

Zoning Ordinance Summary Reference For Additional Proposed Changes



Certificate of Completion - Added reference to a new term, certificate of completion. Going along with the proposed changes differentiating between a site work permit and building permit, the introduction of a certificate of completion allows building code regulations to be reviewed separately and a certificate of occupancy to be issued for the building itself. A certificate of completion would be issued once the site complies with all items required through the site work permit application process (**Sections 2.12, 2.3.1, 3.1.14, 3.4.2, 3.12.7, 3.12.11, 3.18.3, 4.6.8**).

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2.1.2	2-2
2.3.1	2-3
3.1.14	3-6
3.4.2	3-9
3.12.7	3-31
3.12.11	3-35
3.18.3	3-54
4.6.8	4-45

Variance Notification Requirements - Our current ordinance only requires that we send letters to adjacent property owners for variance applications. The proposed change would increase the notification requirement in the case of applications requesting relief from a required separation distance. For such applications, notice of public hearings will also be sent by mail to addresses that are located within the separation distance from which the Variance is requested (**Section 3.1.6**).

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3.1.6	3-3

Overlay Development Plan (ODP), Sign Approval Only - Our current ordinance requires approval by the Design Review Board for all exterior improvements (including signage) before the issuance of a permit. The proposed change allows Planning Commission staff to approve sign only applications for properties within within any Urban Growth Overlay District, as long as the proposed signage clearly complies with all requirements of the ordinance (**Sections 3.1.14, 3.19.1 and 3.19.7, 4.9.3**).

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3.1.14	3-7
3.19.1	3-55
3.19.7	3-57
4.9.3	4-104 4-113



Accessory Apartments - Further defined persons allowed to reside in an accessory apartment to include a maximum of one caretaker/caregiver for the sole purpose of providing care to someone residing on the property (**Sections 4.3.4 and 4.4.5**).

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4.3.4	4-5 4-6
4.4.5	4-17

Digital Billboards - Changes to the ordinance originally proposed allowing billboards to incorporate an electronic message display (digital billboards). This proposed change has now been removed, resulting in no proposed changes to this section of the ordinance (**Section 4.6.8**).

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4.6.8	4-67 4-68

Variable Front Yard Setback - The current ordinance allows an average front yard setback to be utilized for property where the majority of the existing development on the same block face is set back less than the required setback. The setback may be the average of the block face or 10 feet, whichever is greater. Changes propose removing this portion of the provision to allow the setback to be the average even if it is less than 10 feet. The option to utilize the variable front yard setback is proposed to be added for Industrial zones. The terms Block and Block Face were also added as new definitions in Article 8 (**Sections 4.4.5, 4.5.4, 4.6.8, 4.7.3 and 8.2**).

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4.4.5	4-11
4.5.4	4-31
4.6.8	4-40
4.7.3	4-78
8.2	8-4

Retail with Drive-Thru or Pickup Window - The current ordinance requires a Conditional Use Permit (CUP) for restaurants and other retail uses with a drive-thru or pickup window in the GB (General Business) zone. The current ordinance also requires certain separation distances for these types of uses when located within a specific proximity to a residential property. Requiring a CUP in conjunction with the separation distance is somewhat redundant and original changes proposed to allow these types of uses by right in the GB zone. The proposed change was incorporated for restaurants, but was overlooked for general retail uses. Latest changes to the ordinance also propose to allow general retail uses utilizing a drive-thru or pickup window to be a permitted use by right in the GB zone (**Section 5.1**).

Article & Section	Page
5.1	5-4



Vehicle Repair - The current ordinance classifies vehicle repair into different types (light, medium and heavy) for the purposes of determining the most appropriate zoning district for such use. The current ordinance does not define the terms light, medium and heavy making it sometimes difficult to determine the type of vehicle being repaired and whether or not such repair takes place in an appropriate zoning district. Proposed changes to the ordinance better define the different types of vehicles based on classifications adopted by the Federal Highway Administration (FHWA). After further review, staff has noted that the proposed vehicle classification changes were overlooked in portions of Article 5. Additional proposed changes clarify the different vehicle types in the use chart and clearly define the types of vehicles in other portions of the ordinance (**Sections 5.1 and 5.2.4**).

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5.1	5-4
5.2.4	5-33
	5-34
	5-38
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Active Outdoor Recreation and Entertainment - Proposed changes to the ordinance involve the addition of a 250 open space buffer requirement for active outdoor recreation and entertainment facilities. Further changes clarify that this separation distance is only required when adjacent to an incompatible use (**Section 5.2.4**).

Article & Section	Page
5.2.4	5-30