

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE: December 8, 2022

To: Planning and Zoning Commission

Through: Angela Mesaros, Economic and Community Development Director

From: Valerie Berstene, Village Planner

Topic: Zoning Ordinance Final Draft

TEXT CHANGES FROM NOVEMBER 10, 2022

Below is a catalog of the revisions made to the proposed zoning text subsequent to the November 10, 2022 meeting of the Planning and Zoning Commission.

ARTICLE 1

1. Added Section 44-01-03. Authority. Renumbered subsequent sections.
2. Section 44-01-06. Severability: corrected spelling errors.

ARTICLE 2 – No changes.

ARTICLE 3

Use Table Revisions:

1. Distributed uses from the heading *Temporary Uses* to their use categories as a T permit type.
2. Added *Mobile Home Park* as a residential use type.
3. Corrected *Cannabis Cultivation Center* to *Medical Cannabis Cultivation Center*.
4. Renamed and alphabetized *Animal Hospital, Veterinarian* as *Veterinary Clinic*.
5. Added *Salon and Spa Establishments* as a Special Use in all business districts.
6. Added *Warehouse, Distribution* as a Special Use in M-1. This was in previous drafts and was mistakenly omitted.

ARTICLE 4

1. Section 44-04-06: Renamed and alphabetized use specific standards for *Animal Hospital, Veterinarian* as *Veterinary Clinic*.
2. Section 44-04-14.C: Removed reference to specific permit type for clarity.
3. Section 44-04-14.I: Removed reference to specific permit type for clarity.

ARTICLE 5

1. Minimum Parking Requirements Table Revisions:
 - a. Added *Manufactured Home Park* at 2 / dwelling unit.
 - b. Added *Salon and Spa Establishment* at 1 / 200 sf.
 - c. Renamed and alphabetized *Animal Hospital, Veterinarian* as *Veterinary Clinic*.

VILLAGE OF HOMEWOOD

- d. Corrected *Cannabis Cultivation Center* to *Medical Cannabis Cultivation Center*.
2. Section 44-05-07. Tree Preservation: Added required minimum diameter for replacement trees. Reformatted section related to damage during construction.
3. Added a section titled *Determination of Façade Tier*. This seems to be a change made in error and is in conflict with the existing construction of the façade materials requirements.

ARTICLE 6

1. Section 44-06-05. Procedures: Corrected the term *approve with modifications* to *approve with conditions*.

ARTICLE 7

1. Section 44-07-04 Zoning Compliance Permits:
 - a. Revised applicability to exclude residential uses.
 - b. Corrected expiration criteria from *building permit* to *Certificate of Occupancy*.

ARTICLE 8 – No changes.

ARTICLE 9

1. Added Section 44-09-01 General Rules of Construction.
2. Added Section 44-09-02 Rules for Generic Use Definitions.
3. Renamed and alphabetized *Animal Hospital, Veterinarian* as *Veterinary Clinic*.
4. Reinstated definition for *Boarder*.
5. Reinstated definition for *Club or Lodge*.
6. Added the word *consumed* to the definition for a Commercial Kitchen.
7. Reinstated definition for *Exhibit Hall*.
8. Reinstated definition for *Learning Centers*.
9. Revised definition for *Limousine*.
10. Added definition of *Manufactured Home* and *Manufactured Home Park*.
11. Reinstated definition for *Medical Cannabis Cultivation Center*.
12. Revised definition for *Personal Services* to exclude salon and spa.
13. Revised *Place of Assembly, Indoor Commercial* to include learning center, clubs or lodges, and exhibit halls.
14. Revised *Place of Assembly, Indoor Non-Commercial* to include learning center, clubs or lodges, and exhibit halls.
15. Added definition of *Salon and Spa Establishments*.
16. Renamed and alphabetized *Animal Hospital, Veterinarian* as *Veterinary Clinic*.
17. Added definition of *Warehouse, Distribution*.