DRAFT ZONING CODE CHANGES – Continued – Pg. 151 to 201

ARTICLE VII
Section 267-53 – AG Agricultural Disrtrict

Page

151 A. Same

B. Omitted "RA assessment" and added instead that land "receiving an agricultural use assessment pursuant to Maryland Code, Tax - Property, §8-209 . . . " shall not be considered a public or private nuisance as a result of changed land uses in or around AG operations.

C. General Regulations – Rewritten.
(1) "maximum building height" was changed to "maximum building stories"
(2) New – Landscaping must comply with 267-29
(3) New – Buffer yards must comply with 267-30
(4) New – Signage must comply with 267-33

D. Specific Regulations New language added: Except as restricted by the conservation development standards in 267-72, the following uses are permitted, subject to the additional requirements below:
(1) Agriculture - rewritten. Omitted the requirement that all buildings associated with AG uses must meet required minimum setbacks for the principal use; omitted animal units and reference to setbacks for buildings in which animals are kept or housed. Only requirement in draft is that the operation of machinery when used for agricultural activities shall be permitted at any time.
(2) Omitted: "For the purposes of this paragraph, 'non-agricultural product' includes any processed form of an agricultural product."
(3) Rewritten. Residential development on parcels as described in the Land Records of February 8, 1977,
(a) Current Code: one lot is permitted on any parcel that is less than 11 acres.
New: [1] one lot is permitted on any parcel of land that is more than 20,000 square feet and less than 11 acres.
[2] same as current (b)
[3] same as current (c)
[4) same as current (d)
(b) Same as current (e)
Current (f) omitted: "Development rights created herein may be transferred pursuant to Subsection D (4) below"
(c) New: Private wells on residential lots shall be set back a minimum of 100 feet from any agricultural operation, facility or any of its appurtances that has received an agricultural use assessment.

(4) Development rights. Rewritten.
Current Code: Development rights established in D(3) may be transferred from one parcel to another parcel, either contiguous thereto or within 500 feet therefrom within this district in accordance with the following:
New: Development rights established in 267-53 AG Agricultural District may be transferred from any parcel with an AG zoning located in the Agriculture designation on the most recently adopted Land use Map as provided below:
(a) same – all dev. rights are transferable except one for each existing house.
(b) Changed "contiguous" parcels under common ownership to "adjacent" parcels under common ownership, and changed "may" be considered to "shall" be considered one parcel.

(c) Rewritten. Transfer of development rights permitted only by deed, easement or agreement and must be recorded in the Land Records. Omitted, "The document shall limit future development in accordance with these provisions" in this paragraph and added it as new (d) below.
Added: The Department shall approve the document prior to recordation. An additional copy of the document transferring the development rights shall be delivered to the Director of Planning and Zoning.
(d) New. The document transferring the development rights as required under (c) above shall limit future development of, or transfer of, additional development rights where transferred. The document shall also identify, by metes and bounds, illustrated by map, the exact area from which the development rights are being transferred.

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(e) New. The parcel receiving the development rights must be located in a Rural Residential or Rural Village designation as defined in the most recently adopted Land Use Element Plan. The number of development rights that may be transferred to the receiving property/parcel may be equal to the permitted density of Rural Residential (RR) or Village Residential (VR) zoning densities at a 1:1 ratio.
(f) New. Development rights transferred under this subsection may only be transferred once. Development rights may not be transferred from a parcel that has received development rights.
(g) New. A parcel from which development rights have been transferred pursuant to this subsection and as identified in the transferring document shall not be permitted to receive additional dev. rights.
(h) The Department of P&Z shall maintain a database of all documents transferring development rights pursuant to subsection (4)(d) above.

(5) Current - Omitted. Conservation development pursuant to the conservation standards as provided in 267-46.
(6) Current - Omitted. Conversion of existing single family homes to accommodate no more than four dwelling units.
(5) New. Rubble landfills. No changes.
(6) New. Fire Stations. Current: Access to the fire station and the fire station assembly hall shall be from a road designated as principal arterial or minor arterial in the major road plan. New: Access to the fire hall and the fire station assembly hall shall be from a collector or higher functional classification road as designated in the most recent version of the Transportation Element Plan.
(7) (b)[3] Farm Tours. Current: parking areas must be covered with gravel and be screened pursuant to 267-28D. New: parking areas shall be landscaped and buffered pursuant to 267-29 Landscaping, and 267-30, Buffer yards.

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AG District Design Requirements for Specific Uses, Table 53-1
Maximum Height column changed to Maximum Building <u>Stories</u>
Natural Resources – Max. Hgt. - Old: 35'; New: 3 stories.
Lots Created on or After 2/8/77:
Minimum Area for Dwelling or Family Unit – Old: 2 acres; New: 0
Minimum Rear Yd. Setback – Old: 80'; New: 60'
Retail Trade & Services – Max. Height – Old: 30'; New: 3 stories
Trans., Comm., Utilities, W/H – Max. Hgt. – Old; 30'; New: 3 stories
Public Utility Facilities – " " " "
Sewage Pumping Stations – Max. Hgt. – Old: 30'; New: 3 stories

Lots established pursuant to Sect. 60-I, AG Pres. Program, deleted.

Section 267-54. RR Rural Residential District

Page		
157	A.	Purpose. Same
	B.	General Regulations – Rewritten. (1) Same as old B. (2) New. Landscaping required pursuant to 267-29. (3) New. Buffer yards required pursuant to 267-30. (4) New. Signage required pursuant to 267-33.
	C.	Specific Regulations (1) Agriculture – Rewritten. Omits reference to animal units and setbacks for buildings in which animals are kept or housed. Old (3) omitted for conservation development per 267-46. Old (4) omitted for conversion of existing single family dwellings into no more than four units. Old (5) omitted allowing dwelling units when on a permanent foundation.
158		RR District Design Standards, Table 54-1 Maximum Height changed to Stories Amusements max. hgt. – Old: 30'; New: 3 stories Institutional - max. hgt. – Old: 30'; New: 3 stories Natural Resources – max. hgt. – Old: 30'; New 3 stories Residential Conservation omitted Trans., Comm., Utilities, max. hgt. – old: 30'; new: 3 stories Public Utility Facilities " " " " Sewage Pumping Stations " " " "

Section 267-55. R1, R2, R3, R4 Urban Residential Districts

Page		
159	A.	Purpose. Omitted flexible design standards and omitted the R zoning category.
	B.	General Regulations (1) omits reference to flexible design development and related setback and area requirements. (2) New. Landscaping required pursuant to 267-29. (3) New. Buffer yards required pursuant to 267-30. (4) New. Signage required pursuant to 267-33.
	C.	Specific Regulations (1) Agriculture – Rewritten. Omits reference to animal units per acre and related setbacks for buildings in which animals are kept or housed. Omits "Agriculture shall be permitted as an interim use on any parcel pending its development." (2) Omits reference to flexible design standards.
160		(2)(b) Omits reference to R District. In the R1 District the minimum parcel area changes from 15 acres to 10 acres for COS. Old (d) for flexible design standards omitted. New (d) becomes Housing for the Elderly. New (e) becomes CCRC. New (f) becomes Maximum Density by District New chart adds columns for Housing for the Elderly and CCRC. R District omitted.

Page

161 (g) Dwelling Units per Building Block. No changes.
(h)[1] Building Block Length:
Maximum length without offset: Townhouse, Row Duplex, Multiplex and Carriage Court units increased from 75' to 100'; Garden apartment dwellings increased from 120' to 150'; Mid-Rise, High-rise, and Cluster Townhouses increased from 100' to 120'.
Maximum length with Offset: Cluster townhouse increased from 125' to 150'.
Old (i)(2) was omitted to exceed the maximum building block length any building is subject to additional offsets for each 100' or portion thereof.
Old (j) was omitted: Distance Between Building Blocks
(i) Maximum building coverage (was old (2)(k) No change
(j) Impervious surface ratio (was old (l). No change.

163 (o) Carriage Court Units. Current (Pg. 141 (q)[1](a) was omitted, requiring fencing to be harmonious with dwg. and not exceed 4' in height in front of unit or 6' in height on sides, nor 8' long on the sides, unless approved.
[2] Current: All units must be accessible to emergency vehicles by means of either a paved surface or alternative load-bearing way. The Chairman of the Development Advisory Committee shall establish standards and specifications for the paved surface or load-bearing way.
New: Changed the Chairman of DAC to the Director of Planning and Zoning.
[3] Current Code (Pg. 142) Vegetation shall not restrict access or passage of emergency vehicles. Omitted.
[4] Current Code (Pg. 142) Omitted: Prior to preliminary plan approval the Zon. Adm. shall forward the plan to the County Vol. Fire and Amb. Assn. for review and comments.

NOTE: (4) in current Code, pg. 142, Dwelling units when on a permanent foundation – was not omitted in this section but was omitted in the other sections.

164 <u>RI Design Requirements – Table 55-1</u>
New columns added for "Maximum Average Lot Area" and "Maximum Lot Area"
Amusements – maximum height – current 30'; new 3 stories.
Natural Resources – maximum height – current 30'. new 3 stories
<u>Residential – Conventional:</u>
Single Family Dwg. minimum lot width at bldg. line – reduced from 100' to 80'
front yard setback reduced from 40' to 25'
side yard setback reduced from 15', total of 30' to 6', total of 20'
<u>Residential – Conventional with Open Space:</u>
Single Family Detached minimum lot width at bldg. line – reduced from 80' to 75'.
front yard setback reduced from 35' to 25';
side yard setback reduced from 10' total of 30', to 6' total of 20'.

Page

165 R2 Design Requirements – Table 55-2.1

Added new columns for "Maximum Average Lot Area" and "Maximum Lot Area.

Residential - Conventional:

Single Family Dwg. minimum lot width at bldg. line – reduced from 70' to 60'.
Front yard setback reduced from 35' to 25'
Side yard setback reduced from 10' total of 30', to 6' total of 20'.
Rear yard setback reduced from 40' to 22'.

Residential – Conventional with Open Space:

Single Family Detached minimum lot width at bldg. line – reduced from 65' to 55'
Front yard setback reduced from 30' to 25'
Side yard setback reduced from 10' to 6' total of 20'
Rear yard setback reduced from 35' to 22'.

Lot Line Dwg. front yard setback reduced from 30' to 25'
Rear yard set back reduced from 35' to 22'.

Semi-Detached Dwg. front yard setback reduced from 30' to 25'.
Rear yard setback reduced from 35' to 22'.

Duplex Dwg. front yard setback reduced from 30' to 25'.
Rear yard setback reduced from 40' to 22'.

Multiplex Dwg. front yard setback increased from 24' to 25'.

Patio/Court/Atrium front yard setback reduced from 30' to 25'.
Rear yard setback reduced from 30' to 22'.

Cluster Townhouse rear yard setback reduced from 30' to 22'.

Townhouse front yard setback reduced from 30' to 25';
Rear yard setback reduced from 40' to 22'.

167 R3 Design Requirements – Table 55-3.1

Added Columns for Maximum Lot Area and Maximum Average Lot Area

Residential – Conventional:

Single Family Dwg. minimum width at building line from 60' to 50'.
Side yard setback reduced from 10' to 6' total of 20',
Rear yard setback reduced from 35' to 22'.

Conventional with Open Space and Planned Residential Development:

Single Family Dwg. minimum lot width at building line from 55' to 45'.
Side yard setback reduced from 8' total of 20', to 6' total of 20'.
Rear yard setback reduced from 30' to 22'.

Lot Line Dwg. rear yard setback reduced from 30' to 22'.

Semi-Detached Dwg. rear yard setback reduced from 30' to 22'.

Duplex Dwg. rear yard setback reduced from 35' to 22'.

Patio/Court/Atrium rear yard setback reduced from 25' to 22'.

168 Cluster Townhouse rear yard setback reduced from 25' to 22'.

Townhouse rear yard setback reduced from 40' to 22'.

Row duplex front yard setback reduced from 30' to 25'.

169 R4 Design Requirements – Table 55-4.1

Added columns for Maximum Lot Area and Maximum Average Lot Area

Residential – Conventional

Single family dwg. minimum lot width at building line from 60' to 50'.

Side yard setback reduced from 10' to 6' total of 20'.
Rear yard setback reduced from 35' to 22'.
Lot Line Dwg. Rear yard setback reduced from 35' to 22'.
Semi-Detached dwg. rear yard setback reduced from 35' to 22'.
Duplex dwg. rear yard setback reduced from 35' to 22'.
Patio/Court/Atrium rear yard setback reduced from 40' to 22'.
<u>Conventional with Open Space and Planned Residential Development</u>
Single family detached minimum lot width at building line from 55' to 45'. Side yard setback reduced from 8' total of 20', to 6' total of 20'.
Rear yard setback reduced from 30' to 22'.
Lot Line rear yard setback reduced from 25' to 22'.

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Semi-detached rear yard setback reduced from 25' to 22'.
Duplex rear yard set back reduced from 35' to 22'.
Duplex (PRD) rear yard setback reduced from 35' to 22'.
Patio/Court/Atrium rear yard setback increased from 20' to 22'.
Townhouse rear yard setback reduced from 40' to 22'.
Row Duplex front yard setback reduced from 30' to 25'.
Rear yard setback reduced from 40' to 22'.
High rise apartments maximum height reduced from 80' to 6 stories.

173

Section 267-56 – Residential /Office District.

A. Purpose – no changes.

B. General Regulations – Rewritten.

(2) New. Landscaping must comply with 267-29 Landscaping.
(3) New. Buffer yards must comply with 267-30 Buffer yards.
(4) New. Signage must comply with 267-33. Signs.
(5) New. Lighting shall be designed and controlled so that any light shall be shaded, shielded, or directed so that the light intensity or brightness does not adversely affect the operation of vehicles or reflect onto residential lots or buildings.

C. Specific Regulatiions

(1) Agriculture. Omits reference to animal units and related setbacks for buildings in which animals are kept or housed. Omits language that agriculture is permitted as an interim use on any parcel pending its development for residential purposes.
(2) No change.
(3) Carried over from current Code – allows conversion of existing single family dwellings to accommodate not more than four units.
NOTE: This provision was not omitted in this section but was omitted in all other Sections.
(4) in Current Code Retail/Service/Office Uses omitted here and moved to Pg. 174D in draft Code.
(6) Omits cosmetic shops, key shops and novelty shops from category of Specialty Shops.

D. Retail/Service/Office Uses – Completely rewritten.

(1) Purpose. Rewritten but no substantive changes.
(2) Development Standards.
(a) Design – requires an architectural rendering of the building façade and elevations of the structure to be submitted to the Board of Appeals. The rendering must demonstrate how the project meets the stated standards and objectives.
NOTE: There are only 8 uses listed in the Use Charts that require Board of Appeals approval (Special Exceptions). How about all of

the permitted uses in the RO District that do not require BOA approval? What measures will be taken to assure they are compatible with the neighboring residential community as set out in the Purpose clause?

(c) Screening, Landscaping, and Outside Lighting requirements were omitted. (covered in new Landscaping and Lighting sections)

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RO Residential Office Design Requirements – Table 56-1.1

Residential – Conventional:

New columns added for Maximum Lot Area and Maximum Average Lot Area.

Single family dwg. front yard setback reduced from 35' to 25'.
Side yard setback reduced from 10' to 6' total of 20'.
Rear yard setback reduced from 40' to 22'.

Semi-Detached dwg. front yard setback reduced from 35' to 25'.
Side yard setback reduced from 10' to 6' total of 20'.
Rear yard setback reduced from 40' to 22'.

Duplex front yard setback reduced from 35' to 25'.
Side yard setback reduced from 10' to 6' total of 20'.
Rear yard setback reduced from 40' to 22'.

Residential Conventional with Open Space:

Single family dwg. front yard setback reduced from 30' to 25'.
Side yard setback reduced from 10' to 6' total of 20'.
Rear yard setback reduced from 35' to 22'.

Lot Line dwg. front yard setback reduced from 30' to 25'.
Rear yard setback reduced from 35' to 22'.

Semi-Detached dwg. front yard setback reduced from 30' to 25'.
Rear yard setback reduced from 35' to 22'.

Duplex dwg. front yard setback reduced from 30' to 25'.
Rear yard setback reduced from 40' to 22'.

Patio/Court/Atrium front yard setback reduced from 30' to 25'.
Rear yard setback reduced from 30' to 22'.

Townhouse front yard setback from 30' to 25'.
Rear yard setback reduced from 40' to 22'.

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Section 267-57. VR Village Residential District

A. Purpose. Omitted: Where appropriate, the Historic District Overlay Zone may be used to achieve architectural compatibility between old and new buildings. See below, B(7).

B. General Regulations New.

(2) Landscaping must comply with 267-29.

(3) Buffer yards must comply with 267-30.

(4) Signage must comply with 267-33.

(5) Redevelopment of existing residential structures is permitted provided that any physical modification is compatible and in harmony with the village relative to architectural design, scale, building height and the materials used in construction.

(6) Development of new buildings shall be designed to be compatible and in harmony with the village relative to architectural design, scale, building height and the materials used in construction. Elements to be considered in determining compatibility with neighboring residential communities shall include massing and building materials as well as cornice lines, window lines, roof pitch and entry.

(7) The Rural Village Study may be used as a guide for achieving architectural

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compatibility as determined by the Director of Planning and Zoning.

NOTE: In this paragraph it says the study "may" be used as a guide. In the Purpose clause it says that the Rural Village Study "shall" be used as a guide. Inconsistent. "Shall" requires, "may" does not require.

C. Specific Regulations

(1) Omits reference to animal units and setbacks for buildings in which animals are housed or kept.

(2) Residential development is allowed at a density of 3 dwelling units per acre, Added new: "where public sewer service is available."

(3) Current Code - allows conversion of existing single family dwellings to accommodate no more than 4 dwellings. Omitted.

(4) Retail trades and service uses, Rewritten. Current Code provides alteration of the building shall not exceed 25% of the gross floor area of the building. No expansion shall decrease the distance of the building from the road. Added after "gross floor area of the building," "and the residential character of the building shall be maintained."

Omitted: "No expansion shall decrease the distance of the building from the road".

(6) Omitted: Dwelling units when on a permanent foundation.

181 <u>VR Village Residential District Design Requirements – Table 57-1</u>

Added columns for Maximum Lot Area and Maximum Average Lot Area

<u>Residential: Conventional</u>

Single family dwelling side yard setback reduced from 10' total of 25' to 6' total of 20'.

Rear yard setback reduced from 40' to 22'.

Lot Line dwg. rear yard setback reduced from 40' to 22'.

Semi-Detached dwg. rear yard setback reduced from 40' to 22'.

Duplex dwg. side yard setback reduced from 10' total of 25' to 22'.

183 <u>Section 267-58. VB Village Business District.</u>

A. Purpose. Omitted "Where appropriate, the Historic Overlay Zone may be used to achieve architectural compatibility between old and new buildings." Added: "The Rural Village Study shall be used as a guide for achieving architectural compatibility."

B. General Regulations. Rewritten.

(1) Minimum lot area, etc., No Change

(2) New. Landscaping shall comply with 267-29 Landscaping.

(3) New. Buffer yards shall comply with 267-30 Buffer yards.

(4) New. Signage shall comply with 267-33 Signs.

(5) New. Lighting.

(6) New. Redevelopment of existing residential structures permitted provided any physical modification is compatible and in harmony with the village relative to architectural design, scale, building height and the materials used in construction.

(7) New. New buildings shall be designed to be compatible and in harmony with the village relative to architectural design, scale, building height and the materials used in construction. Elements to be considered in determining compatibility with neighboring residential communities shall include massing and building materials as well as cornice lines, window lines, roof pitch and entry.

(8) New. The Rural Village Study may be used as a guide for achieving architectural compatibility as determined by the Director of Planning and Zoning.

NOTE: In this paragraph it says the Rural Study "may" be used as a guide for achieving architectural compatibility. In the Purpose clause it says the Rural Village Study "shall" be used as a guide for achieving architectural compatibility. "May" does not require it. "Shall" does require it.

C. Specific Regulations:

(1) Agriculture. Omits reference to animal units and setbacks for buildings in which animals are kept or housed.

(2) Dwellings accessory to any business use. No change.

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(3) New. Use Limitations:

(a) Maximum area for any business use shall not be more than 2 acres except shopping centers, agricultural services, construction equipment sales and service, added: "golf driving ranges and miniature golf courses."

(b) No Change.

(c) Rewritten. Shopping Centers. Omitted: "Any shopping center shall be reviewed by the Historic District Commission to determine architectural compatibility in scale, massing, surface treatment and details with the existing village architecture."

(d) No Change

(e) No Change

(f) Current Code, Screening Requirements, omitted.

(4) Motor Vehicle filling or service stations and repair shops

(a) No Change

(b) No Change

(c) No Change

(d) In current Code, Lighting, omitted

(e) In current Code, Omitted: No m/v filling or service station driveway shall be located less than 400 feet from the property line of any public or private institutional use, including schools, houses of worship, hospitals, parks and playgrounds.

(e) NEW: Motor Vehicle filling or service stations shall only be permitted if all properties adjacent to the proposed use are served by a public water supply.

(5) Draft Code – Housing for the Elderly when developed pursuant to Article VIII. No Change.

(6) Draft Code – Rubble landfills. No Change

(7) Current Code – Omitted dwelling units when on a permanent foundation.

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<u>VB Village Business District Design Requirements – Table 58-1.</u>

New columns added for Maximum Lot Area and Maximum Average Lot Area

<u>Residential – Conventional:</u>

Single family dwg. side yard setback reduced from 10' total of 25' to 22'.

Semi-detached dwg. rear yard setback reduced from 40' to 22'.

Duplex dwg. side yard setback reduced from 10' total of 25' to 6' total of 20'. Rear yard setback reduced from 40' to 22'.

187

<u>Section 267-59, B1, B2, and B3 Business Districts</u>

A. Purpose. No Change.

B. General Regulations. Rewritten.

(1) Minimum lot area, etc. No Change

(2) New. Landscaping shall comply with §267-29 Landscaping.

(3) New. Buffer yards shall comply with §267-30 Buffer yards.
(4) New. Signage shall comply with §267-33 Signs.
(5) New. Lighting shall be designed and controlled so any light must be shaded, shielded or directed so light intensity or brightness does not adversely affect the operation of vehicles or reflect onto residential lots or buildings.

Page 187 C. Specific Regulations.
(1) Agriculture. Omitted reference to animal units and setbacks. Added: On a lot of 2 acres or more all buildings associated with the use including farm houses, barns and silos, must meet the required minimum setbacks for principal uses.

Page 188 (2) No change.
(3) Shopping Centers. Old: Shopping centers are permitted provided it contains fewer than 6 business uses and gross floor area does not exceed 20,000 sq. ft. Shopping centers on 3 or more acres in excess of any of the aforenoted provisions must be developed as an ICSC. New: Shopping centers permitted provided it contains less than 20,000 sq. ft. Over 20,000 sq. ft. must be developed as an ICSC in accordance with §267-78 (Mobile Home Parks) (Error)
(4) Lot Coverage
New: Added "Note: the maximum building coverage and impervious surface shall be reduced where required by the Chesapeake Bay Critical Area or Water Source Protection Districts."
(5) Modification of height requirement. No Change.

188 (6) Use Limitations:
(b)[6] in Draft Code, Rewritten, (in current Code this is (6)(c))"All outside storage shall be fully buffered from view of adjacent residential lots and public roads."
(7) Motor Vehicle Filling or Service Stations and Repair Shops, in B2 and B3, (a), (b), (c), No Change.
(d) in old Code regulated lighting, omitted in this section of Draft Code. Note error in draft code – there is no paragraph (d),sequence goes from (c) to (e).
(e) in old Code omitted: No station driveway can be located less than 400' from property lines of any public or private institutional use, schools, houses of worship, hospitals, parks or playgrounds.
(f) New: Motor vehicle filling or service stations shall only be permitted if all properties adjacent to the proposed use are served by a public water supply.
(8) New: Added Housing for the Elderly permitted in the B2 and B3 Districts when developed in accordance with Article VIII. (New use in B2)
(9) in current Code omitted dwelling units when on a permanent foundation.
(9) in Draft Code – Rubble Landfills - No change.
(10) Adult Bookstores – No change

191 <u>B1 Neighborhood Business District Design Requirements for Specific Uses – Table 59-1</u>
Residential Conventional:
Single family dwg. front yard setback, reduced from 35' to 25'
side yard setback, reduced from 20' to 6' total of 20'
rear yard setback, reduced from 40' to 22'
Semi Detached dwg. front yard setback reduced from 30' to 25'
Rear yard setback reduced from 30' to 22'

Duplex dwg. front yard setback reduced from 30' to 25'

Rear yard setback reduced from 40' to 22'

Page 192 **B2 Community Business District Design Requirements for Specific Uses – Table 59-2**

Residential Conventional:

Single family dwg. front yard setback reduced from 30' to 25'
Side yard setback reduced from 10' to 6' total of 20'
Rear yard setback reduced from 40' to 22'
Semi-Detached dwg. rear yard setback reduced from 35' to 22'
Duplex dwg. rear yard setback reduced from 35' to 22'

Page 193 **B3 General Business District Design Requirements for Specific Uses – Table 59-3**

Residential Conventional:

Single family dwg. front yard setback reduced from 30' to 25'
Side yard setback reduced from 10' to 6' total of 20'
Rear yard setback reduced from 40' to 22'
Semi-Detached dwg. rear yard setback reduced from 25' to 22'
Duplex dwg. rear yard setback reduced from 35' to 22'
Apartments maximum height reduced from 80' to 6 stories

Page 195 **Section 267-60. CI, LI, and GI Industrial Districts**

A. Purpose
(1) No change.
(2) LI Light Industrial. Current Code: Retail sales are not permitted except as accessory to a manufacturing or distribution operation where the product is produced or warehoused on site, Omitted: "or as otherwise permitted."
(3) GI General Industrial. Current Code: Retail sales are not permitted except as accessory to a manufacturing operation where the product is produced on a site, Omitted: "or as otherwise permitted."

B. General Regulations
(1) Minimum lot area, etc. No change.
(2) New - Landscaping shall comply with 267-29.
(3) New – Buffer yards shall comply with 267-30.
(4) New - Signage shall comply with 267-33.
(5) New – Lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so the light intensity or brightness shall not adversely affect the operation of vehicles or reflect onto residential lots or buildings.

C. Specific Regulations
(1) Agriculture – Rewritten. Current Code: Agriculture is permitted subject to the minimum setback requirements. Draft Code: Agriculture – On a lot of 2 acres or more, all buildings associated with this use including farmhouses, barns and silos, shall meet the required minimum setbacks for principal uses.
(2) Motor Vehicle filling or service stations and repair shops – in current Code. In draft Code changed to: Motor Vehicle filling or service stations, Added: "and towing businesses with Storage facilities, in the CI, and motor vehicle repair shops in the CI and GI District, provided that: (added GI District)

C. (2) (a) No Change.

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(b) Current Code: All portions of the lot used for storage or service of motor vehicles shall be paved with a hard surface including travelways.

Draft Code: All portions of the lot used for storage or service of motor vehicles shall be paved with a structured pervious surface including travelways.

(c) No Change.

(d) Note: There is no (d) in draft Code. (d) in current Code is for lighting.

(e) Storage of vehicles for no more than 90 days, Added in Draft Code: except for towing and storage facilities."

(f) New: A motor vehicle filling or service station shall only be permitted if all properties adjacent to the proposed use are served by a public water supply.

C. (3) Extraction Activities in the CI and GI Districts

(a) No change.

(b) No change other than change "screened" to "buffered."

(c) [1] No change.

[2] No change.

C. (4) Design Requirements

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(a) Maximum lot coverage – Omits "subject to forest conservation requirements.

(b) All parking or loading facilities shall be paved with: current Code says an all-weather dustless surface. Draft Code says with asphalt or concrete.

(5) No change.

(6) Use Limitations within the CI District.

(a) No change.

(b) No change.

(b) [1] No change.

[2] No change.

[3] No change.

[4] No change.

(c) Current Code – Omitted - Retail sales provided no more than 2 retail trade uses are on any single lot.

(d) Current Code – Omitted – Screening Requirements

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(7) Use Limitations within the LI District.

(a) No change.

(b) No change.

(b) [1] No change.

[2] No change.

(c) Screening Requirements – Omitted.

(8) Use Limitations within the GI District

(a) No change.

(b) Current Code – Omitted - Screening.

(b) Draft Code (was (c) in current Code) No change.

(9) No change.

(10) No change.

(11) Noncompetitive Recreational Amusement Cars in CI District

(a) No change.

(b) No change.

(c) No change.

(d) Current Code –requires buffer yard of 25' from residential district. Draft Code – requires a Type C buffer yard.

(e) Current Code – refers to lighting. In the Draft Code – There is no paragraph (e).

(f) No change.

(g) Current Code limits noise levels not to exceed 65 decibels. Draft Code omits noise levels completely.

(12) Rubblefills. No change.

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<u>CI Commercial Industrial District Design Requirements for Specific Uses – Table 60-1</u>

Amusements – maximum height increased from 35' to 36'
Institutional Uses - maximum height increased from 30' to 36'
Motor Vehicle – maximum height increased from 30' to 36'
Natural Resources – maximum height increased from 35' to 36'
Retail Trade/Services – maximum height increased from 35' to 36'
Transportation, Communications,Utilities - maximum height increased from 30' to 36'
Public Utility Facilities – maximum height increased from 30' to 36'
Sewage Pumping Stations – maximum height increased from 30' to 36'
Sanitary Landfill – maximum height increased from 30' to 36'
Warehousing, Wholesaling and Processing – maximum height increased from 30' to 36'
Mineral Extraction and Processing – maximum height increased from 35' to 36'.

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<u>LI Light Industrial District Design Requirements for Specific Uses – Table 60-2</u>

Amusements – maximum height increased from 35' to 36'
Institutional – maximum height increased from 30' to 36'
Motor Vehicle – maximum height increased from 30' to 36'
Natural Resources – maximum height increased from 35' to 36'
Services – maximum height increased from 35' to 36'
Transportation, Communications, Utilities – maximum height increased from 30' to 36'
Public Utility Facilities – maximum height increased from 30' to 36'
Sewage Pumping Stations – maximum height increased from 30' to 36'
Residential Transient Housing – rear yard setback reduced from 35'to 25'

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<u>GI General Industrial District Design Requirements for Specific Uses – Table 60-3</u>

Amusements – maximum height increased from 35' to 36'
Institutional/Motor Vehicles – maximum height increased from 30' to 36'
Natural Resources - maximum height increased from 35' to 36'
Retail Trade/Services – maximum height increased from 35' to 36'
Transportation, Communications, Utilities – maximum height increased from 30' to 36'
Public Utility Facilities – maximum height increased from 30' to 36'
Sewage Pumping Stations – maximum height increased from 30' to 36'
Sanitary Landfills - maximum height increased from 30'to 36'
Mineral Extraction and Processing – maximum height increased from 35' to 36'.