MOTION  # 2015-2

MOTION TO CHANGE:    x  TEXT  
        ___  DISTRICT BOUNDARIES
( IF A CHANGE IN DISTRICT BOUNDARIES, LIST PARCEL(S) AFFECTED)

PUBLIC HEARING DATE  4-13-15

PROPOSED ACTION
Miscellaneous text amendment and technical corrections to UDO, including
1) Add a definition and standards for Residential Development Messages Board Signs.
2) Correct/Add a cross reference for design standards for manufactured homes.
3) Clarify When “Specialty Sales” are general merchandise retail.
4) Add “community garden” as a land use category in the Tables of Allowed Uses.
5) Add clarification for Public Information Kiosks in Downtown and ENT.

AFFECTED AND/OR ADJACENT PROPERTY OWNERS NOTIFIED  NA

ATTACHMENTS INCLUDE  Proposed new text at multiple sections of the UDO

PROTEST PETITION FILED?  ___  YES (IF YES, DATE)
          NA  NO

OTHER COMMENTS:  When the UDO was initially adopted in December 2013, it was understood that
there would likely be further relatively minor amendments as the document was placed into use. The
revisions included here have been identified as desired since the last group amendment.
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.

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

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** ** ** ** (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:

<table>
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<tr>
<th>Proposed lot and block numbers</th>
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<th>Final</th>
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<td>The lots numbered consecutively throughout the proposed subdivision</td>
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