

Motion #2015- 2 Miscellaneous UDO Text Changes

Add a New Definition 155.103.C. Definitions

Sign, Residential Development Message Board: shall mean a sign used to announce meetings or programs and similar noncommercial messages specifically intended for the residents of the one specific residential subdivision, development, or complex within which it is located.

Replacement of Manufactured Homes Outside of the R-MH District Shall Follow Design Standards

155.304. Nonconforming Structures

F. An existing manufactured home as a principal residential building on an individual lot . . . may be replaced with another manufactured home. . . . Any replacement manufactured home not within the R-MH district shall comply with the lot development and design criteria as outlined in 155.605.1.A.4.

Correct a Cross Reference

155.502.5 Manufactured Home District (R-MH)

C. Manufactured home subdivisions shall follow the lot development and design criteria as outlined in 155.605.1.A.4.

Add/Revise/Delete Certain Land Use Categories Within the Tables of Allowed Uses

155.505.1, 2, and 3 Tables of Allowed Uses

– General Commercial Uses

Delete listing of “Specialty retail that predominately sells one type or group of merchandise such as butcher, confectionery, jewelry, handcrafts, gift baskets, apparel, or similar items, with limited accessory assembly or processing” from all three tables

In Table 2, add “PC” to the remaining “Specialty retail” row for HUC, B-1, B-3, B-H, and I-1.

– Miscellaneous Uses

Add “community garden” as a listed land use in all three tables, then add as an permitted (P) use:

Page 505.1-9 (Table 1): all districts in Table 1

Page 505.2-9 (Table 2): same districts as urban farms, not I-2 Heavy Industrial

Page 505.3-10 (Table 3): same districts as urban farms, not AU Adult Uses

Add Clarification When “Specialty Sales” are General Merchandise Retail

155.506.39 Specialty Sales Establishments with Related Activities.

Add a new second paragraph:

Retail establishments specializing in, or limited to, one type or group of merchandise with very limited to no on-site processing or assembly of materials to create the final product for sale (i.e., no baking or meat cutting of food

items, no assembling of several elements into a final jewelry piece or gift basket, no sewing into final garments) shall be considered general merchandise retail.

Add Clarification for Public Information Kiosks (L) and a New Section Explaining Use of Residential Development Message Board Signs (V)

155.608.6. Special Criteria for Signs Other Than Primary Identification and Advertising.

Certain types of signs may be suitable in most areas of the Town jurisdiction, . . . [and] will generally not be counted toward the maximum number or size of signage allowed by the individual use . . . unless specifically listed.

L. (add at end of current paragraph) Freestanding kiosks or wall displays in the downtown or in the ENT district intended to provide current information to the public about the immediate vicinity, including but not limited to directory maps, upcoming events, and related information regarding area streets, businesses and public amenities, authorized by the Town at specific locations shall not exceed ~~twenty (20)~~ twenty-four (24) square feet in sign area. (sign area size revised 4-15-15)

V. Residential Development Message Board signs may be located within or at a main entrance to a residential subdivision, development, or complex, whether single-family detached, attached, multi-family or a combination, when such subdivision, development, or complex utilizes an established name for the designated residential component. The geographic area shall be the residential project as identified on an approved preliminary subdivision plan (not just a phase of a larger subdivision), or on an approved zoning plan or site plan for a residential development not involving subdivision of individual dwelling parcels. Up to two (2) Residential Development Message Board signs may be placed within a subdivision, development, or complex to provide information to the residents within that area. No Residential Development Message Board shall be larger than twelve (12) square feet or more than five feet (5') in overall height. Such signs shall not be located with any sight triangle. These signs shall either be out of the right-of-way, or must receive approval of a Town encroachment agreement when proposed to be located on a Town-maintained street. They may be placed near clustered mail box units, a community recreational amenity (pool, walking trail entrance, etc.) near a main street entry, or similar location where many residents would likely see it on a recurring basis.

Add Residential Message Board Sign in Tables of Signs by Zoning District

155.608.10.D. TABLE OF SIGN REGULATIONS FOR USES IN THE RESIDENTIAL DISTRICTS

Use	Type	Number	Maximum
	Permitted	Permitted	Sign Area (SqFt)
Residential Subdivision Development, or Complex	Residential Development Message Board as regulated at 155.608.6.V	2	12 sq ft

155.608.12.D. TABLE OF SIGN REGULATIONS FOR USES IN OFFICE DISTRICTS

Use	Type	Number	A or F	Maximum
	Permitted	Permitted		Sign Area (SqFt)
Residential Subdivision Development or Complex	Residential Development Message Board as regulated at 155.608.6.V	2	A or F	12 sq ft

155.608.13. D. TABLE OF SIGN REGULATIONS IN HUC, B-1, B-3, B-D, B-H, I-1, I-2, MUD, TS, B-1SCD, ENT, AND AU DISTRICTS

Type of Sign	Number Permitted	Lot Frontage (Lineal Feet)	Total Max Sign Area (SqFt)
Residential Development Message Board as regulated at 155.608.6.V	2	N.A.	12 sq ft

** ** ** ** (added 3-10-15)

155.604.3 Table of Dimensional Standards
Footnote ⁽⁴⁾
Change “one feet” to “one foot” in footnote

155.608. 16 Special Regulations for the US74/Independence Boulevard Sign Corridor.
B.7. INDEPENDENCE BOULEVARD SIGN CORRIDOR TABLE 3.
Change “(Acres)” to “(Feet)” in table heading

** ** ** ** (added 4-10-15)

155.405.9.A. Contents of the Sketch Plan, Preliminary Plan and Final Plat
Delete requirement for “block numbers” since they are no longer necessary, and combine two lines into one

Table of Proposed Conditions in a Subdivision:

Proposed lot and block numbers	Prelim	Final
The lots numbered consecutively throughout the proposed subdivision	Prelim	Final

** ** ** ** (added 4-20-15)

155.712. PUBLIC IMPROVEMENT VARIANCES.

In introductory paragraph, complete all reference numbers and include an additional section reference number (155.707) in list of applicable sections that may be subject to a public improvements variance:

“The Planning Board may review and make recommendations on requests for public improvement variances from the regulations of §§ 155.701, 155.702, 155.704, 155.707, 155.708, and 155.709. These recommendations shall be forwarded to the Town Board of Commissioners for final decision. Request for public improvement variances shall be governed by the following requirements and procedures.”