



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: City of Dexter City Council and Planning Commission
Michelle Aniol, Community Development Manager


FROM: Megan A. Masson-Minock, AICP

DATE: August 27, 2020

RE: Diagnostic Review of Zoning and Subdivision Ordinances

Please find attached a thorough review and analysis of the existing City of Dexter Zoning Ordinance and Subdivision Control Ordinance by CWA. All sections of these ordinances have been reviewed to identify where updates, changes and improvements are needed.

Should you have any questions please do not hesitate to contact me.


CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Planner

Overall Summary

Diagnostic Review of Zoning and Subdivision Ordinances

Ordinance	Section	Analysis	
Zoning Ordinance	Article 2 - Definitions	A draft update was done in 2016 but not adopted. That update will need to be revised in terms of sign definitions, to comply with the U.S. Supreme Court case Reed vs. Sullivan, and the definition of a family. Graphics need to be included and updated. Form-based definitions will be added.	
	Article 3 – General Provisions		
	Section 3.02: Accessory Structures	Include specific regulations for accessory buildings in non-residential districts and/or non-residential uses in residential zones. Update to address accessory structures in commercial or industrial districts, such as clothing bins or solar arrays. Consider adding accessory dwelling unit regulations.	
	Section 3.04: Single Family Dwelling Design Standards	Consider adding requirement for front door to face the street and for a porch or stoop in areas planned for Village Residential.	
	Section 3.06: Temporary Structures and Uses	Consider removing provision for mobile home on site as a dwelling unit during home construction. Needs standards regarding electrical hook ups and connection to sanitary sewer and/or water; including for construction trailers. Update procedures for temporary use of land and structures for special events to give more guidance and be consistent with the provisions/standards in Chapter 34, Article II, Division 2, Peddlers, solicitors, and transient merchants, in the City’s General Code or update both. With update to the temporary use definition, clearly define what temporary uses can be approved by staff. Incorporate any lessons learned from temporary event permits in summer of 2020.	
	Section 3.08: Yard and Bulk Regulations	Move sub-section 3, Clear Vision Areas, to Section 5.09, Access Management and add graphic.	
	Section 3.09: Streets, Roads and Other Means of Access	Move sub-section 3, Clear Vision Areas, to Section 5.09, Access Management and add graphic.	
	Section 3.12: Sidewalks	Add standards or cross-reference design standards: sidewalk width, material, and ADA compliance. Update updated graphics, including showing difference between sidewalk and safety path. Cross-reference Engineering Standards.	
	Section 3.15: Reception Antennae	Update to comply with State and Federal laws and regulations.	

Ordinance	Section	Analysis	
Article 3 – General Provisions continued			
Zoning Ordinance	Section 3.16: Dumpster and Waste Receptacles	Move regulations in Section 6.10, Waste Receptacle and Mechanical Equipment Screening, to this section.	
	Section 3.17: Fences	Rewrite corner lot fence regulations to be clearer, update graphic and explore primary and secondary front yards. Consider whether different fence regulations are needed for commercial or mixed use districts.	
	Section 3.18: Recreational Vehicle Parking and Storage	Clarify length of allowed parking or storage of recreational vehicles and location on lot.	
	Section 3.19: Exterior Lighting	Update based on best practices and changes in technology, such as LED lighting. Change cross-reference for residential developments to Engineering Standards. Remove exemption for airport lighting. Allow for decorative, unshielded lighting in appropriate circumstances.	
	Section 3.24: Wireless Communications Facilities	Update to comply with Federal and State laws and regulations.	
	Section 3.25: Live/Work Units	Consider moving parking requirements to Article 5.	
	New section	Consider regulations to allow alternative energy systems.	
	Article 5 - Parking and Unloading		
	Section 5.01 Off-Street Parking Requirements	Create sub-sections including location, flexibility, shared parking, replacement and reduction of existing parking, residential parking areas. Eliminate redundancy in sub-section J.	
	Section 5.03: Parking Space Numerical Requirements	<p>Confirm that spaces required for each use reflects current situations. Consider that maximums be 1.25 times the minimum. Double check that all uses listed are allowed in the zoning districts and use names match.</p> <p>Consider making a separate section for Bicycle Parking for clarity's sake.</p> <p>Sub-section B: Off-Street Parking VC District: Consider making its own section so more easily seen.</p>	

Ordinance	Section	Analysis	
Article 5 - Parking and Unloading continued			
Zoning Ordinance	Section 5.03: Parking Space Numerical Requirements, continued	Sub-section B: Consider expanding provision for payment in lieu of parking for VC to certain locations within the VR Village Residential Zoning District, specifically for properties along Broad, Central and Grand Streets, i.e. streets for which streetscape improvements, including on-street parking are planned or have already been constructed or are planned for streetscape improvements. Consider allowing on-street parking to partially count toward required minimums in Village areas. Move restriction on mid-block curb cuts to access management (Section 5.09). Inquire whether a map for VC and Downtown areas, designating streets where driveways are allowed is a better option than not allowing mid-block curb cuts wholesale.	
	New section	Include standards for ride sharing service and/or autonomous vehicle pick up areas as well as electric vehicle charging stations.	
	Section 5.05: Barrier Free Parking Requirements	Update in accordance with ADA Design Guidelines to include van accessibility standards, and graphic of barrier free car and van parking requirements.	
	Section 5.06: Off-Street Parking Space Layout, Standards, Construction and Maintenance	Update graphics. Sub-section B: Create table. Sub-section H: Update to correctly cite Section 3.19 Exterior Lighting and move regulations on type of light and recessed lighting to that section.	
	Section 5.08: Restrictions on the Use of Parking Lots	Sub-section A: Update to correctly cite Section 3.18 Recreational Vehicle Parking and Storage.	
	Section 5.09: Access Management	Update and add graphics. Consider consolidation of regulations or map showing locations of different regulations.	
	Article 6 - Landscaping Standards		
	Overall	Re-order sections to work from general to specific. Update and include figures to illustrate regulations.	
	Section 6.02: Minimum Plant Material Standards	Sub-section A: Create table Sub-section B: Format so regulations are easily read at a glance.	

Ordinance	Section	Analysis
Article 6 - Landscaping Standards continued		
Zoning Ordinance	Section 6.03: Special Provisions for Existing Sites	Change to that all sites will be brought into full compliance with landscape standards unless the building or parking is increased by less than 10%, consider increasing the percentage to 25% or 30%.
	Section 6.04: Required Parking Lot Screening	<p>Sub-section A: Reconcile regulations between Sections 6.02, 6.09 and 6.11.</p> <p>Sub-section B: Specify the applicant can choose one of three standards for parking lots which abut a public street in the ARC and BRC Districts.</p> <p>Consider moving Section 6.04 prior to or directly after or consolidating with Section 6.08: Parking Lot Landscaping.</p> <p>Consider allowing shrub screen and/or decorative fence as allowed, with a wall or berm allowed only with a waiver from the Planning Commission.</p>
	Section 6.05: Buffer	Combine with Section 6.06: Landscape Screening Between Uses
	Section 6.06: Landscape Screening Between Uses	Consider waiver or less intense landscape screening between industrial/RD uses based on recently requested waivers. Consider whether required buffer from residential is sufficient.
	Section 6.07: On-site Landscaping	Eliminate reference to "Two Family Residential Districts".
	Section 6.08: Parking Lot Landscaping	Update figures to represent options and requirements and reference figures in text of this section.
	Section 6.11: Recommended Plant Material	Consider whether a landscape architect consulting to the City could approve deviations from this list, especially for administratively reviewed projects/applications. Consider whether a general list would be more manageable but yield the same results.
	Section 6.12: General Layout and Design Standards	<p>Consider moving to the front of the article, in combination with Section 6.02.</p> <p>Sub-section B: Remove redundancy with Section 6.02.B for requirements for percentage of genus and species.</p> <p>Sub-section J: Cross-reference where berms sections where berms are an option (Section 6.06).</p>

Ordinance	Section	Analysis
Article 6 - Landscaping Standards continued		
	Section 6.13: Waiver or modification for Special Standards	Consider making credits for tree preservation its own section. Add provision that if a preserved tree dies within two years of completion of construction, the tree must be replaced.
	Section 6.14: Replacement Standards.	Update intent to clearly state the purpose is to prevent the unnecessary removal of trees on public or private property. Include list or reference to lower quality and non-native species that do not require replacement. Allow the waiver of replacement by rule instead of the Planning Commission.
Article 7 - Sign Regulations		
	Overall	Update and include figures to illustrate regulations.
	Section 7.01: Intent	Include language to meet stipulations of U.S. Supreme Court decision Reed vs. Town of Gilbert.
	Section 7.02: General Conditions	Eliminate references to sign types that are defined by their content, such as real estate signs and political signs, to comply with Reed vs. Town of Gilbert.
	Section 7.03: Ground Signs	Eliminate any ambiguity between regulations for grounds signs for individual business on separate parcels and those in a business center. Review whether ground signs should be allowed in the CBD. Review whether ground signs should be regulated by zoning district or by the width and speed of the street. Evaluate whether setbacks from the right-of-way are appropriate, considering the width of the street rights-of-way in the Village areas.
	Section 7.04: Building Signs	Review whether building signs should be regulated by zoning district, by the width, speed or distance from the street or a combination thereof. Review if size of projecting signs in the CBD is sufficient. Consider changing regulations in the CBD to allow for or encourage more creativity.
	Section 7.07: Temporary Signs	Update regulations to comply with Reed vs. Town of Gilbert by regulating by type, size, and location, not content. Different regulations for temporary commercial signs than temporary civic/public signs are not allowed under that U.S. Supreme Court decision. Examples from other communities will be provided.

Zoning Ordinance

Ordinance	Section	Analysis
Article 7 - Sign Regulations continued		
	Section 7.08: Signs in the Public Right-of-Way	Provide regulations that may allow signage in the ROW in certain situations.
	Section 7.14: Appeals	Move these regulations to Article 24: Board of Zoning Appeals
Article 8 – Establishment of Zoning Districts and Map		
	Overall	Update to match special land uses listed in Use District Articles.
	Section 8.11: Special Land Use Specific Requirements	Consider moving these regulations to a separate article, “Specific Land Use Requirements”, in order to not require specific requirements for all special land uses.
Article 9 – Establishment of Zoning Districts and Map		
Zoning Ordinance	Section 9.01: Establishment of Districts	Consider how to update districts to implement future land use categories in the 2019 Master Plan.
	Section 9.03: Zoning of annexed areas	Update to require that zoning of annexed areas matches the master plan amendment done in conjunction with the annexed area, per the process outlined in the 2019 Master Plan, instead the zoning district to which the property most closely matches.
	Table of Uses	Consider including a Table of Uses, in lieu of listing uses in the articles on the zoning districts.
	All Use Districts	
	Overall	Use consistent terms for uses across districts. Update districts to allow the density, uses and building types in the corresponding Master Plan Future Land Use areas.
	Residential uses	Update per any recommendations of the Housing Task Force.
	Special Uses	Evaluate special uses in each district and if specific provisions, requirements, or development standards are needed to guide decisions. Update Article 8, if need be.
	Day care and group homes	Update per state law and regulations. Consider standardizing requirements across residential districts.
Article 10 – R-1A and R-1B One Family Residential District		
	Overall	Update to a Suburban One Family Residential District with density of up to 6 dwelling units per acre.
	Section 10.03: Special Uses	Remove farms as a special use since no operating farms are in the City limit and case law from the Right to Farm Act prevents lot size limitations for farm operations.

Ordinance	Section	Analysis
Zoning Ordinance		Article 11 – VR Village Residential
	Overall	Update to match Village Residential -1 Future Land Use in the Master Plan, allowing one and two family dwellings and adaptive re-use of civic and institutional buildings. Consider whether any form-based elements are appropriate.
	Section 11.03	Consider whether “Temporary Employment Housing” should remain, in light of Encore Theatre move.
		New Article
	Overall	Create new district to match the Village Residential-2 in the Master Plan, allowing one and two family dwellings. Consider whether any form-based elements are appropriate.
		Article 14 – General Business District
	Overall	Eliminate Zoning District and include all C-1 properties into mixed-use, form-based districts. City well property on Central conditionally rezoned to C-1 would become a pre-existing non-conformity or could be rezoned.
		Article 14 A – Professional Business District
	Overall	Eliminate Zoning District and include all PB properties into mixed-use, form-based district for the Dexter-Ann Arbor Corridor.
		Article 15 – Village Commercial District
	Overall	Update intent to match language for Village Commercial from the Master Plan. Re-evaluate uses based on proposed locations for Village Commercial on Mast Road and Huron in the Master Plan. Consider whether any form-based elements are appropriate.
		Article 15 A - CBD Central Business District
	Overall	Update as a form-based district. Consider whether to expand zoning to all areas shown as Downtown in the Master Plan.
		Article 15 B – Dexter-Ann Arbor Road Corridor Overlay District
Overall	Update as a form-based district, without overlay. Expand zoning to all areas shown as Dexter Ann Arbor Corridor in the Master Plan. Update uses to include all uses in the corridor and planned for in the Master Plan.	
	Article 15 C – Heritage Overlay District	
Overall	Eliminate Zoning District and include the design regulations in the CBD zoning for smaller lots.	

Ordinance	Section	Analysis
Article 15 B – Dexter-Ann Arbor Road Corridor Overlay District		
	Overall	Update as a form-based district, without overlay. Expand zoning to all areas shown as Baker Road Corridor in the Master Plan. Update uses to include all uses in the corridor and planned for in the Master Plan.
Article 16 – I-1 Limited Industrial District		
	Overall	Consider what uses should be allowed in the I-1 and/or RD districts, their relationship to each other and the proximity to residential.
Article 17 – RD Research & Development District		
	Overall	Consider what uses should be allowed in the I-1 and/or RD districts, their relationship to each other and the proximity to residential.
	Section 17.04: Required Conditions	Evaluate need for and applicability of uses forbidden in the RD district, listed in sub-section , and clarify whether these restrictions apply to only stand-alone operations or accessory or incidental uses as well.
Article 18 – Public Park District		
	Overall	Consider whether the Intent section as written promotes the urban design described in the Master Plan. Consider whether provisions for special events or other temporary uses in public places is needed, and if so, coordinate with provisions/standards in Chapter 34, Peddlers, solicitors, and transient merchants in the City’s General Code.
	Section 18.04: Location Standards	Consider whether concessions should be allowed in this district as a permitted principal use. Update sub-section A to change areas designated Open Space or Public by the Master Plan.
Article 20 – Schedule of Regulations		
	Overall	Update schedule of regulations as needed to match buildings and density limits in the Master Plan. Consider setbacks from wetlands, floodplains, etc. Include illustrations, where applicable.
Article 20 – Schedule of Regulations		
	Table 21.08 A-1	Update to include information on new regulations, such as lighting or alternative energy.
New Article – Site Condominiums		
	Overall	Include article on site condominiums drafted in 2017. Define when Subdivisions Ordinance is applicable, particularly infill and greenfield development.

Zoning Ordinance

Ordinance	Section	Analysis
Division 1 - Generally		
	Sec. 20-22: Purposes	Update to reflect intent expressed in the Master Plan – to preserve community character and walkable design, rather than current language that focuses on “avoidance of population congestion”.
	Sec. 20-25	Clarify when regulations apply to condominiums, particularly infill and greenfield development.
Division 2 - Definitions		
	Sec. 20-26: Definitions	Double check agreement between definitions in the Zoning Ordinance and Subdivision Control Ordinance. Update “County Drain Commissioner” to “County Water Resources Commissioner”. Consider adding City Planning Consultants to definitions.
Division 3 – Subdivision Procedure		
	Sec. 20-27: Initial procedures	Consider adding City Planning Consultants as an entity which should be consulted during initial procedures. Consider cross referencing Zoning Ordinance Section 21.04: Pre-application meeting (optional).
Division 4 – Design Standards for Subdivision Planning		
	Overall	Consider whether or not, or to what degree, new subdivisions should integrate into the existing street grid and design of the City. Update to intent to incorporate principles of complete streets and maximize walkable and bikeable streets within the City of Dexter. Include complete street standards such as signage, and bicycle trails, pathways, and lanes standards.
	Sec. 20-32: Streets and alleys	Consider on what type of street on-street parking should be allowed. Currently not allowed on arterial and collector streets and not required on local streets. Consider amending sub-section 11 to allow alleys in residential areas. Update all standards to match City Engineering Standards and consider recommendations from City Engineer.
	Sec. 20-33: Pedestrian ways	Require complete street pedestrian components such as accommodations for accessibility, sidewalks, trails, pathways, curb ramps and curb cuts.

Subdivisions Ordinance

Ordinance	Section	Analysis
Division 4 – Design Standards for Subdivision Planning, continued		
Subdivisions Ordinance	Sec. 20-35: Lots.	<p>Consider whether to decrease minimum residential lot width (60') and lot depth (120'). The original village plat has smaller lot widths and depths in some instances but the addition to the Village plat was 66' wide by 198' deep lots.</p> <p>Consider whether commercial minimum lot width and size should be changed from suburban model to more urban regulations (smaller lot size and width).</p>
	Sec. 20-36: Blocks	<p>Consider minimum and maximum residential block lengths, currently 500 feet and 1,300 feet, respectively, with normal length as 800 feet to 1,000 feet. The original village plat has 500 foot long blocks and the addition has lengths ranging from 1,000 feet to over 1,600 feet. Consider including intersection density minimum to create walkability.</p> <p>Consider providing non-residential block regulations to promote walkability.</p>
	Sec. 20-37: Use	<p>Consider setback from floodplain in addition to restriction that no building may be built in the floodplain.</p>
	Sec. 20-38: Open spaces	<p>Consider whether standard for 90,000 square feet of open space for 20 residential lots or more and additional open space creates the walkable neighborhoods envisioned by the Master Plan or a different standard, such as open space or a park within a five minute walk of every dwelling unit, is more appropriate. Consider whether location and dimensional standards are needed.</p> <p>Require designation of what entity is responsible for open space.</p>
	Sec. 20-40: Cluster developments	<p>Change "governing body" to "Council".</p> <p>Consider whether a public agency or a homeowner's association (currently listed as preferred) is the preferred agency to maintain open space in perpetuity. Double-check consistency with sub-section 8.11.B.29 – Residential Cluster Development in the Zoning Ordinance.</p>

Ordinance	Section	Analysis
Division 4 – Design Standards for Subdivision Planning continued		
Subdivisions Ordinance	Sec. 20-41: Commercial developments	Add language so pedestrian, bicycle and vehicle circulation are equally valued in the design. Update requirements for parking and buffer strips to match landscaping regulations in the Zoning Ordinance. Consider cross-references to those sections of the Zoning Ordinance.
	Sec. 20-42: Industrial parks	Update requirements for buffer strips to match landscaping regulations in the Zoning Ordinance. Consider cross-reference to that section of the Zoning Ordinance.
	Sec. 20-44: Subdivision improvements	Update to match Zoning Ordinance provisions.
	Sec. 20-45: Utilities and improvements	Ask for City Engineer review and update per recommendations and consistency with Zoning Ordinance. Consider whether mid-block crossings, trails, pathway or bicycle paths or lanes should be included in this section. Update sub-section (9) Trees (currently 2 trees per single-family lot with maximum distance of 60 feet) to be consistent with Section 6.09 Street Tree/Required Greenbelt Planting (1 street canopy tree per every 30-40 feet).
	Sec. 20-46: Protection of natural features	Update requirements for tree protection to match those in the Zoning Ordinance.
	Division 5 – Variances	
Sec. 20-49: General	Consider whether Board of Zoning Appeals should be the entity to consider and grant variances, rather than City Council upon recommendation of the Planning Commission per current regulations.	

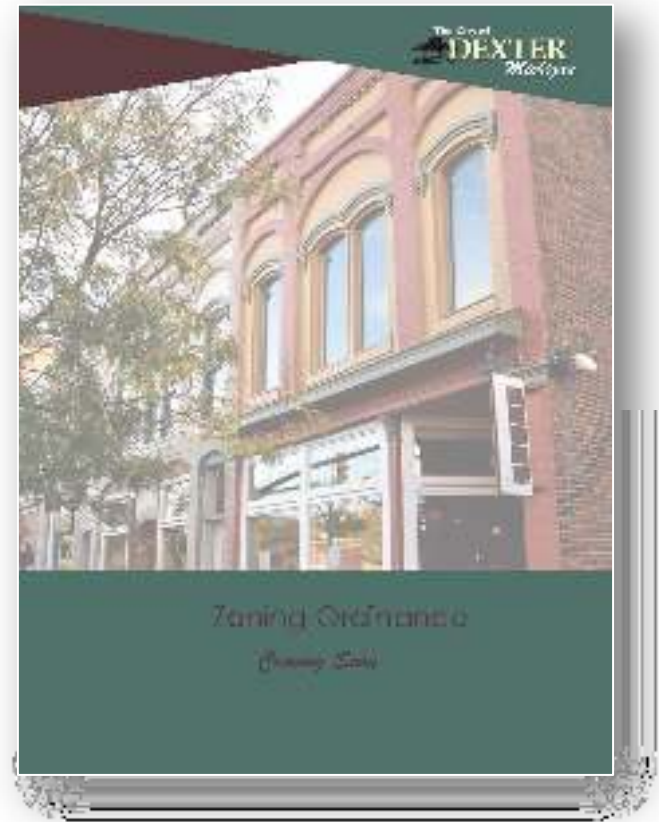
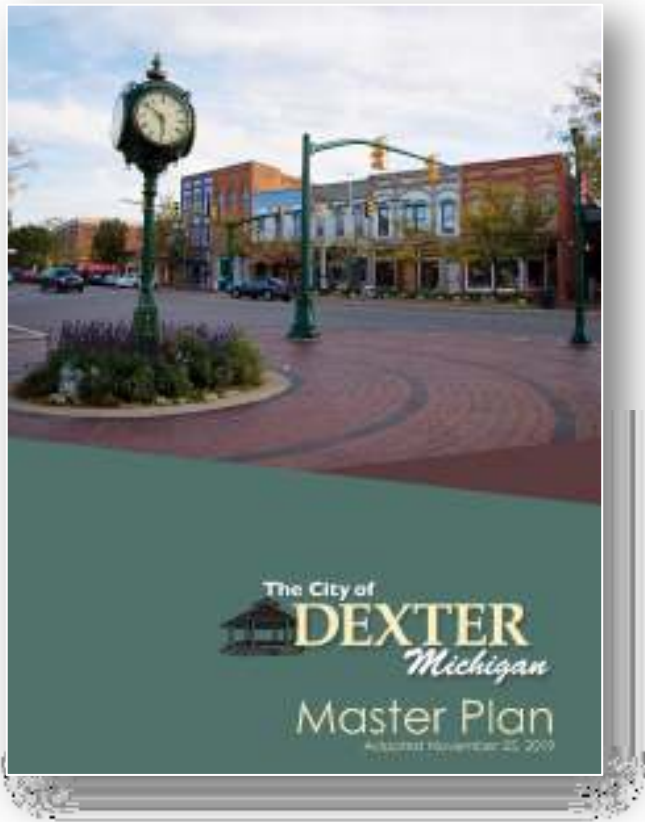


City of Dexter Zoning Ordinance

Diagnostic Review – October 5, 2020



Next 12 Months



**2015-2017
Articles Completed**

Article 1: Enacting Clause,
Title, Purposes

Article 4: Non-
Conformities

Article 19: PUD Planning &
Development Regulations
for Planned Unit
Development Districts

Article 21: Site Plan
Review

Article 22 : Administration
& Enforcement

Article 23: Amendment
Procedure

Article 24: Zoning Board of
Appeals

**Articles to be
Revised
per the Master Plan**

Article 2: Definitions

Article 8 : Special Land
Uses

Article 9: District
Regulations, including the
Schedule of Regulations

New Article: Site
Condominiums

New Article:
Environmental Provisions

**Articles to be
developed
in this update**

Article 3: General Provisions

Article 5: Parking and
Loading

Article 6 : Landscaping

Article 7: Signs

Articles 10-18: Use Districts

Article 25: Severability

Chapter 20, Article II:
Subdivision Regulations

Process

- Ordinance assessments
- Development of draft regulations
- Full draft for review
- Reformat Zoning Ordinance
- Adoption of Ordinances



Ordinance Assessments

Updates, Changes & Improvements

- Zoning Ordinance
- Subdivision Ordinance

ZO Article 2: Definitions (pg. 1)

- Sign Definitions
- Definition of Family
- Graphics
- Form-based definitions
- Review at end of process

Questions & Contributions

ZO Article 3: General Provisions

(pgs. 1-2)

- Accessory Structures: Non-residential & ADU's
- Single Family Dwelling Design: Front porch or stoop in VR
- Temporary Uses/Structures: Clean up & clarification
- Move Clear Vision Areas to Access Management (5.09)
- Sidewalks: Update and cross-reference
- Reception Antennae: Update

- Consolidate Waste Receptacle regulation in 3.16
- Fences: Clarity! Different for commercial or mixed use?
- Rec Vehicle Parking: How long?
- Lighting: Best practices & clarifications
- Wireless Communications: Update
- Live/work: Parking regs in Parking Article
- Alternative Energy: New section?

Questions & Contributions

ZO Article 5: Parking & Unloading

(pgs. 2-3)

- Eliminate redundancies
- Make more readable
- Numerical requirements: Are the #'s right? What is the max?
- Village Commercial & Village Residential parking
- Barrier-Free: Update & graphics
- Access Management: Consolidate & map?
- New section: Standards for ride sharing service/autonomous vehicles/electric charging

Questions & Contributions

ZO Article 6: Landscaping

(pgs. 3-5)

- Order. Graphics. Update.
- Existing Sites: Percentage for full compliance with standards to increase of 30%?
- Parking Lot Screening: Shrub/decorative fence first option.
- Recommended Plant Material: Deviations allowed?
- Tree preservation its own section
- Replacement standards: waiver by rule?

Questions & Contributions

ZO Article 7: Signs

(pgs. 5-6)

- Update & illustrate
- Signs types defined by size or location, not content. Temporary signs are tough.
- Ground signs: How & where?
- Building signs: How?
- Appeals: Move to BZA Article
- Signs in ROW: How?

Questions & Contributions

ZO Article 8: Special Land Use

(pg. 6)

- Update to match special land uses in Use District Articles
- Special Land Use Specific Requirements: Separate Article

Questions & Contributions

ZO Article 9: Zoning Districts & Map

(pg. 6)

- Update districts to implement Master Plan
- Zoning of annexed areas:
Update to match Master Plan
- Consider Table of Uses instead
of listing within districts

Questions & Contributions

ZO - All Use Districts

(pg. 6)

- Use consistent terms
- Update density, uses & building types per Master Plan
- Update residential uses per Housing Task Force
- Evaluate special land uses & regulations in each district

Questions & Contributions

ZO Article 10: One Family District (pg. 6)

- Remove farms
- Update density per Master Plan

Questions & Contributions

ZO Article 11: VR District (pg. 7)

- Update density, uses & building types per Master Plan
- Eliminate Temporary Employment Housing?

Questions & Contributions

ZO New FB Article: VR
District 2
(pg. 7)

- Draft with density, uses & building types per Master Plan

Questions & Contributions

ZO Article 14: General Business

(pg. 7)

- Eliminate
- C-1 Properties into Mixed Use districts
- City well non-conformity

Questions & Contributions

ZO Article 14-A: Professional Business (pg. 7)

- Eliminate
- PB Properties into Mixed Use districts

Questions & Contributions

ZO Article 15: Village Commercial

(pg. 7)

- Update intent
- Re-evaluate uses
- Form-based?



Questions & Contributions

ZO Article 15 A: CBD (pg. 7)

- Form-based
- Expand to areas in Master Plan?

Questions & Contributions

ZO Article 15 B: Dexter Ann Arbor (pg. 7)

- Form-based
- Eliminate overlay
- Update with density, uses & building types per Master Plan

Questions & Contributions

ZO Article 15 C: Heritage Overlay (pg. 7)

- Eliminate
- Include design regulations in other districts



Questions & Contributions

ZO Article 15 D: Baker Road

(pg. 8)

- Form-based
- Eliminate overlay
- Update with density, uses & building types per Master Plan

Questions & Contributions

ZO Article 16: Limited Industrial (pg. 8)

- What uses here and in RD?

Questions & Contributions

ZO Article 17: Research & Development (pg. 8)

- What uses here and in I-1?
- Uses forbidden – still need?

Questions & Contributions

ZO Article 18: Public Park (pg. 8)

- Update intent to match Master Plan?
- Special events
- Concessions
- Location standards link to updated Master Plan

Questions & Contributions

ZO Article 20: Schedule of Regulations (pg. 8)

- Update to match Master Plan
- Setbacks from natural features?
- Illustrations

Questions & Contributions

ZO New Article: Site Condominiums (pg. 8)

- Article drafted in 2017
- Define when this a Article applies and when Subdivision Ordinance applies

Questions & Contributions

SO Division 1: Generally (pg. 9)

- Update intent to match Master Plan
- Define when Subdivision Ordinance applies and when ZO Site Condo Article applies

Questions & Contributions

SO Division 2: Definitions (pg. 9)

- Check agreement between ordinances
- Update
- New definitions?

Questions & Contributions

SO Division 3: Procedure (pg. 9)

- Add City Planning Consultants?
- Cross reference with Zoning?

Questions & Contributions

SO Division 4: Design Standards (pgs. 9-11)

- Urban vs. Suburban Design
- Complete Streets
- Lot sizes & block sizes
- Open space regulations: standard & who maintains
- Agreement with Zoning Ordinance, when needed

Questions & Contributions

SO Division 4: Variances (pg. 11)

- City Council or BZA?

Questions & Contributions