

Summary of proposed zoning amendments:

Amendment # 1 (Article III , Division 10, Sections 242 and 243)

- Removes five currently permitted uses in the B1 Business District:
 - automobile sales and service
 - college, business colleges, trade schools, dancing schools, and similar organization without students in residences)
 - dental laboratories
 - manufacturing of articles to be sold exclusively on the premises providing such manufacturing is incidental to the retail business and employs not more than five (5) operators engaged in the production of such items
 - wholesale business
- Changes two currently permitted uses in the B1 Business District to Special Use Permit only
 - dwelling when constructed in conjunction with permitted use provided such dwellings are an integral part of the main building of such a permitted use
 - parking lots

Amendment # 2 (Article III, Division I, adds sections 82 and 83)

- Establishes Special Use Permit process and Site Plan requirements that may be allowed in several zoning districts where uses would not otherwise be acceptable without appropriate conditions or safeguards

Amendment # 3 (Article IV, Sections 333(b) and 332.5

- Revises height limit exceptions in supplemental districts, states parapet walls may extend up to four (4) feet above the 35 foot height limit and uncovered roof-decks less than 150 sq ft may also exceed the 35 foot height limit
- Establishes roof pitch for all residential structures at a minimum of 4/12

Amendment # 4 (Article I, Section 19-1 Definitions)

- Revises definition of hotels and tourist lodgings

Amendment # 5 (Articles III and IV, Division 10, Sections 246, 334, 336 and 340)

- Changes parking requirements in the B1 Business District to allow for remote parking off-site and shared parking when the uses do not conflict
- Eliminates off-street parking in the B-1 district

Amendment # 6 (Article VI, Sections 379 and 382)

- Revises sign regulations in supplemental districts as follows;
 - Lowers dimension maximum of 80 sq ft/35 ft height to 20 sq ft/12 ft height to free standing signs in RA-3, RA-3A, RA-4, RB-1, B-1, B-2 and B-3 districts
 - adds limitation to marquee signs in B1 Business District of 20% of projecting structure

- limits projecting signs in B1 Business District to no more than 12 sq ft and no more than 18 inches from building
- prohibits roof signs in B1 Business District extending above roof line
- limits shingle signs in B1 Business District to 4 sq ft
- limits wall signs in B1 Business District to 15% of building's façade or window area
- Adds additional restrictions to temporary signs to not cover more than 10% of the interior window area

Amendment # 7 (Articles IV and V, sections 323.5, 323 and 357 (1) and (4))

- Deletes sections 323.5 (Minimum Use of Lot) and section 323 (Lot of record) for supplemental districts
- Revises section 357 subsections (1) and (4) Continuance of Non conforming Situation and Extension in Use

Amendment # 7 changes allow any permitted use to be built on non-conforming lots including single-family dwellings if they are permitted in the respective zoning district.