

## POTENTIAL ZONING ORDINANCE TEXT AMENDMENTS

<i>Topic</i>	<i>Priority</i>	<i>Sections</i>	<i>Issue</i>	<i>Potential Solution</i>
Ag District, Landscape Contractors	1	1-19-5.310 1-19-8.331	Landscape Contractor was added to the Ag zoning district as a SE. Difficulty meeting 1-19-8.331(G) requirement of public road, paved width of 20', at least collector designation; or be within ½ mile of an arterial designated roadway.	Review SE criteria. Evaluate creation of small scale or limited Landscape Contractor with possible parameters on number of employees, amount or type of truck traffic, and outside storage. Consider permitting limited landscape contractor through PS.
Ag District, Private and/or Municipal Parks	1	1-19-5.310 1-19-10.1000	The zoning ordinance permits indoor sports recreation facility and outdoor sports recreation facility land uses which may not sufficiently provide for municipal or private park development, or may require floating zone review and approval.	Review Use Table and Open Space Recreation floating zone to provide for municipal or private park development.
VC District, Duplex and Two-family units	1	1-19-5.310 1-19-7.500	Duplex and Two-family residential units are permitted through PS in VC zone while in residential zones it is permitted through P (subject to design regulation).	Amend 1-19-5.310 to permit Duplex and Two-family residential units through P in VC zone including staff review of overlay standards.
VC District, Setbacks	1	1-19-7.500(B)(3)	Calculating setbacks based on average setbacks of structures on facing and adjacent lots, has resulted in some instances of excessive setbacks.	Evaluate whether existing text should be amended to permit the Zoning Administrator to modify VC setback requirements in certain circumstances.
VC District, Concept Plan Procedures	1	1-19-7.500(D)	Review of VC concept plan by FCPC or Staff requires associated fee and plan submission.	Evaluate whether to remove the term 'plan' from existing text to provide flexibility in submission materials and permit 'concept review' at no charge possibly in combination with pre-application meeting.
Site Plans, FCPC Review Required	1	1-19-2.160(A) 1-19-3.300 1-19-3.300.1	Authority provided to FCPC to review site development plans causes confusion with authority provided to Staff as authorized representative. This affects the intent to allow staff level review at the Type II and III levels.	CREATE POLICY AND PROCEDURE – this could eliminate need for any text changes. Confer with County Attorney regarding any necessary text changes.

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Site Plans, Site Plan Term	1	1-19-2.160(A), 1-19-3.210, 1-19-3.220, 1-19-3.330- 1-19-3.300.4, 1-19-5.310	Existing text reference to “site development plan” throughout the zoning ordinance causes confusion within the site plan review process Type I, II and III.	CREATE POLICY AND PROCEDURE regarding the term – this could eliminate need for any text changes. Confer with County Attorney regarding any necessary text changes.
Site Plans, Minor Modification to Building Footprint	1	1-19-3.300.1(A)(2)(c); (A)(3)(b)	Minor modification to resiting or relocation of building beyond existing text requires an FCPC site plan. Current text allows between 201 sq. ft. to 2,000 sq. ft.; not more than 200 sq. ft.	Delete existing text, review and evaluate need for creation of alternate modification criteria.
Site Plans, Minor Expansion to Existing Building	1	1-19-3.300.1(A)(2)(c)	Expansion modification restricted to 2,000 sq. ft. or 10%, whichever is less. For large structures (i.e. 100,000 sq. ft.) this requirement may restrict expansion.	Delete existing text, review and evaluate need for creation of alternate modification criteria.
Site Plans, Type III	1	1-19-3.300.1(A)(3)	Confusion regarding development subject to the Type III process and whether a site plan per 1-19-3.300.3 is required.	CREATE POLICY AND PROCEDURE – regarding the process and requirements – this could eliminate need for any text changes. Create procedures for Type III reviews. Confer with County Attorney regarding any necessary text changes.
Site Plans, Change in Use	1	1-19-3.300.1(A)(3)	Confusion regarding requirements for a change of use as part of the Type III process and whether a site plan per 1-19-3.300.3 is required.	CREATE POLICY AND PROCEDURE – regarding change of use process and requirements – this could eliminate need for any text changes. Create procedures for Type III reviews. Confer with County Attorney regarding any necessary text changes.
Commercial and Industrial Zones, Multiple Structures	1	1-19-4.500(B) 1-19-10.300	Zoning ordinance currently permits only 1 principal structure and customary accessory structures on any single lot in commercial or industrial zoning districts.	Review and evaluate whether to amend the Planned Industrial/Commercial Development Standards to apply to multiple structures on a single lot/permit same use structures.
Signs, Variable/Electronic Messaging	1	1-19-6.320	Zoning ordinance does not currently address this type of sign, although receiving requests for message boards.	Review sign section to incorporate electronic message signs.

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LI/GI, Industrial Standards	1	1-19-7.610	The current code restricts storage capacity of liquids: LI – 60,000 gal. and GI – 120,000 gal.	Review and evaluate industrial district performance standards. On-site use versus distribution center, flammable versus combustible.
Ag District, Ag Uses – Text Amendment	2	1-19-5.310	Concerns have been raised regarding uses removed from the Ag zoning district.	Review Use Table and evaluate changes.
I/OSR Floating Zones	2	1-19-10.900 1-19-10.1000	Recent discussions included evaluation of whether uses permitted solely through I/OSR floating zones are acceptable uses within the zoning districts where previously permitted and should not require floating zone approval.	Review and evaluate whether those uses permitted by I/OSR floating zones should be permitted through another approval process.
VC District, Maximum Footprint	2	1-19-7.500(C)(4)(d)	VC design standards limit commercial buildings to a maximum footprint of 5,000 sq. ft. in non-growth areas; Planning Commission (FCPC) may grant increase up to 8,000 sq. ft. footprint in growth areas.	Evaluate VC zoning district boundaries in certain growth areas and consider rezoning properties, or evaluate whether to permit FCPC to grant a larger footprint than 8,000 sq. ft. in certain circumstances in growth areas.
Signs, Farms and Roadside Stands	2	1-19-6.320	Permitted signage is insufficient.	Review and evaluate sign section to permit increased signage.
Signs, Church Use vs. Zoning Dist.	2	1-19-6.320	Church in GC zone is allowed less signage than a commercial use.	Review and evaluate sign section to permit equal signage in GC zone regardless of use.
Signs, Corner Lots	2	1-19-6.320	Zoning ordinance currently restricts signage on multiple sides of building, facing two or more streets.	Review and evaluate sign section to permit more building signage on corner lots.
'SE' Special Exception Uses	2	1-19-5.310 1-19-8.300- 1-19-8.490	Several special exception uses could be processed administratively by zoning certificate (temporary trailers and accessory apartments) or by a site plan 'PS' (vet clinics in GC zone and auto services in LI zone).	Review and evaluate uses and whether they should be processed differently.

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GC/LI District, Outdoor Storage	2	1-19-7.510(E) 1-19-7.600(D)	Zoning ordinance currently requires that storage of equipment, materials, or products in the GC and LI Districts shall be conducted within completely enclosed buildings or outdoors only when completely screened by a wall, opaque fence, or planting.	Review and evaluate opportunities to provide flexibility in requirements for storing material outdoors.
Variances and Setback/Design Modifications	2	1-19-6.110 1-19-6.120 1-19-6.130 1-19-6.140 1-19-6.150 1-19-6.160	Increase flexibility in existing language to provide for requests to modify a standard which has minimal to no effect to surrounding properties but requires a variance.	Review and evaluate existing text to provide clearer language and opportunities for additional staff level allowances.
Ag District, Public/Private Schools	3	1-19-5.310 1-19-5.310(B) 1-19-8.480 1-19-10.900	Public and Private Schools are not permitted within the Ag zone. The uses were removed as permitted within the district due to concerns with well and septic development, location outside of priority funding areas, and commercial development within the Ag zone.	Evaluate re-establishing public and private schools as permitted uses within the Ag zone. If re-established, identify solutions to permit Public/Private Schools through PS or SE with certain conditions.
Ag District, Cluster Rights	3	1-19-7.300(B) and (C)	Ag clustering option is separate from 3 lots and remainder text within zoning ordinance. Should the clustering and subdivision text be combined, remain within the zoning ordinance, and/or move to the subdivision ordinance.	Coordinate with subdivision ordinance rewrite to remove much of this language from zoning ordinance. Review purpose and intent of clustering option and possibly combine 1-19-7.300(B) and (C) text.
Ag District, Farm Lots	3	Deleted section 1-16-5(D) from <i>Subdivision Ordinance</i>	Regulations permitting Farm Lots were deleted from the Subdivision Ordinance in 2007. The Farm Lot provisions were deleted due to use of Farm Lots as estate lots and not for farming, and exemption from Forest Resource Ordinance, road improvements, road adequacy standards, septic percolation testing, and well drilling.	Evaluate re-establishing provisions permitting the creation of Farm Lots. Review deleted text and stated concerns in conjunction with subdivision ordinance rewrite.

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RC District, RC Uses – Text Amendment	3	1-19-5.310	Concerns have been raised regarding uses removed from the RC zoning district.	Review Use Table and evaluate changes.
RC District, Minimum Lot Size	3	1-19-6.100	Minimum lot size was increased from 5 acres to 10 acres. Request to return to 5 acres.	Evaluate returning the minimum lot size to 5 acres.
Residential Properties, Accessory Uses (domestic animals)	3	1-19-8.240(A)(2)(a)	Recent discussion of reducing the number of permitted domestic animals. Existing text limits the number of permitted domestic animals to 9, Farm parcels are exempt.	Review and evaluate existing requirements for potential reduction in the number of permitted animals. Amend text to provide consistency in terms ((A)(2)(a) ‘Domestic animals’ and (A)(2)(b) ‘Farm animals’)
Residential Properties, Accessory Uses (3 acre req.)	3	1-19-8.240(A)(2)(b)	Recent discussions of reducing the minimum 3 acre requirement for keeping farm animals in residential districts. The issue was discussed in relation to beekeeping and 4H projects where properties are less than 3 acres.	Review and evaluate existing requirements for potential reduction in the minimum acreage requirement. Evaluate whether 4H projects could be permitted as a temporary activity with no more than 3 animals on properties less than 3 acres while meeting setback requirements.
Site Plans, Parking, Loading, and Lighting	3	1-19-6.210 1-19-6.220 1-19-6.400	Clarification may be needed regarding the extent to which an existing site must conform to the Parking, Loading, and Lighting requirements.	CREATE POLICY AND PROCEDURE – this could eliminate need for any text changes. Review and evaluate sections and whether staff should be given more allowance to grant modifications. Confer with County Attorney regarding any necessary text changes.
Flooding Soils	3	1-19-9.110	The NRCS soil mapping process can be burdensome and expensive for applicants and testing has often resulted in notification that the development area does not contain flooding soils.	Review and evaluate existing zoning ordinance requirements to consider alternatives that would achieve the intent of existing text, without the applicant burden and expense.
Farm Vehicle Storage	4		Zoning ordinance currently restricts vehicle storage in the Ag zone	Review and evaluate the creation of Farm Vehicle Storage as a permitted accessory use to a Farm in the Ag zone.
RC District, Limited Mortuary Services	4		The zoning ordinance does not currently address limited mortuary services as a home occupation in the RC District.	Review and evaluate home occupation standards and whether to permit limited mortuary services within the RC District.

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