

# *What BUILDERS, SURVEYORS, & ENGINEERS Need to Know About the Draft Zoning Ordinance*

**Project Goal:** To adopt a new Zoning Ordinance with simple language, graphic representations of rules, updated terms and concepts, a user-friendly format for easier reading, and more predictable, streamlined development review for property owners and staff. Changes in content are minimal; instead the draft Ordinance gives citizens more options for developing their property while protecting the property rights of neighbors.

- ☞ 20,000 square feet continues to be the minimum lot size for the A-1 zoning district on septic systems.
- ☞ The vast majority of developmental standards (setbacks, heights, etc.) remain unchanged from the current Zoning Ordinance.
- ☞ Generally, more uses are allowed by right subject to limitations, such as square footage standards or buffering, as opposed to requiring a Special Use Permit no matter what the zoning district is.
- ☞ The 3 to 1 depth to width ratio requirement is proposed to be changed to 7 to 1, thus making more lots buildable without the need for a Developmental Variance.
- ☞ Setbacks are proposed to be measured from the property line to the foundation of the building, rather than the nearest project, such as an eave.
- ☞ Eaves and other elements such as bay windows, chimneys, unenclosed porches and outdoor dining are allowed to partially encroach into required setbacks.
- ☞ E-1, E-2 and E-3 have been proposed to be combined into a single zoning district, which no longer requires a mandatory Detailed Planned Unit Development (DPUD) submittal. Review of the site plan will take place at the staff or Plan Commission level.
- ☞ E-3 has modest building exterior requirements, since it is no longer an open-ended DPUD process.
- ☞ A variety of alternative single-family housing types (such as zero lot line, cottage, and single-family attached) are proposed to be allowed by right, with standards, rather than requiring a DPUD.
- ☞ Cluster subdivisions are proposed to be allowed by right, rather than requiring a DPUD. Densities of the R-1 zoning district would be allowed in the A-1 district without a rezoning needed, provided public open space is set aside in perpetuity. The property must be served by public sewer.
- ☞ DPUDs last for 7 years without expiring, rather than 2 years, in accordance with state law.
- ☞ Better guidance is proposed as to when an amendment to a site plan for a DPUD, Special Use Permit, or Variance can be approved by staff.
- ☞ Flood Protection Standards are proposed to have minimal changes.
- ☞ Construction of new homes in soils that are likely to flood may require special permission or proof that flooding will not occur prior to construction. Staff and Policy Committee are currently working on this concept.