

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE: March 9, 2023

To: Planning and Zoning Commission

Through: Angela Mesaros, Director of Economic and Community Development

From: Valerie Berstene, Village Planner

Topic: Working List of Considerations for Future Zoning Text Amendments

TOPICS FOR FURTHER CONSIDERATION

As discussed at the December 8, 2022 meeting of the Planning and Zoning Commission in conjunction with the Public Hearing and motion for Case 22-40 Comprehensive Zoning Text and Map Amendments, Staff will maintain a working list of topics for consideration for future zoning ordinance amendments. This list will be populated by concerns from Planning and Zoning Commission members and Village Staff.

1. Review and further clarify definitions and application of personal services, salons and spa establishments, and massage therapy uses.

Current Status: Testing the new zoning text through consideration of requests for permitted, limited, and special use permits to better assess the benefits and challenges of the recently adopted language.

Many contemporary businesses provide services that fall into more than one clearly defined zoning use. This multi-channel or multi-faceted approach is a strategy many businesses employ to be viable and competitive in today's marketplace. By offering a range of services, experiences, and/or products to the customer, businesses have more potential streams of revenue and ways to keep their business open and successful. However, this can create issues with zoning determination less clear.

One way to address this may be to develop policy guidelines for applying the Zoning Ordinance. This can establish clarity while we continue to test the new regulations. Staff can prepare such guidelines to be circulated to the Planning and Zoning Commission.

2. Review regulations for basketball hoops and sports courts.

Current Status: The new regulations introduced a 5' setback from side property lines and a 10' setback from the front property line for basketball equipment. The 2022 update to the Zoning Ordinance sought to clean up inconsistencies but did not explore further regulations for sports courts. This topic requires further discussion.

Staff has created a redlined version of sections of the zoning ordinance that relate to "household recreational facilities" to identify changes in the new code (see attached). In particular, the revisions are related to (1) site development standards for recreational facilities, (2) outdoor/exterior lighting, (3) permitted encroachments, and (4) definition of accessory structure/building.

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The staff would ask for input on whether or not the Commissioners wish to allow permanent basketball hoops, if so, with what restrictions (setbacks, limits on number of hoops, etc.) and a discussion of the potential impacts of other recreational facilities, such as basketball courts.

3. Review new regulations and diagrams for front yard fences.

Current Status: The new regulations for fences allows for 6'-high fences on corner lots, behind the front line of the house. New diagrams provided with the ordinance text clearly indicate 4'-high fences are allowed in the front yard up to the property line. While the text of the previous code may have been written to allow front yard fences, the interpretation of the previous zoning ordinance made this an uncommon occurrence.

Staff would ask the Planning and Zoning Commission to discuss whether or not the ordinance should allow 4'-high fences enclosing the front yard- to the property line, in front of the front of the building.