



## ***What REAL ESTATE AGENTS 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 .
  
- ☞ Commercial Real Estate Signs and Residential are differentiated in size with the maximum size for residential being 6 square feet instead of 12 and maximum for nonresidential being 32 square feet instead of 12.
  
- ☞ The R-4 zoning district is now truly mixed use in that several small scale nonresidential uses are permitted within it, subject to setback, floor area, and sign standards.
  
- ☞ 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.