

Suggested Zoning Ordinance Changes/Corrections

Article IV – Supplementary Provisions Applying to Specific Districts

Revisit mandatory 9 x 18 (162sf) parking space requirement

- 4.10.1 – Number of spaces – Typical ITE based requirements
- 4.020 – Off Street Loading and Unloading
- 4.030 – Temporary Use regulations
- 4.040 – Customary incidental home occupations – Should be expanded to give more guidance
- 4.050 – Fall Out Shelter restrictions – Kinda tells us how old these regulations are
- 4.060 – Gasoline station and convenience market food service facility restrictions – Move?
- 4.070 – Special provisions for party walls – affects two family dwellings on a lot
- 4.080 – Mobile home park standards
- 4.090 – Junk yard and salvage yard
- 4.100 – Corner lot yard requirements
- 4.110 – Front yards on cul-de-sacs
- 4.120 – Mini-Warehouse residential occupancy
- 4.130 - Cluster Residential Why not Subdivision Regulations originally but should be deleted now
- 4.140 – Duplex/Zero Lot Line developments
- 4.150 – Multi-Family dwellings
- 4.160 – Height requirement – fences
- 4.170 – Antennas and satellite dishes – FCC overrides - Delete
- 4.180 – Communications (cell) towers – Revamp
- 4.190 – AOB's
- 4.200 – FDC's in Sprinkled Buildings
- 4.210 – Travel Trailer Parks
- 4.220 – Cemeteries
- 4.230 – Swimming pools
- 4.240 – Propane tanks
- 4.250 – Bed and Breakfast's
- 4.260 – Land Disturbing Activities – Move to Appendix?

Article V – Zoning Districts

R1 – Uses moved to a matrix, bulk requirements move to a matrix

R2 – Uses moved to a matrix, bulk requirements move to a matrix

R3 – Uses moved to a matrix, bulk requirements move to a matrix

R4 – Uses moved to a matrix, bulk requirements move to a matrix

R4-MDR-PUD (5.51.4) Delete Entire Section

R5 – Uses moved to a matrix, bulk requirements move to a matrix

C1 – Uses moved to a matrix, bulk requirements move to a matrix

C2 – Uses moved to a matrix, bulk requirements move to a matrix

C3 – Uses moved to a matrix, bulk requirements move to a matrix

PO – Uses moved to a matrix, bulk requirements move to a matrix

MR-PO - ???

I1 – Uses moved to a matrix, bulk requirements move to a matrix

I2 – Uses moved to a matrix, bulk requirements move to a matrix

I3 – Uses moved to a matrix, bulk requirements move to a matrix

H1 – Move to appendix

PUD – RPUD/CPUD – Clean up – Add Mixed Use PUD?

Acreage References

3.100.E Accessory Use Regulations – *"Each accessory use shall: ... Not exceed forty (40) percent of the total square footage of the principal structure on any residential lot, not to exceed six hundred (600) square feet in size. If however, the subject property is at least two (2) acres in size, the Board of Zoning Appeals shall have the discretion to vary this requirement under the conditional use provisions of this ordinance. If freestanding, it shall be located in the rear yard in relation to the principal structure on any zone lot."*

This sentence should be removed in its entirety – no reason a larger lot should override the provisions in all residential zones limiting accessory structures to the rear yard. It is not a conditional use question - accessory buildings are permitted uses.

Suggested language to replace 3.100.E: "Each accessory use shall: ... Not exceed forty (40) percent of the total square footage of the principal structure on any residential lot, not to exceed six hundred (600) square feet in size and shall be located in the rear yard in relation to the principal structure on any zone lot."

=====

4.101.E - Number of Parking Spaces Required – Plant and Forest Nurseries – "plus 1 space for each 5 acres"

4.080.A - Development Standards for mobile home parks – "no parcel of land containing less than 2 acres"

4.120.B - Residential Occupancy – additional regulations - Mini-Warehouse facilities – 2 acre minimum – limited to C2, I1 and I2 zoning districts

5.051.3.E.1 - R3 Medium Density Residential – Minimum Lot Size – Multi-Family – 10 acres – This requirement should be deleted

5.051.4.E.1 - R4 High Density Residential – Minimum Lot Size – Multi-Family – 10 acres – This requirement should be deleted

5.051.4 R4, Mixed Density Residential – Planned Unit Development district – Conspicuously absent is any mention of minimum lot sizes or acreages – Even the zoning district reference (5.051.4) is duplicated – making it even more confusing – Not found on any parcels in Ashland City and should be deleted

5.051.5.A - R5, High Density Residential – District Description - 2 acre minimum

5.051.5.E.1 - R5, High Density Residential – Minimum Lot Size – 2 acres minimum for mobile home park

5.090.B – RPUD – Commercial Activities – 100 acres minimum

5.090.C – RPUD – Minimum Size – 5 acres – General requirement for RPUD developments – conflicts with R3 and R4 10 acres required – needs to be deleted

5.100.B – Commercial PUD's – Minimum Size – 2 acres

7.61.9.E – Special Conditions for Group Assembly Activities – 25 acres minimum

7.61.10.B - Special Conditions for Feedlots and Stockyards – 4 acres minimum

7.61.12.B - Special Conditions for Intermediate Manufacturing (Commercial Storage of Explosives, etc.) – 50 acres minimum

7.61.15 – Outdoor Firearms Training Facilities – 10 acres minimum