R-2 or R-3 Districts?

The definition should be changed to read: The purpose of this district is to provide for ~~certain~~ low density residential areas ~~the City has now developed primarily with single-family, detached dwellings and where similar development is likely to occur.~~

Keep Manufactured Homes as a permitted use. Keep Section 12.08, Manufactured Home Requirements.

Remove Exception #5—it is a duplication of #4.

Section 6: Revise R-2 to provide for low-density, single- and multi-family development.

Allow Manufactured Homes as a permitted use.

Section 7: Revise R-3 to provide for high-density multi-family and related community uses. Move Manufactured Home Courts to new R-4 District. Add Wireless communication facilities and fix day care uses.

Remove note referring to Chapter 13 of Codified Ordinances. Change note increasing side yards to 10' when building height above grade exceeds 25'. Move manufactured home park notes to new Section 8.

New Section 8: R-4 provides for manufactured home courts and campgrounds/RV Parks.

Remove Manufactured Homes permitted use and change Manufactured Homes In ~~Licensed~~ Manufactured Home Courts. Add 18.01 to Applicable Standards for MHC.

Section 9, CB District:

Remove 18.01 from Applicable Standards for Wireless Communication Facility on existing support structure. Change Telecommunications Tower to Wireless Communication Facility. Separate subsections for Permitted and Conditional Uses.

Section 10, GB District:

Remove 18.01 from Applicable Standards for Wireless Communication Facility on existing support structure. Change Telecommunications Tower to Wireless Communication Facility. Separate subsections for Permitted and Conditional Uses.

Section 11, LI District:

Remove 18.01 from Applicable Standards for Wireless Communication Facility on existing support structure. Change Telecommunications Tower to Wireless Communication Facility. Separate subsections for Permitted and Conditional Uses.

Section 12, HI District:

Remove 18.01 from Applicable Standards for Wireless Communication Facility on existing support structure. Change Telecommunications Tower to Wireless Communication Facility. Separate subsections for Permitted and Conditional Uses.

Section 13, Additional Use Regulations: SECOG is also working on new Additional Use Regulations for Automobile Repair Facilities, Automobile Sales and Rentals, Automobile Service Stations, Automobile Wash Establishments, Campgrounds, Cemeteries, Day Cares, Temporary Farmer's Markets, Fuel Distribution Facilities, Funeral Homes, Kennels, Manufacturing Establishments, and Veterinary Clinics. The revisions approved by the Planning Commission to Fence Regulations have been included.

Question for PC: Are accessory structure size limits appropriate?

Note: add "per parcel" to the 2 accessory structures required requirement.

Question for PC: See the attached proposed Architectural Standards. Are these an adequate replacement for the existing Standards?

The General Landscaping and Buffer Requirements have been revised.

Note: Manufactured Home Requirements should be kept, with changes to C, E, and F. I have not had time to compare the 2 versions of Manufactured Home Court Requirements.

The Off-Street Parking Regulations have been revised.

Temporary Sign Regulations have been added.

Telecommunication Facilities Regulations revisions are being prepared.

Wind Energy Conservation Systems Regulations have been added.

Section 14, Adjustments to Yard Regulations:

Note: Add to 14.04 to address parking pads besides garages.

Question for PC: Should parking pads alongside of garages be allowed to extend to the side property line? Or should they be kept 3' away?

Section 17.05 should be amended to add that a Board of Adjustment decision may be appealed to the City Council and the City Council's decision may be appealed to Circuit Court.

Section 19, CUP's: Revisions have been made to CUP revocation and re-application.

Section 20, Definitions: A number of new definitions have been added and several definitions have been revised.