

Public Hearing 3/23/2017

Items being considered to be added or changed in Ordinance 315

Definitions:

Buffer

Dwelling- B. Barndominium; G. Modular Homes

Guest House

Hangar

Lot.-R. Setback Line

Personal Watercraft Lifts

Street- B. Collector Street

Section 21- Establishment of Zoning District

Chart revised with further explanation of district locations

Section 24- Single Family Residential

E. Specific Structure Requirements (for barndominiums and
Manufactured/Modular/Industrial homes)

Section 25-Airport Districts

A. General Purpose and Uses (added)

B. 1. (hangar size); 5. (square footage requirements for house & hangar)

6. (clarification of required elements in proposed plan)

8. (residences cannot be built without construction of hangar on property adjacent
to runway)

9. (existing hangars cannot be converted to residences without maintaining space
for aircraft)

C. d. (rental storage allowed with aircraft storage on runway side)

Section 28- Light Commercial

B. Refer to Heavy Commercial (same provisions)

C. Purpose and Permitted Uses Specific to stated districts. (changed to a sampling
of permitted uses with approval from City Building Inspector and designated
Council member)

1. District LC1-B (located near Sandy Mountain Cemetery)

Added enclosed storage buildings for personal use and rental

2. District LC2-C

b. Changed to enclosed storage for boats, and eliminated some others

Section 29- Heavy Commercial

C. Purpose and Permitted Uses (changed to a sampling of permitted uses with
approval from City Building Inspector and designated Council member)

Section 50- Streets, Right-of-ways, and Driveways

- A. 3. (allows temporary garage sale and open house directions signs in right-of-way)
- B. 4. (sprinkler systems must have a backflow preventer and get approval from water department)
- F. Street/Bore Cut (amended version added with minor word changes for clarity)

Section 53- Maintenance of Lots

- A. 1. (looks at height of grass allowed)
- B. (use of unimproved lots for storage of vehicles, boats, etc. if registered in owner's name and limit of 3 and grass maintained as an improved lot)

Section 54- Maintenance of Structures, driveways, and Culverts

- D. Minor wording changes for clarity.

Section 55- Moving Structures into or within the City

- B. Reworded
- 4. Modular/Industrial Homes (new)

Section 56-Recreational Vehicles and Camping Type Vehicles

- 4. Clarifies storage of R.V's on unimproved lots

Section 60- Sign Requirements (previously section 59)

- B. 2.b. Allows for banner sign on waterfront side of property
- Clarifies acceptable sign sizes

Section 75-General

Section reformatted for clarity and more logical order

Section 76- Development Permits (previously Section 78 (Conditions for issuing Development Permits))

Reformatted for clarity

Section 77- Certificates of Occupancy (previously Section 79)

- F. Revocation (new) allows for penalties if occupied house does not have utilities maintained on)

Section 78- Planning & Zoning Commission (new)

This section added to explain responsibilities and procedures of the Planning & Zoning Commission.

Section 93- Other Changes to the Consolidated Zoning Ordinance (new)

Explains procedures to be followed for changes to this Ordinance other than Zoning changes.