

Long Range Planning Committee Proposed Updates Q3

Zoning Code

Where **red** denotes a change and a ~~strikethrough~~ denotes a removal

Article 6.1.5 (1) (a) ii

Vehicle storage areas are not required to be paved, however, they shall meet the screening requirement outlined in Article ~~5~~ **6.1.7 (2) (2)** and shall have six-inches of compacted gravel maintained in such a manner as to provide a mud-free and dustless surface or meet the hard surface material requirement above.

Article 7.8 (7) (B) (i) (a) Monument sign dimensions

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(a) Sign area (max per sign):

1. One tenant: 48 square feet.
2. Two to three tenants: 72 square feet.
3. Four to five tenants: 84 square feet.
4. Six or more tenants: 108 square feet.

(b) Height (max): eight feet for one to three tenants, 12 feet for four or more tenants.

(c) Planning staff has the authority to approve up to a 10% variation from the maximum square footage requirements and up to a 15% increase in the maximum height requirements outlined in this section, provided the applicant demonstrates a clear and reasonable justification for the requested flexibility.

Article 7.8 (2) Conforming Billboards

C. Number of signs.

(i) More than one billboard sign structure may be placed on a property; however, the signs shall be placed no less than 1,000 linear feet from **any** other billboard sign structures.

This is the only section of code where the 1,000 linear feet is mentioned. I believe the intent was that there shall be 1,000 linear feet between billboards whether or not they are on the same property.

Article 12.2 Definitions

Restaurant. A business establishment whose principal business is the selling of unpackaged food **or beverages** to the customer in a ready-to-consume state, in

individual servings, or in non-disposable containers, and where the customer consumes these foods or beverages primarily while seated at tables or counters located within the building.

Revised to include bars

School, Business. Any educational facility—when not public, private, and not under the sponsorship of a religious organization—primarily serving as an enterprise offering instruction on a variety of non-industrial skills, including but not limited to: accounting, the arts and sciences, health and beauty services, office and business skills, real estate, technology, and other similar curriculums.

Article 14 Area Requirements Table for Duplexes

Zoning Category	R2 Walkable Neighborhood Zoning	WN Walkable Neighborhood Zoning	R3 Medium/High Density Residential
Residential Density	Maximum 12-18 units/acre	Maximum 18 units/acre	Maximum 24 units/acre
Minimum Lot Size			
Single Family Detached	5,000 sf	3,000 sf	3,000 sf
Two Family Units	8,000 5,500 sf (4,000 2,750 sf/dwelling unit)	6,000 5,000 sf (3,000 2,500 sf/dwelling unit)	6,000 5,000 sf (3,000 2,500 sf/dwelling unit)
Three-Four Family Units	2,500 sf/dwelling unit	2,125 sf/dwelling unit	2,125 sf/dwelling unit
Townhomes (single-family attached)	Maximum of five attached 3,500 2,500 sf/dwelling unit 2,000 1,500 sf/dwelling unit Interior lot	Maximum of ten attached 2,500 2,000 sf/dwelling unit exterior lot 1,000 sf/dwelling unit interior lot	Maximum of ten attached 2,500 2,000 sf/dwelling unit exterior lot 1,000 sf/dwelling unit interior lot
Zero Lot Line	3,500 sf	2,500 sf/dwelling unit exterior lot	2,500 sf/dwelling
Five Family Units and Greater	Up to 12 units/acre	1,000 sf/dwelling unit interior lot	Up to 24 units/acre
Nonresidential or Mixed-use allowable within the zone	6,000 sf	3,000 sf	5,000 sf

Article 15 Table of Permitted Uses

USE CATEGORY	SPECIFIC USE	RE	R1	R2S	R2	WN	R3	R4	RO	MU1	CHZ	DCZ	PCZ	C1	C1B	C2	C3	C4	C5	M1	M2	A1	CNS	

Education al Facilities	Child Care Center	SP -	SP -	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P	P	P	-	-	SP	-	
	Day Care Family Homes	SP	SP	P	P	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
	School, Nursery or Child Care Center	-	-	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	
	School, Public, Private or Parochial	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	P	-	-	-	-	