



# Memorandum

**TO:** St. Johns Planning Commission

**FROM:** Christopher Khorey, AICP

**SUBJECT:** Residential Amendments Summary

**DATE:** April 21, 2021

In order to demonstrate the policy changes in the proposed residential amendments at glance, below please find a summary of the major revisions proposed in the amendments.

## Housing Density

The amendments would create the following system for density in the City’s R-1, R-2, and R-3 Zoning Districts.

Lot Size	Maximum Number of Dwelling Units		
	R-1	R-2	R-3
Under 0.25 Acres	1	1	1
0.25 to 0.4 Acres	1	2 3 by Special Use Permit	2 3 by Special Use Permit
0.4 to 0.5 Acres	1	3 4 by Special Use Permit	3 4 by Special Use Permit
0.5 Acres to 1 Acre	1	4	4 5 or More by Special Use Permit
Over 1 Acre	1	4	10 per Acre More by Special Use Permit

## Existing Dwelling Units

Any lot with existing dwelling units that meets the density limits described above will be automatically considered conforming under the proposed amendments. Any lot that requires a Special Use Permit based on the chart above will be required to obtain a Special Use permit in order to be considered conforming.



For all other lots with dwelling units, they can be approved for a Zoning Permit, and be considered conforming, if they meet the following requirements:

- All dwelling units on the lot existed prior to the adoption of the amendments (the date will be listed in the Ordinance).
- All dwelling units on the lot must be brought into compliance with the Building Code.
- The lot must meet all relevant requirements of the Zoning Ordinance, including parking, paving, minimum dwelling unit size, maximum lot coverage, and any other requirements deemed relevant to the City during the Zoning Permit review.

Any lot that does not meet the density requirements, and does not obtain a Zoning Permit or Special Use Permit, will be considered a Legal Non-Conformity. That means the dwelling units can remain in place (at least from a zoning perspective), but that they cannot be expanded, they cannot be rebuilt if they are destroyed by fire or other natural disaster, and no additional dwelling units can be added on the property. Being a Legal Non-Conformity can make it difficult for property owners to obtain financing and insurance.

### **R-3L / R-3H Consolidation**

Currently, the Zoning Ordinance has two R-3 Districts – R-3L and R-3H. However, only one R-3 District appears on the City’s Zoning Map. The amendments would eliminate the R-3H District and rename the R-3L District to simply “R-3.”

### **Zoning Permit Requirement**

The amendments would clarify that a Zoning Permit is required whenever a new dwelling unit is constructed in the City – whether it be a single family home, a conversion to a duplex, or a new multi-family building, or any other type of housing construction. In order for the Zoning Permit to be approved, all Ordinance requirements have to be met, including the density limits, the parking/paving requirements, the minimum unit size, and the maximum lot coverage.

### **Minimum Unit Size**

The amendments establish a minimum dwelling unit size of 500 square feet, City-wide. The City Commission may, by Special Use Permit, allow smaller dwelling units, if the Commission determines that the units “will be safe, sanitary housing promoting high quality of life for the residents.

### **General “Clean Up”**

The amendments include a number of revisions (mainly deletions) to correct conflicts, inconsistencies, redundancies, and other aspects of the current text that don’t make sense or in conflict with the goals of the amendments.

### **Other Regulations**

The proposed amendments also include the following:

- On lots under 1 acre in area, no more than one building on the lot can contain dwelling units. This will prevent the creation of multiple single family houses on one lot, while allowing multi-family complexes with multiple buildings to exist on larger lots.
- All dwelling units must be connected to public water and sewer, if available.



- Cross-references to existing regulations on parking and waste management, to ensure they are not overlooked while new housing is being constructed.

The Planning Commission and City Commission will continue to discuss these proposed amendments at upcoming meetings.

# R-1 Low Density Residential

§ 155.030

## Purpose

- (A) It is the purpose of the R-1 District to encourage a predominance of dwelling structures located on individual parcels of land housing only one family or functional family. The requirements for this district are designed to protect and stabilize the essential character of these areas and to promote and encourage a suitable and safe environment for family life.
- (B) It is recognized that a desirable living environment includes many nonresidential uses of land and buildings. In order to ensure compatibility and protect against potentially injurious effects upon residential property, certain minimum requirements are set forth for these uses, whether permitted by right or permitted by special use permit.

(Ord. 616, passed 9-23-2013)

§ 155.031

## Uses Permitted by Right

The following uses are permitted in the R-1 District subject to all applicable regulations of the chapter:

- (A) Residence, one-family.
- (B) ~~Accessory uses and buildings.~~
- (C) Adult foster care family home or adult foster care small group home ~~(one through six persons).~~
- (D) Customary agricultural operations; ~~provided that~~ however, farm animals ~~is~~ are expressly prohibited.
- ~~(E) Essential services.~~
- ~~(F)(E)~~ Family day child care home.
- ~~(G) Fences.~~
- ~~(H)(F)~~ Essential services, such as ~~G~~ gas regulator stations, utility dumping stations, power substations, and water towers; provided these uses are necessary for service to the adjacent residential area. If these uses are to service a larger area, a special use permit is required.
- ~~(I) Golf course and country club.~~
- ~~(J)(G)~~ Home occupations.
- ~~(K) The keeping of household pets.~~

~~(L) Off street parking and loading.~~

~~(M) Signs.~~

~~(N) Swimming pools.~~

~~(O) Temporary buildings, structures, or yards for construction materials or a temporary office for the sale or rental of real property. Such buildings shall be incidental to construction work.~~

~~(Ord. 616, passed 9-23-2013)~~

§ 155.032

## Uses Permitted by Special Use Permit

The following uses of land and structures may be permitted in the R-1 District by the application for and the issuance of a special use permit when specified procedures and requirements as outlined in §§ 155.255 through 155.261 are met:

(A) Communication antennas (not including towers).

~~(B) Gas regulator stations, utility pumping stations, power substations and water towers not necessary for service to the adjacent residential area.~~

~~(C) Religious institutions.~~

~~(B)(D) Group day care home.~~

(1) Two-family dwellings consequent to a conversion of a single-family dwelling existing on the effective date of this chapter, provided that:

(2) The floor area not be increased thereby.

~~(Ord. 616, passed 9-23-2013)~~

§ 155.033

## Site Development Requirements

Requirements for minimum lot area; minimum lot width; required front side and rear setbacks; maximum lot coverage and maximum building height identified in § 155.170, shall apply to development in the R-1 District unless otherwise provided for in this chapter.

~~(A) Usable open space. There shall be provided on each lot an area at least equal to the required rear yard of the lot area for usable open space which shall be completely open except for projections as permitted in § 155.214 and which shall be effectively separated from areas of automobile circulation. Such area may be located anywhere on the lot other than in the required front or side yards but shall have no dimension less than 20 feet.~~

~~(B) Permitted encroachments into the rear yard. In addition to the projections permitted in § 155.214, the main residential building may project into the required rear yard up to, but not within, ten feet of the rear lot line. These projections shall observe the required side yard and shall be no wider than one-half of the average lot width at the projection.~~

~~(Ord. 616, passed 9-23-2013)~~

- (A) There shall be no more than one principal building on any given lot. All dwelling units on a given lot must be located within the principal building.
- (B) All dwelling units must be connected to public water and sewer service in compliance with all regulations of the City applying to connections to those services.
- (C) Off-street parking shall meet the requirements of Section 155.341 and waste management shall meet the requirements of Chapter 50 of the Code of Ordinances.

# R-2 Medium Density Residential

§ 155.040

## Purpose

The R-2 District is applied to those areas within the city which are particularly suitable for a higher population density by virtue of location, present development, availability of public services, or traffic facilities. It is the purpose of the district to achieve the same character, stability, and soundness of residential environment as intended for achievement by the regulations in the low density residential district, but to allow higher density consistent with the historic development pattern of the neighborhoods.

*(Ord. 616, passed 9-23-2013)*

§ 155.041

## Uses Permitted by Right

The following uses are permitted in the R-2 District subject to all specific regulations of this chapter.

(A) Residence, one-family residential dwelling units, as follows:

- (1) On lots of less than 0.25 acres in area: No more than 1 dwelling unit.
- (2) On lots between 0.25 and 0.4 acres in area: Up to 2 dwelling units.
- (3) On lots between 0.4 and 0.5 acres in area: Up to 3 dwelling units.
- (4) On lots over 0.5 acres in area: Up to 4 dwelling units.
- (5) All dwelling units, regardless of lot area, that meet the following conditions:
  - a) The dwelling unit existed prior to (INSERT ADOPTION DATE OF ORDINANCE)
  - b) The dwelling unit does not require a Special Use Permit.
  - c) The dwelling unit meets all requirements of the Building Code.
  - d) A Zoning Permit has been approved for the property. In order for the Zoning Permit to be approved, all relevant provisions of this Ordinance must be met, including the parking and paving requirements in Section 155.341, the minimum dwelling unit size in Section 155.189, and the maximum lot coverage requirement in Section 155.160.

~~(A) — Accessory uses and buildings.~~

(B) Adult foster care family home or adult foster care small group home ~~(one through six persons).~~

~~(C) — Essential services.~~

~~(D)~~(C) Family day-child care or group day-child care home.

~~(E) — Fences.~~

~~(F)~~(D) Essential services, such as ~~G~~gas regulator stations, utility dumping stations, power substations, and water towers; provided these uses are necessary for service to the adjacent residential area. If these uses are to service a larger area, a special use permit is required.

~~(G) — Golf course and country club.~~

~~(H)~~(E) Home occupations.

~~(I) — The keeping of household pets.~~

~~(J) — Off-street parking and loading.~~

~~(K) — Signs.~~

~~(L) — Swimming pools.~~

~~(M) — Temporary buildings, structures, or yards for construction materials or a temporary office for the sale or rental of real property. Such buildings shall be incidental to construction work.~~

~~(Ord. 616, passed 9-23-2013)~~

§ 155.042

## Uses Permitted by Special Use Permit

The following uses of land and structures may be permitted in the R-2 District by application for and the issuance of a special use permit when specified procedures and requirements as outlined in §§ 155.255 through 155.261 are met:

~~(A)~~ Dwelling Units that are not permitted by right, as follows:

(1) On lots between 0.25 and 0.4 acres in area: 3 dwelling units

(2) On lots between 0.4 and 0.5 acres in area: 4 dwelling units

~~(A)~~(B) Communication antennas (not including towers).

~~(B)~~(C) Bed and breakfast.

~~(D)~~ Gas regulator stations, utility pumping stations, power substations and water towers not necessary for service to the adjacent residential area.

~~(C)~~(E) Religious institutions.

~~(D)~~ — Infill PUD.

~~(E)~~ — Residences, two-family.



- ~~(F) — Rooming and boarding houses.~~
- ~~(G) — Two-family dwellings consequent to a conversion of a single-family dwelling existing on the effective date of this chapter, provided that:
 
  - ~~(1) — The floor area not be increased thereby;~~
  - ~~(2) — All applicable requirements for usable open space and off-street parking are complied with;~~
  - ~~(3) — Two wholly separate dwelling units be created, with individual entrances into the building; and~~
  - ~~(4) — That all applicable provisions of the Building Code be complied with.~~~~

~~(Ord. 616, passed 9-23-2013)~~

§ 155.043

## Site Development Requirements

- ~~(A) — Usable open space. There shall be provided on each lot an area at least equal to the required rear yard of the lot area for usable open space which shall be completely open except for projections as permitted in § 155.214 and which shall be effectively separated from areas of automobile circulation. Such area may be located anywhere on the lot other than in the required front or side yards but shall have no dimension less than 20 feet.~~

~~Permitted encroachments into the rear yard. In addition to the projections permitted in § 155.214, the main residential building may project into the required rear yard up to, but not within, ten feet of the rear lot line. This projection shall observe the required side yard and shall be no wider than one-half of the average lot width at the projection.~~

- ~~(A) There shall be no more than one principal building on any given lot. All dwelling units on a given lot must be located within the principal building.~~
- ~~(B) All dwelling units must be connected to public water and sewer service, if available, in compliance with all regulations of the City applying to connections to those services.~~
- ~~(C) Off-street parking shall meet the requirements of Section 155.341 and waste management shall meet the requirements of Chapter 50 of the Code of Ordinances.~~
- ~~(D) The minimum gross floor area of any dwelling unit in the City shall be 500 square feet. The City Commission may allow the construction of units that are smaller than the minimum by Special Use Approval. In order for the Special Use to be approved, the criteria in Section 155.258 must be met, and the City Commission must determine that the dwelling unit, or units, will be safe, sanitary, housing promoting high quality of life for the residents.~~

~~(B)~~

~~(Ord. 616, passed 9-23-2013)~~

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# R-3~~L~~ Multi-Family ~~Low~~ ~~Density~~ Residential

§ 155.050

## Purpose

It is the purpose of the R-3~~L~~ District to achieve the same character, stability and soundness of residential environment as intended for achievement by the regulations in the medium density residential district. The only essential difference between the R-2 and R-3 Districts is that a higher density of population is permitted and a wider variety of building types will be permitted as a matter of right in the R-3 District. The district is applied to those areas within the city which are particularly suited for higher population density because of their central location, present high-density development, and high degree of public services and transportation facilities available.

(Ord. 616, passed 9-23-2013)

§ 155.051

## Uses Permitted by Right

The following uses are permitted in the R-3~~L~~ District subject to all specific regulations of this chapter:

**(A) Residential dwelling units, as follows:**

- (1) On lots of less than 0.25 acres in area: No more than 1 dwelling unit.
- (2) On lots between 0.25 and 0.4 acres in area: Up to 2 dwelling units.
- (3) On lots between 0.4 and 0.5 acres in area: Up to 3 dwelling units.
- (4) On lots between 0.5 acres and 1 acre in area: Up to 4 dwelling units.
- (5) On lots over 1 acre: 1 Dwelling Unit per 0.1 acres of lot area
- (6) All dwelling units, regardless of lot area, that meet the following conditions:
  - a) The dwelling unit existed prior to (INSERT ADOPTION DATE OF ORDINANCE)
  - b) The dwelling unit does not require a Special Use Permit.
  - c) The dwelling unit meets all requirements of the Building Code.
  - d) A Zoning Permit has been approved for the property. In order for the Zoning Permit to be approved, all relevant provisions of this Ordinance must be met, including the parking and paving requirements

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in Section 155.341, the minimum dwelling unit size in Section 155.189, and the maximum lot coverage requirement in Section 155.160.

- ~~(A)~~ — Residences, two-family.
- ~~(B)~~ — Residence, townhouse (up to four units per building).
- ~~(C)~~ — Accessory uses and buildings.
- ~~(D)~~~~(B)~~ Adult foster care family home, or adult foster care small group home, or large group home (one through six persons).
- ~~(E)~~ — Adult foster care small group homes (seven through 12) and large group homes.
- ~~(F)~~ — Essential services.
- ~~(G)~~~~(C)~~ Family day-child care or group day-child care home.
- ~~(H)~~ — Fences.
- ~~(I)~~~~(D)~~ Essential Services, such as gas regulator stations, utility dumping stations, power substations, and water towers; provided these uses are necessary for service to the adjacent residential area. If these uses are to service a larger area, a special use permit is required.
- ~~(J)~~ — Golf course and country club.
- ~~(K)~~~~(E)~~ Home occupations.
- ~~(L)~~ — The keeping of household pets.
- ~~(M)~~ — Off-street parking and loading.
- ~~(N)~~ — Rooming and boarding houses.
- ~~(O)~~ — Signs.
- ~~(P)~~ — Swimming pools.
- ~~(Q)~~ — Temporary buildings, structures, or yards for construction materials or a temporary office for the sale or rental of real property. Such buildings shall be incidental to construction work.

(Ord. 616, passed 9-23-2013)

§ 155.052

## Uses Permitted by Special Use Permit

The following uses of land and structures may be permitted in the R3L District by application for and the issuance of a special use permit when specified procedures and requirements as outlined in § 155.255 through 155.261 are met:

- ~~(A)~~ Dwelling Units that are not permitted by right, as follows:
  - (1) On lots between 0.25 and 0.4 acres in area: 3 dwelling units
  - (2) On lots between 0.4 and 0.5 acres in area: 4 dwelling units
  - (3) On lots over 0.5 acres in area: Any number of dwelling units exceeding 1 dwelling unit per 0.1 acres of land.
- ~~(A)~~~~(B)~~ Bed and breakfast.

~~(B)(C)~~ Cluster housing developments.

~~(C)(D)~~ Communication antenna (not including towers).

~~(E)~~ Gas regulator stations, utility pumping stations, power substations and water towers not necessary for service to the adjacent residential area.

~~(D)(F)~~ Religious institutions.

~~(E)~~ — Infill PUD.

~~(F)~~ — Planned unit development.

~~(G)~~ — Residential cluster housing development.

~~(H)~~ — Rooming and boarding houses.

~~(I)~~ — Two-family dwellings consequent to a conversion of a single-family dwelling existing on the effective date of this chapter, provided that:

~~(1)~~ — The floor area not be increased thereby;

~~(2)~~ — All applicable requirements for usable open space and off-street parking are complied with;

~~(3)~~ — Two wholly separate dwelling units be created, with individual entrances into the building; and

~~(4)~~ — That all applicable provisions of the Building Code be complied with.

~~(Ord. 616, passed 9-23-2013)~~

§ 155.053

## Site Development Requirements

~~(A)~~ **Usable open space.** There shall be provided on each lot an area at least equal to the required rear yard of the lot area for usable open space which shall be completely open except for projections as permitted in § 155.214 and which shall be effectively separated from areas of automobile circulation. Such area may be located anywhere on the lot other than in the required front or side yards but shall have no dimension less than 20 feet.

~~**Permitted encroachments into the rear yard.**~~ In addition to the projections permitted in § 155.214, the main residential building may project into the required rear yard up to, but not within, ten feet of the rear lot line. This projection shall observe the required side yard and shall be no wider than one-half of the average lot width at the projection.

~~(A)~~ On lots smaller than one acre in area, there shall be no more than one principal building on any given lot, and all dwelling units on a given lot must be located within the principal building. Lots greater than one acre in area are exempt from this requirement.

~~(B)~~ All dwelling units must be connected to public water and sewer service, if available, in compliance with all regulations of the City applying to connections to those services.

~~(C)~~ Off-street parking shall meet the requirements of Section 155.341 and waste management shall meet the requirements of Chapter 50 of the Code of Ordinances.

~~(D)~~ The minimum gross floor area of any dwelling unit in the City shall be 500 square feet. The City Commission may allow the construction of units that are smaller than the minimum by Special Use Approval. In order for the Special Use to be approved, the criteria in Section 155.258 must be met, and the City Commission must determine that the dwelling unit, or units, will be safe, sanitary, housing promoting high quality of life for the residents.

# ~~R-3H Multi-Family High Density Residential~~

## ~~Purpose~~

~~The R-3H District is intended to provide sites for a wide range of multi-family developments including townhouses, duplexes and apartments.~~

~~(Ord. 616, passed 9-23-2013)~~

~~§ 155-060 § 155.054~~

## ~~Uses Permitted by Right~~

~~The following uses are permitted in the R3H District subject to all specific regulations of this chapter:~~

- ~~(A) — Residence, one-family.~~
- ~~(B) — Residence, townhouse.~~
- ~~(C) — Apartments.~~
- ~~(D) — Accessory uses and buildings.~~
- ~~(E) — Adult foster care family home or adult foster care small group home (one through six persons).~~
- ~~(F) — Adult foster care small group homes (seven through 12) and large group homes.~~
- ~~(G) — Essential services.~~
- ~~(H) — Family day care or group day care home.~~
- ~~(I) — Fences.~~
- ~~(J) — Gas regulator stations, utility dumping stations, power substations, and water towers; provided these uses are necessary for service to the adjacent residential area. If these uses are to service a larger area, a special use permit is required.~~
- ~~(K) — Golf course and country club.~~
- ~~(L) — Home occupations.~~

- ~~(M) — The keeping of household pets.~~
- ~~(N) — Off-street parking and loading.~~
- ~~(O) — Signs.~~
- ~~(P) — Swimming pools.~~
- ~~(Q) — Temporary buildings, structures, or yards for construction materials or a temporary office for the sale or rental of real property. Such buildings shall be incidental to construction work.~~

~~(Ord. 616, passed 9-23-2013)~~

~~§ 155.061~~

## ~~Uses Permitted by Special Use Permit~~

~~The following uses of land and structures may be permitted in the R-3H District by application for and the issuance of a special use permit when specified procedures and requirements as outlined in §§ 155.255 through 155.261 are met:~~

- ~~(A) — Bed and breakfast.~~
- ~~(B) — Cluster housing developments.~~
- ~~(C) — Communication antenna (not including towers).~~
- ~~(D) — Gas regulator stations, utility pumping stations, power substations and water towers not necessary for service to the adjacent residential area.~~
- ~~(E) — Infill PUD.~~
- ~~(F) — Planned Unit Development.~~
- ~~(G) — Residential cluster housing development.~~
- ~~(H) — Rooming and boarding houses.~~

~~(Ord. 616, passed 9-23-2013)~~

~~§ 155.062~~

## ~~Site Development Requirements~~

- ~~(A) — Usable open space. There shall be provided on each lot an area at least equal to the required rear yard of the lot area for usable open space which shall be completely open except for projections as permitted in § 155.214 and which shall be effectively separated from areas of automobile circulation. Such area may be located anywhere on the lot other than in the required front or side yards but shall have no dimension less than 20 feet.~~
- ~~(B) — Permitted encroachments into the rear yard. In addition to the projections permitted in § 155.214, the main residential building may project into the required rear yard up to, but not within, ten feet of the rear lot line. This projection shall observe the required side yard and shall be no wider than one-half of the average lot width at the projection.~~

~~(Ord. 616, passed 9-23-2013)~~

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# Dimensional Requirements

§ 155.170 § 155.160

## Table of Dimensional Requirements

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Min. Front Setback (feet)	Min. Side Setbacks (Each) (feet)	Min. Side Setbacks (Total of 2) (feet)	Min. Rear Setback (feet)	Maximum Lot Coverage	Maximum Building Height (feet/stories)
R-1	22,000 (a) 7,500 (b)	150 (a) 75 (b)	25	20 (a) (c) 10 (b) (c)	50 (a) 20 (b)	35	40%	30/2.5
R-2	7,500 5,000 (d)	75 (e)	25	10 (c)	20	35	45%	30/2.5
<del>R-3L</del>	7,000 <del>4,000</del> <u>4,356</u> (d)	75 (e)	10	10	20	35	55%	<del>30/2.5(k)</del>
<del>R-3H</del>	<del>7,000</del> <del>4,000 (d)</del>	<del>75 (e)</del>	<del>10</del>	<del>10</del>	<del>20</del>	<del>35</del>	<del>55%</del>	<del>30/2.5</del>
MC	6,000	60	50	(f)	(f)	25	60%	35/2.5
GC	10,000	100	25	(g)	-	(h)	70%	35/2.5
CBD	-	-	-	-	-	-	100%	<del>35/2.5(k)</del>
O	7,000	75 (e)	10	10	20	35	60%	30/2.5
I-1	-	-	35	20 (i)	40	35 (i)	70%	-
I-2	-	-	35	20 (i)	40	35 (i)	70%	-
P	-	-	-	-	-	-	-	-
T	-	-	-	-	-	-	-	-
M	7,000 4,000 (d)	75 (e)	10	10	20	35	60%	30/2.5

### Footnotes:

- Lots without public water and sewer.
- Lots with public water and sewer.
- Minimum street side setback is 20 feet.
- Per dwelling unit for a multi-family development.
- On curvilinear street where lots are irregularly shaped and have non-parallel sides, the lot width requirement is measured at the front setback.
- Side yards shall not be less than 1/4 the height of the principle building, but in no case shall be less than ten feet.

- g) No side yard is required, but if one is provided it shall not be less than ten feet. If the lot is adjacent to a residential district then a side yard of at least ten feet is required.
- h) No rear yard is required unless the lot is adjacent to a residential district in which case the required rear setback is the setback required by the adjacent residential zoning district.
- i) A setback of 50 feet shall be required if adjacent to residentially-zoned property.
- j) Children's playsets and related playground-type equipment/structures are not considered in the determination of maximum lot coverage.

k) There shall be no specific height limitation in the CBD District; provided, however, that no building permit shall be issued for any structure exceeding 35 feet in height except pursuant to a special use permit granted by the Planning Commission. Application for such special use permit shall be made in accordance with the provisions of § 155.257. Further, prior to the granting of the special use permit, the Planning Commission shall make a finding that any such excessive height will not be detrimental to the light, air, or privacy of any other structure or use currently existing or approved for construction, and shall also determine whether the proposed height is consistent with the City's Downtown Master Plan. In approving a height in excess of 35 feet, the Planning Commission shall follow the standards set forth below in floor area ratio.

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(Ord. 616, passed 9-23-2013; Am. Ord. 638, passed 2-26-2018)





# Site Plan Review

~~§ 155.270~~ § 155.260

## Purpose

- (A) It is the purpose of this chapter to require site plan review approval for certain buildings, structures, and uses that can be expected to have a significant impact on natural resources, traffic patterns, adjacent parcels, and the character of future development.
- (B) The regulations contained in this chapter are intended to promote:
  - (1) Safe and convenient traffic movement, both within a site and in relation to access streets;
  - (2) Harmonious relationships of buildings, structures, and uses, both within a site and with adjacent sites;
  - (3) Conservation of natural amenities and resources; and
  - (4) The preservation of the integrity of the utility system of the city.

*(Ord. 616, passed 9-23-2013)*

~~§ 155.271~~ § 155.261

## Uses Requiring Site Plan Review

Site plans are required to be submitted under any of the following circumstances:

- (A) **Administrative Site Plan review.**
  - (1) Administrative Site Plan review consists of a general description and drawing of the proposed development and includes the name and address of the applicant or contractor and the address of the property to be improved.
  - (2) Administrative Site Plan review is subject to staff review and approval of the Zoning Administrator and is applicable to the following circumstances:
    - a) ~~The construction of, or additions to, single family and duplex residences.~~
    - a) The addition of a new dwelling unit to any property. In order for the new dwelling unit to be approved, all relevant provisions of this Ordinance must be met, including the parking and paving requirements in Section 155.341, the minimum dwelling unit size in Section 155.189, and the maximum lot coverage requirement in Section 155.160.
    - b) The construction of an addition to a single family or duplex residence.