



What HOMEOWNERS 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.

- ☞ The vast majority of developmental standards (setbacks, heights, etc.) remain unchanged from the current Zoning Ordinance.

- ☞ Three acres continues to be the minimum lot size to allow agricultural animals without a Special Use Permit.

- ☞ On properties of 3 acres or more, accessory personal storage (sheds, pole barns, etc.) is now proposed to be allowed at 200% of the square footage of the residence, rather than being required to be equal to or less than the house's square footage.

- ☞ Instead of requiring a Special Use Permit, solar panels are permitted by right on roofs. Freestanding solar panels are allowed by right on properties of 3 acres or more and with a 100' setback from any property line.

- ☞ Minor encroachments into required setbacks can be approved administratively, rather than being required to go to the Board of Zoning Appeals.

- ☞ More intense uses that abut a residence are proposed to be required to provide a buffer in the form of a combination of: berming, tree and shrub plantings, fences, and walls.