

Consolidated Draft Changes

Page	Citation	Change	Comment
1-1	1.2.2	Added Property Rights purpose statement	Requested by Policy Committee. Will be part of consideration for Variances, Special Use Permit and other requests.
1-6	1.11.2	Added Savings provisions (was formerly "Violations Continue")	Requested by PC/BZA Attorney. Will remove "Town of Avon"
1-7	1.13 & 1.14	Added Repealer and Effective Date	Requested by PC/BZA Attorney.
2-2	2.4.1	Added reference to Advisory BZA	Requested by PC/BZA Attorney.
3-3	3.1.4.B.2	Added provision that conflicting submittals stop review	
3-5	3.1.7	Added referral of Text Amendment back to PC if BCC approves with amendments	In compliance with State statutes
3-5, 3-6	3.1.8	Modified reasons to revoke an approval	
3-6	3.1.10	Modified Admin Approval of an amended site plan	Allows shift in buildings toward or away from an abutting street.
3-7	3.1.11	Modified PUD without site plan	Allows single-family dwelling on a PUD property without an approved site plan.
3-10	3.2.2.D	Added provisions for text amendments related to flood plains in Towns	In compliance with State statutes
3-13	3.4.1.D	Changed 2 years to 7 years	Requested by PC/BZA Attorney.
3-17	3.4.3.C		In compliance with State statutes.
3-31, 3-32	3.5.9	Inserted adopted As-Built provisions for nonresidential DPUDs	Adopted by BCC October 2013
3-39	3.7.1	Modified Use Variance applicability statement	Clarifies that any Variance related to something you cannot measure physically (with something like a tape measure or measuring wheel) is a Use Variance
3-41	3.8.1	Modified Developmental Variance applicability statement	Inverse of previous
3-43	3.8.4	Modified and explained construction in flood plain related to Variance	
3-47	3.11.1	Removed ILP requirement for new paved parking	Requested by Policy Committee
3-52	3.12.1	Temp Use Permit required after 9 days	Requested by Policy Committee
3-58	3.15.4	As-Built for Certain DPUDs	Refers to newly adopted As-Built provisions

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3-59	3.16.2	Initiation of Appeal changed from 14 to 10 days	Requested by PC/BZA Attorney. In compliance with State statutes.
4-1	4.1.1	Added County Road 17 Overlay district	Staff is working on a CR 17 Plan and this overlay is needed to implement some of the policies of the plan
4-2	4.1.2	Modified Official Zoning Map provisions	Requested by PC/BZA Attorney. Edited since digital zoning map cannot be considered the official map.
4-3	4.1.4	Modified Disannexed or Vacant Areas	Word smithing
4-6	4.2.12 & 13	Deleted road type adjacency provisions from E-1 and E-2 purpose statements	Requested by Policy Committee
4-7	4.2.14	Modified Town Residential Overlay district purpose statement	Word smithing
4-8	4.2.17 & 18	Modified A-4 and A-5 district purpose statement	Word smithing
4-11	4.3.2.A	Modified Lot Area Measurement	Word smithing
4-12	4.3.5	Modified 3 to 1	Based on research of approved 3 to 1 Variances, modified to 10 to 1. Average approval was 13 to 1. After further discussions, will modify to 7 to 1.
		Removed ability of Plan Commission to approve lots that exceed 3 to 1 via Major Plat	This is not in the PC's authority.
4-13	4.3.7.B.1	Modified Setback Measurement	Word smithing
4-14	4.3.7.B.2 & 3	Modified Front and Side Setback Measurement	Setback measured from foundation rather than nearest projecting point. Requested by Policy Committee.
	4.3.7.C.1	Modified Encroachments Allowed into Setbacks	Word smithing
4-15	4.3.7.C.1.e	Modified encroachment by outdoor dining	Requested by Policy Committee.
	4.3.7.C.2.a	Modified setback averaging	Will add "300-foot span".
	4.3.7.C.2.b	Modified Platted Setbacks	In platted setback vs Z.O. setback, greater setback controls.
4-16	4.3.7.C.2.c	Modified residential additions within setbacks	Word smithing
4-17	4.3.7.C.2.d	Modified Major Road designation	Added Old U.S. 33 and Old U.S. 20. Extended CR 17 down to CR 40.
4-18	4.3.7.C.4	Modified exception for rear setbacks	Word smithing
	4.3.7.C.5	Removed exception for corner lots	Removed originally proposed

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			decrease in side (corner) setbacks for corner lots. Requested by Policy Committee.
4-19	4.3.7.C.7.b	Modified exception for Cul-de-Sac Lots	35' setback from front property line for cul-de-sac lots. Requested by Policy Committee.
	4.3.8.B	Modified Lot Coverage Bonus for green practices	Added LEED and NAHB adopted criteria. Will modify in future so that things that don't take up much lot area (e.g., wind tower bases) still generate a bonus.
	4.3.9.A	Modified Measurement of Ground Floor Area	Word smithing
4-19	4.3.10.A.1	Modified Measurement of Height	Measured from highest established curb elevation.
4-24	4.4.3	Modified Housing Types	Changed "traditional dwelling" to "cottage"
4-25			Added "or Complex" to "Multiple Family Dwelling"
5-1	5.1.2	Modified Prohibited Uses	Made it more clear the prohibited uses are still eligible for Use Variances
	5.1.3	Modified Use Table Legend	Word smithing
	5.1.4	Modified explanation of use table	Word smithing
5-3 thru 5-7	5.1.4	Modified Use Table	Misc. Generally, A-1 is less agricultural. M-1 and M-2 are less Industrial.
5-6 thru 5-22	5.2.2 thru 5.2.6	Modified Use Categories	Misc.
5-36	5.3.1	Modified Traditional Dwelling standards	Porch cannot be enclosed. Public wastewater or other approved system. Survey required for ILP.
5-36, 5-37	5.3.2	Modified Zero Lot Line standards	Clarified setback when adjacent to conventional single-family dwelling. Public wastewater or other approved system. Survey required for ILP. Eaves prohibited on ZLL side.
5-37	5.3.3	Modified Single-Family Attached standards	Public wastewater or other approved system. Survey required for ILP.

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5-37 thru 5-41	5.3.4	Modified Mobile and Manufactured Home standards	Distinguished between mobile homes (pre-1976, not up to HUD code) and manufactured homes. Distinguished between double-wide and single-wide manufactured homes.
5-41	5.3.5	Added Multiple-Family Dwelling standards	Prior to initial ILP for complex, plan for entire complex must be submitted.
	5.3.8	Modified Medical Facilities	Distinguish between maximum floor area in R-4 vs. A-1. Policy Committee wanted medical facilities allowed subject to limitations in A-1.
	5.3.10	Modified Tattoo Parlor standards	Allow to parks or Residential Uses. Requested by Policy Committee.
5-43	5.3.12	Added TV or Radio Studio standards	Allowed in R-4, B-1 and B-2 without telecom towers. Requested by Policy Committee.
5-44	5.3.17	Added Fireworks Sales standards	Building must have sprinkler. 100-foot separation from residential, fuel sales, bulk fuel storage.
5-47	5.3.27	Added Recycling Facilities	Placeholder for minimum lot size. Submittals to be presented when applying for Special Use Permit.
5-55	5.5.1	Modified General Standards for accessory uses and structures	Word smithing
5-56	5.5.2	Modified Setbacks for accessory uses and structures	Word smithing
5-57	5.5.3	Modified Accessory Dwelling Unit standards	No accessory dwelling units in R districts. 1,200 square feet total of living area and attached storage. Requested by Policy Committee.
5-58	5.5.4	Modified B&B Homestay standards	Allowed in A-1. Requested by Policy Committee.
5-58	5.5.5	Removed residential shooting range standards	Sherriff's responsibility now.
5-59, 5-60	5.5.7	Modified Home Workshop / Business standards	Allowance for 3 employees for larger home workshops removed. SUP instead of Use Variance for more than 2. Commercial vehicles prohibited. In A-1, properties over 3 acres can have home business and personal storage at 200% of residential floor area.

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5-60	5.5.8	Modified Personal Storage standards	In A-1, properties over 3 acres can have personal storage at 200% of residential floor area.
5-61	5.5.10	Modified Bus Parking standards	Bus has to be used for school. Dwelling can screen bus. Parking of bus must be behind front plane of dwelling. No backing into public ROW.
5-62	5.5.11.B	Modified Wall- or Ground-Mounted Solar Arrays	Wall-mounted requires SUP no matter what. Ground-mounted greater than 850 sq ft and on less than 3 acres requires SUP. Ground-mounted less than 850 sq ft on greater than 3 acres does not require SUP if 100' setback provided. What about less than 850 on less than 3 acres? What about greater than 850 on greater than 3 acres?
5-63	5.6.2	Modified Temp Use Standards general standards	Word smithing
5-64	5.6.3.B	Modified Concrete Batch Plant standards	SUP (rather than Use Variance) required if can't meet temp use standards
	5.6.3.C	Modified Emergency Dwelling standards	Zoning Admin can extend permit past 180 days.
	5.6.3.C	Modified Tent Revival standards	Twice every calendar year (similar to portable signs)

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