Summary Proposed Subdivision and Zoning Ordinances Amendments - September 10, 2012

The Planning Commission is recommending the following amendments to the Subdivision and Zoning Ordinances. In addition to these items, the Planning Commission did consider allowing horses with a zoning permit to be approved by the Zoning Administrator in the R-1 Single-Family and R-2 Two-Family Residential Districts. The Planning Commission reviewed allowing one horse per 4,000 square feet of enclosed pasture, which was later edited to 8,000 square feet per horse. The enclosed pasture would have been 10 feet from the property lines and no closer to the street right-of-way than the primary dwelling. A site drawing showing the location of the enclosure and a management plan would have been required. The Planning Commission voted to remove the allowance of horses in the R-1 and R-2 districts from the Zoning Ordinance amendment.
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Add definition for traffic impact statement in Chapter 26 “Subdivisions”.

Provisions to require traffic impact statements in the review and approval process for plats when a proposed subdivision substantially affects transportation have been added in Chapter 26 “Subdivisions”.

The following definitions have been added in Chapter 30 “Zoning”: “amateur radio tower” and “traffic impact statement”.

Provisions to require traffic impact statements when a proposed Conditional Use Permit substantially affects transportation have been added in Chapter 30 “Zoning”.

Parking requirement for single family, private driveway has been edited to a 16’ wide by 18’ long parking area have been added in Chapter 30 “Zoning”.

Provisions to require traffic impact statements when a proposed zoning map amendment substantially affects transportation have been added in Chapter 30 “Zoning”.

Amateur radio towers as permitted use under the following zoning districts: “A Agriculture”, “R-1A Rural Residential”, “R-1 Single-Family Residential”, “R-2 Two-Family Residential, “R-3 Multi-Family”, “R-MS Residential Manufactured Home Subdivision”, “MU-1 Mixed Use: Residential-Limited Business”, “MU-2 Mixed Use: Residential – Limited Business – Limited Industrial District”, “B-1 Limited Business”, “B-2 Central Business”, “B-3 General Business”, “I-1 Limited Industrial”, and “I-2 General Industrial” have been added in Chapter 30 “Zoning”.

Provision under Planned Housing Developments for site plan submittal was edited (may to shall) under the R-3, MU-1, and MU-2 Districts have been added in Chapter 30 “Zoning”.

Provisions to require traffic impact statements when a proposed site plan substantially affects transportation have been added in Chapter 30 “Zoning”.

Telecommunications structures height for monopoles was changed from 70 feet to 75 feet in Chapter 30 “Zoning”.

The requirement of a master plan for citizens based radio operators or federally licensed amateur radio operators with a single monopole or tower location was stricken from Telecommunications Structures in Chapter 30 “Zoning”.

Provisions for amateur radio towers under Telecommunications Structures including location, aesthetics, federal requirements, building codes, required documents and setbacks have been added in Chapter 30 “Zoning”.

Enclosures for horses in the R-1A Rural Residential District have been added in Chapter 30 “Zoning”.