

Major Revisions in July 15, 2009 Draft

Rather than providing a new 300-page draft in which only a small number of sections have been revised, we are providing a list of major revisions, keyed to the page numbers in the 6/15 Public Review Draft, along with the relevant pages. Unfortunately, the new page numbers and some of the section numbers have changed because we've added a new residential district. Other minor changes have been made, mainly involving cross-referencing and formatting, but are not included in this packet.

Additional revisions are being made to the Supplemental Regulations and Definitions subchapters, and will be provided separately.

	Page No. (6/15)	Change
Subchapter 28C: Residential Districts		
Section 28C.0100(2)	14	Exemptions from sidewall offset; combined residential and nonresidential requirements
28C.0100(3)	14	Waiver of attached garage setback for lakefront lots
28C.0101 – Use Table	15	Single-family through 3-family dwellings conditional in TR-V2 and TR-U2; addition of new TR-C4 to table
28C.0107 – SR-V1	23	Side yards for multi-family: 10', height increases to 40' for 3-story attached, multi-family, nonresidential, per 13-foot floor height recommendation. This change continues through subsequent districts
28C.0108 – SR-V2	25	Similar side yard width and height changes
28C.0113 – new TR-C4	New pg	New district: Smallest-lot single-family district; 3,500 sq. ft. lot area
28C.0116 – TR-V2	34-35	Similar side yard width and height changes
28C.0118 – TR-U1	37-38	Similar side yard width and height changes
28C.0119 – TR-U2	39-40	Similar side yard width and height changes; maximum height 6 stories
28C.0121 – TR-P	42-46	Changes to wording on master plans; lot coverage increased; height and side yard changes; heights may exceed maximum by conditional use; additional detail on master plan standards; removed UDC review of master plan
Subchapter 28D: Mixed-Use and Commercial Districts		
28D.0200(2)	48	Design standards waiver provision
28D.0202(4) - NMX	58	Height revisions (16' ground floor; 13' upper stories); additional height by conditional use
28D.0202(5) - NMX	60	Waiver for frontage requirements
28D.0203(4)(5) - TSS	62	Height revisions, waiver for frontage requirements
28D.0204(7)(8) - MXC	66	Height revisions, waiver for frontage requirements
28D.0205(4)(5) - CC-T	68-69	Height revisions, waiver for frontage requirements
28D.0206(4)(5) - CC	71	Height revisions, waiver for frontage requirements
Subchapter 28F: Employment Districts		
28F.0402 - Use Table	76	General retail is conditional in all districts
28F.0403(2)(3)(5) - TW	79-80	Waiver provision for building standards (parking, frontage, etc.). More detailed standards for outdoor activities. Height revisions
28F.0804(2)(3) - SE	84-86	Waiver provision for building standards (parking, frontage, etc.). More detailed standards for outdoor activities. Height revisions
28F.0406(3) - EC	87	Waiver provision for building standards (parking, frontage, etc.)
28F.0407(3) - IL	89-90	Waiver provision for building standards; moved frontage requirement into this section

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	Page No. (6/15)	Change
28F.0408 - IG	91	Waiver provision for building standards
Subchapter 28H: Overlay Districts		
28H.0603(8) - TOD	125	Added statement that station area plan may change maximum as well as minimum parking requirements
Subchapter 28J: General Regulations		
28J.0801(1)(2)	154-155	Exceptions to height of accessory buildings for ADUs, carriage house replacement. Corrections to illustrations.
28J.0808(2)	163	Lakefront yard – average setback may be used if buildings are within 20 feet of one another.
28J.0811	165-175	This section has been reorganized and revised: <ul style="list-style-type: none"> • Table outlining “no minimum parking” districts and exceptions • Compliance required if change in use or occupancy • Housing cooperative parking requirement changed to that of original dwelling type • Table showing adjustments to minimum parking; additional information required for parking reduction request • Table of parking requirements is consolidated by similar type • May exceed maximum parking if additional parking over maximum is underground or structured • Zoning lots that already exceed maximum parking may maintain that parking but not increase it without CU approval
Subchapter 28M: Procedures		
Generally	234-254	This subchapter has been reorganized and cleaned up, with most of the marginal notes removed. Many of the wetland/floodplain standards in the current code have been added into these sections.
Table 28M-2	236	Pre-application is now “Prior to filing application”
28M.1102(9)	240	Requirements for floodplain map amendments restored
28M.1103(6)	243	Conditions for wetland property, parkland dedication requirement for residential development allowed by conditional use.
28M.1104	245	This “Appeals” section is now in Subchapter 28O, under Zoning Board of Appeals
28M.1105 (now 1104)	246	Standards added for floodplain variances
28M.1106(2)	248	Additional requirements requiring plans for proposed use
28M.1106(8)		New section on Conditions and Guarantees for demolitions/removals
28M.1108	253	Zoning Certificates moved to Subchapter 28O, under Zoning Administrator
28M.1109	254	Penalties moved to Subchapter 28O
Subchapter 28O: Administration and Enforcement (was Boards and Commissions)		
Generally	258-262	Floodplain regulations have been restored to this section, and several permit and appeals processes added under the responsible parties
28O.1302(3)(4)	260	Zoning certificates added under Zoning Administrator’s responsibilities. Appeals referenced to ZBA
28O.1304(2)	260	Plan Commission jurisdiction over floodplain boundary disputes
28O.1305(5)	260	Appeals added to ZBA responsibilities
28O.1306	New	Fees added – new table format
28O.1307	New	Penalties added to this Subchapter