

Village Council Adopts Zoning Code Amendments

The Village Council has adopted an ordinance (Ordinance No. 15-08) that will amend various sections of the existing Zoning Code and will also enact new sections "to modernize and update the Zoning Code of the Village in order to better protect the general health, safety, and welfare of the citizens of the Village".

Some of the highlights of the new zoning provisions:

- Will modify the definition of an accessory building and would add the definition of an accessory use;
- Will modify the definitions of driveway, recreational vehicle, structure, and zoning permit;
- Will allow notice of Planning Commission and Board of Zoning and Building Appeal (BZBA) public hearings to be provided by first class mail (evidenced by a certificate of mailing) instead of certified mail; notice for BZBA public hearings would be reduced from fifteen days to ten days;
- Will provide that the BZBA must decide all applications and appeals within sixty days after the conclusion of a hearing instead of thirty days as provided in the current code;
- Will provide that the Planning Commission must decide all applications within sixty days after the conclusion of a hearing instead of forty-five days as provided in the current code;
- Will elaborate on the conditions that the BZBA may impose when approving a conditional use permit or granting a change in a non-conforming use;
- Will modify the criteria that the BZBA will use in considering the approval of a variance request;
- Will place additional restrictions on the cumulative size of accessory structures in the Suburban Residential, Village Districts, or non-residential zoning districts.
- Will place additional restrictions on the location and exterior style of accessory buildings;
- Will prohibit lumber, building materials, construction equipment, machinery, household appliances, furniture capable of harboring rodents, junk, or salvage items from being stored or accumulated on a property in the Village Districts, Suburban Residential District, or Planned Unit Development District for more than sixty days except in a completely enclosed building or structure;
- Will not allow a motor vehicle, airplane, boat, or trailer to be parked on a property in the Village Districts, Suburban Residential District, or Planned Unit Development District for more than sixty days unless on a driveway;
- Will allow fitness-related businesses as a permitted use within the Village Business District;
- Will allow Bed and Breakfast lodging establishments as conditional uses within the Village Business district; and
- Will not allow off-site commercial parking areas within residentially-zoned districts.

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The proposed zoning code changes have been reviewed by the Planning Commission and the draft that has been included in your packet incorporates the recommendations of the Planning Commission.

A summary of the proposed Zoning Code changes has been included in your packet.

We are recommending that the public hearing for this ordinance be scheduled for Wednesday, December 3 so that property owners affected by the ordinance have adequate time to review the proposed changes.

Recommendation: That the Council introduce Ordinance No. 15-08 to amend various sections of the Zoning Ordinance and schedule it for a public hearing on Wednesday, December 3.