

EXECUTIVE SUMMARY OF SUBSTANTIAL AMENDMENTS TO CITY OF MILLS TITLE 17 (LAND DEVELOPMENT REGULATIONS)

	SUBJECT	SECTION	PROPOSED AMENDMENTS	REASON FOR CHANGES/STAFF COMMENTS
1.	Definitions	Section 5	Added various definitions	To provide clarity and understanding and interpretation of terms
2.	Notice	Section 10.20(16)	Reduced the notice of surrounding property owners of proposed development applications from 1,000 feet to 140 feet	1,000 feet was a large notification area for city-sized lots 140' is appropriate and similar to noticing area for other nearby municipalities
3.	Development Plans	Section 10.40	- Added additional objectives for review of development plans - Revised the approval criteria for development plans - Revised the required content of development plans - Added conditions of approval	Clarify the review process for development plans
4.	Front Yard Setbacks	Section 14, All residential zoning district use charts	Changed required front yard setbacks back to 25' from 20'	Desired to remain same as previous regulations
5.	Parking Surfacing	Section 40.10	Added language clarifying the required surfacing of required parking areas in each zone district	Ensure clarity and understanding of required parking surfacing requirements.
6.	Shipping Containers/Seacans	Section 45.55(10)	- Add standards for the placement and use of shipping containers/seacans. - Add definition of shipping container/seacan - Prohibit the use of shipping containers as storage units in residential districts. - Adopt standards for the placement and use of shipping containers for storage in commercial and industrial districts.	Establish regulations to limit the use of storage containers to avoid unsightly conditions and degradation of community character.
7.	Downtown Riverfront Overlay District	Section 22	New overlay zone district to set design standards and guide new development in the downtown riverfront area along Wyoming Blvd. and adjacent blocks.	To allow for increased review and design standards for any new development within the riverfront area.