

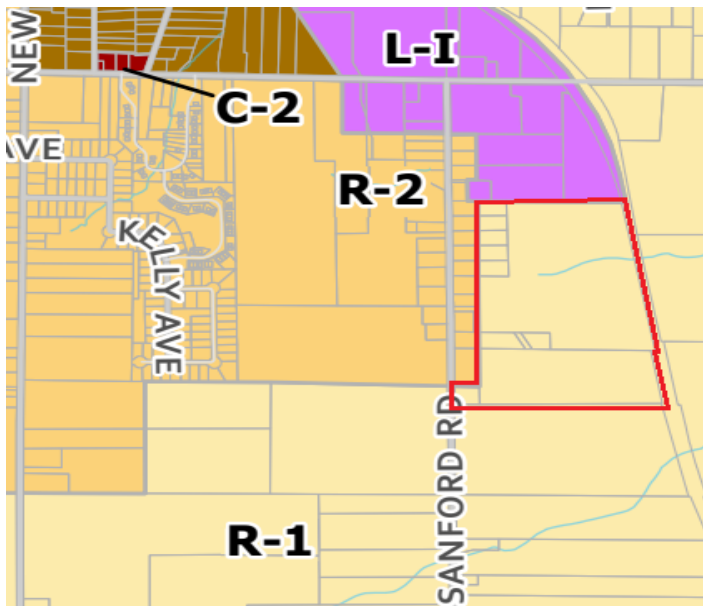


Proposed Amendments for Public Hearing

Zoning Amendment # 2023-011

Proposed Map Amendment

EXISTING:



PROPOSED:

Re-zone the following parcels from R-1 to R-2:

32-003-00-00-031-000 32-003-00-00-035-001

Re-zone the following parcels from R-1/R-2 to R-2:

32-003-00-00-023-001 32-003-00-00-023-005 32-003-00-00-023-006
32-003-00-00-023-007 32-003-00-00-023-008 32-003-00-00-035-000
32-003-00-00-038-000

Re-zone parcel #32-003-00-00-034-000 (R-1 portion only) from R-1 to R-2

MODIFIED BY ZONING COMMISSION:

Re-zone the following parcels from R-1 to R-2:

32-003-00-00-035-001

Re-zone the following parcels from R-1/R-2 to R-1:

32-003-00-00-023-001 32-003-00-00-023-005 32-003-00-00-023-006
32-003-00-00-023-007 32-003-00-00-023-008 32-003-00-00-035-000
32-003-00-00-038-000

Re-zone parcel #32-003-00-00-034-000 (R-2 portion only) from R-2 to R-1

Zoning Amendment # 2024-001

Section 380.06 C – Minimum Parking Setback Requirements, Parks and Recreation District

Section 380.06 Existing:

Off street parking facilities shall be provided in accordance with Chapter 410 and shall be located and designed in compliance with the regulations set forth in this section.

- A. Off street parking may be located within the front, side, and rear yard set forth for principal uses in Section 380.03, provided such parking areas comply with the minimum setbacks specified in Schedule 380.06.
- B. Areas with more than one parking facility shall be considered as one parking facility for the purpose of determining front, side, and rear yard setback requirements.

Schedule 380.06

	P-R
A. Setback from street right-of-way	20 ft.
B. Setback from side and rear lot line	10 ft.

- C. The side and/or rear parking setback may be waived if two or more adjacent properties are developed under a common site plan and/or owned by the same individual and the waiver enhances traffic flow.

Section 380.06 Proposed (shown in bold):

Off street parking facilities shall be provided in accordance with Chapter 410 and shall be located and designed in compliance with the regulations set forth in this section.

- A. Off street parking may be located within the front, side, and rear yard set forth for principal uses in Section 380.03, provided such parking areas comply with the minimum setbacks specified in Schedule 380.06.
- B. Areas with more than one parking facility shall be considered as one parking facility for the purpose of determining front, side, and rear yard setback requirements.

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Section 380.07 – Landscaping and Screening Requirements, Parks and Recreation District

Section 380.07 Existing:

All portions of the zoning lot not covered by permitted structures or pavement shall be landscaped with grass, trees, shrubbery, and/or another appropriate ground cover or landscaping material. All trees and shrubbery shall be planted so that it will not obstruct the view of drivers at driveway entrances or road intersections at the time of planting or in the future.

- A. Width of Buffer Yard.
 - 1. A buffer yard is required along all residential lot lines.
- B. Screening (one or more of the following):
 - 1. A dense vegetative planting incorporating trees and/or shrubs of a variety that shall be equally effective in winter and summer and that will form a six-foot-high screen within three years of planting.
 - 2. A non-living opaque structure such as a solid masonry wall, or a solid fence that is at least six feet in height but no higher than eight feet and is compatible with the principal structure.
 - 3. A maintained, landscaped earthen-mound at least five feet wide, that is not less than four feet in height.
 - 4. Maintenance of the existing natural vegetation that, in its natural state, forms a sufficient screen with a height not less than six feet.

Section 380.07 Proposed (shown in bold):

All portions of the zoning lot not covered by permitted structures or pavement shall be landscaped with grass, trees, shrubbery, ~~and/or~~ another appropriate ground cover or landscaping material. All trees and shrubbery shall be planted so that it will not obstruct the view of drivers at driveway entrances or road intersections at the time of planting or in the future.

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4. Maintenance of the existing natural vegetation that, in its natural state, forms a sufficient screen with a height not less than six feet.