

# Summary of 2010 Zoning Changes

## The Following Chapters will be ADDED to the Zoning Ordinance:

### Chapter 18 ED Education District:

- Allows for more flexibility when developing MCC campus buildings and accessory uses.
- Requires Special Use Permit (SUP) when expanding livestock operations

### Chapter 22 CBD Central Business District:

- Condenses 4 similar chapters into one chapter while keeping all allowances, exceptions, and rules in place.

### Chapter 38 Certificates of occupancy:

- Takes language from City Code and places it in Zoning Ordinance

### Chapter 40 Ordinance Changes, Amendments, and Rezonings:

- Puts limits on how often a citizen or interested party can apply to have a code changed or area rezoned to now more than once every 12 months.

## The Following Chapters will be DELETED from the Zoning Ordinance:

### Central Business District 1, 2, 3, and 4:

- These four chapters will be replaced by one CBD Chapter

## Additional Changes to the Zoning Ordinance Include:

- Update to Chapters 6 and 7, regarding parking lot landscaping
  - Requires more landscaping and pedestrian walkways within parking lots
  - Requires new development to share parking lots to encourage multiple destination trips
  - Requires new lots or expanding lots to conform to new codes
- Update to Chapter 30, regarding signs
  - Limits the amount of signage on gas station-type canopies
  - Requires non-professionally hand painted signs to be approved by the Site Plan Review Board
- Update to Commercial Districts
  - Reduces the amount of required drive-thru spaces for businesses
- Update to Residential Districts
  - Creates language disallowing corrugated metal siding on primary buildings
  - Requires all new and expanding driveways to be hard surface