

SUMMARY OF PROPOSED AMENDMENTS January 2004 Planning Board Draft		
Article	Division	Proposed Zoning Text Amendment 01-ZTA-04 Downtown Zone Districts & Related Amendments
II Definitions	1 Rules of Construction	Recognizes <i>Lexicon of New Urbanism, Downtown Master Plan 2020</i> and <i>Smart Code</i> as source of Downtown Zone Districts.
	2 Definitions	Adds new definitions and revise certain existing definitions to address “new urbanism” terminology.
III Decision Making Bodies	2 Planning Board	Authorizes Planning Board to decide appeals of Planning Director decisions and recommend adjustments from certain development standards for the downtown zone districts.
	3 Board of Adjustment	Clarifies the Board of Adjustment does not have authority to grant variances from the standards for the downtown zone districts.
	7 Planning Department	Authorizes Planning Director to interpret standards, review and approve all site plans and grant (administrative) adjustments from certain development standards for the downtown zone districts (up to 25% for dimensional standards).
IV Development Review Procedures	9 Building Department	Clarifies the Building Director does not interpret or administer development for the downtown zone districts.
	1 Development Approvals	Identifies development review procedures for the downtown zone districts.
	2 General Procedures	Identifies which procedures are quasi-judicial and authorize Planning Director to sign certificates of concurrency for the downtown zone districts.
	5 Site Plans	Clarifies administrative site plans, regulated by the Downtown Zone Districts, are not reviewed by the Building Director.
	6 Variances	Clarifies variances are not allowed for downtown zone districts.
	19 Site Plans, Administrative Appeals and Adjustments for Downtown Zone Districts	Adds new division to define the approval, appeal and adjustment process for the downtown zone districts.
VI Zone Districts	1 General	Identifies implementing districts for downtown land use classifications.
	10 Downtown Zone Districts	Adds new division to define development standards for four (4) new downtown zone districts.
VII Regulations of General Applicability	1 Signs	Adds sign standards for the downtown zone districts.
	2 Parking	Adds parking standards for the downtown zone districts.
	3 Landscaping	Adds landscaping standards for the downtown zone districts.
	6 Specific Use Standards	Identifies that the Accessory Dwelling Unit standards apply to the DTN zone district.
	7 Public Art	Adds proposed new zone districts to list of zone districts that require public art.
	11 Fences	Adds fence standards for the downtown zone districts.

NOTES:

- ❑ The divisions **highlighted** above are the key elements of this proposed amendment.
- ❑ Amendments to existing divisions are **highlighted** on the following pages with new text underlined and deletions ~~struck through~~. However, for clarity, the text of new divisions IV-19 and VI-10 are not underlined.

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