



Proposed Amendments for Public Hearing

Zoning Amendment # 2026-001

Section 430.04 D – Placement of Screening

Section 430.04 D Existing:

- D. Placement of Screening. The location of the wall, fence, or vegetation shall be placed within the bufferyard to maximize the screening effect as determined by the Zoning Commission. The bufferyard plan shall be specific to the type of option to be used.

Section 430.04 D Proposed (shown in bold):

- D. Placement of Screening. The location of the wall, fence, or vegetation shall be placed within the bufferyard to maximize the screening effect as determined by the Zoning ~~Commission~~ **Inspector**. The bufferyard plan shall be specific to the type of option to be used.

Zoning Amendment # 2026-002

Section 470.08 A – Minimum Distances for New Construction

Section 470.08 A Existing:

- A. New buildings or structures shall be located a minimum of 100 feet from any existing drilling site in residential districts and 100 feet in industrial and commercial districts. This regulation does not apply to buildings or structures used for agricultural purposes.

Section 470.08 A Proposed (shown in bold):

- A. New buildings or structures shall be located a minimum of ~~100~~ **150** feet from any existing drilling site ~~perimeter~~ in residential districts and ~~100~~ **150** feet in industrial and commercial districts. This regulation does not apply to buildings or structures used for agricultural purposes.

Zoning Amendment # 2026-003

Section 430.02 – Landscaping Along the Street Frontage

Section 430.02 Existing:

On any lot devoted to a multi-family use or non-residential use, the area within the required building and parking setback, excluding driveway openings, shall be landscaped. This requirement may be limited to the street frontage that is part of the project area, as determined by the Zoning Inspector. The following minimum plant materials shall be provided and maintained.

- A. Five (5) major shade trees, for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.
 - 1. Each tree, at the time of installation, shall have a clear trunk height of at least 6 feet and a minimum caliper of 2 inches.
 - 2. For the purpose of these regulations, a major shade tree shall be a tree normally growing to a mature height of 20 feet and a mature spread of at least 15 feet.
- B. Twenty (20) shrubs for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.
- C. Grass, ground covers or other live landscape treatment, excluding paving or gravel.
- D. Trees and shrubs may be aggregated appropriately.

Section 430.02 Proposed (shown in bold):

On any lot devoted to a multi-family use or non-residential use, the area within the required building and parking setback, excluding driveway openings, shall be landscaped. This requirement may be limited to the street frontage that is part of the project area, as determined by the Zoning Inspector. The following minimum plant materials shall be provided and maintained.

- A. Five (5) ~~major shade~~ trees for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.
 - 1. Each tree, at the time of installation, shall have a ~~clear trunk~~ height of at least 6 feet and a minimum caliper of 2 inches.
 - 2. For the purpose of these regulations, a ~~major shade~~ tree shall be a tree normally growing to a mature height of 20 feet and a mature spread of at least 15 feet.
- B. Twenty (20) shrubs for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.

- C. Grass, ground covers or other live landscape treatment, excluding paving or gravel.
- D. Trees and shrubs may be aggregated appropriately.

Zoning Amendment # 2026-004

Section 410.08 – Parking Spaces for Persons with Disabilities

Section 410.08 Existing:

In accordance with the Americans with Disabilities Act (ADA) as amended, all new construction and alterations to places of public accommodation and commercial facilities shall provide parking spaces which are designed and constructed to be readily accessible to persons with disabilities.

Section 410.08 Proposed (shown in bold):

In accordance with the Americans with Disabilities Act (ADA) as amended, all new construction and alterations to places of public accommodation and commercial facilities shall provide parking spaces which are designed and constructed to be readily accessible to persons with disabilities.

All apartment and multi-family residences, and all other non-residential uses shall provide parking spaces for handicap accessibility in accordance with the following regulations:

- A. Parking spaces for handicap accessibility as required by this subsection shall be marked on the plan for the facility and shall be appropriately identified in the facility and restricted for use by eligible drivers.**
- B. The handicap accessibility parking spaces shall be located within a reasonable walking distance of the buildings they are designed to serve.**
- C. The minimum number of handicap accessibility parking spaces per parking lot shall be required as set forth in Schedule 410.08 C.**

**Schedule 410.08 C
ADA Standards for Accessible Design**

Total Number of Parking Spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with Minimum 96" wide access aisle	Accessible Parking Spaces with minimum 60" wide access aisle
	Column A		
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**

1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**
* 1 out of every 8 accessible parking spaces ** 7 out of every 8 accessible parking spaces			