

## **Summary of proposed changes to 10.10.060**

**The following is a summary of what the proposed changes will do;**

1. It details that a property owner needs to have issued a building permit, before they can do most of the permitted uses in this zone (as required in other residential zones).
2. It allow a property owner to ask for conditional use permit PRIOR to the issuance of a building permit for the following uses:
  - a. Build Accessory buildings
  - b. Plant gardens and trees
  - c. And other conditional uses

**Currently no uses are allowed until a building permit is issued.**

3. It allows a property owner to ask for a conditional use permit if they need more building heights than what is allowed in the zone, which is currently not an option.
4. It puts restrictions on the maximum size of an accessory building on a lot, depending upon the size of their lot. The larger the lot, the larger the accessory building can be. This is to prevent a giant accessory building on a small lot, but a giant accessory building will be fine and not look out of place on a 5- or 10-acre lot.
5. It allows for a property owner to request not to install certain lot improvements at the present time and instead sign a delay agreement for the missing improvements to be installed at a later date, however it requires a recommendation from the Planning Commission and approval from the Town Council. This is currently not an option.
6. It outlines that the maximum sq foot occupied by all building including the primary residence and all accessory buildings on a property owners' lot is 50% of the total sq feet of the property. There are currently a lot of restrictions on both number of building and size of building allowed on a lot.