

I. Changes to Permitted Uses

Agricultural

Agricultural storage and distribution: permit by special exception in C-1 and C-2.

Farm supply sales: permit by right in A-1 and permit by special exception in A-2.

Residential

Additional flexibility in R-2 district to make Winamac adoption smoother.

Permit Group Homes wherever residential uses are permitted, held to the same standards, per IC 12-28-4-8(a)(2).

Divide multi-family dwellings into small (5-16 units), medium (17-28 units), and large (29+ units); amend permitted-use table:

	<u>R-2</u>	<u>R-3</u>	<u>C-1</u>	<u>C-2</u>
MF-S	P	P	P	S
MF-M	S	P	P	S
MF-L		S	P	S

Commercial

Food production: permit by special exception in C-1.

Vehicle establishment – minor: permit by special exception in A-1 and L-I

Vehicle establishment – major: permit by special exception in A-1.

(Addressed scrivener’s error: removed Car Sales/Rental from this Use Type in body text)

Campground/RV park: permit by right in R-D.

Industrial

Divide Manufacturing, minor, into minor and moderate classifications; create text for new use; amend permitted-use table:

	<u>C-1</u>	<u>C-2</u>	<u>L-I</u>	<u>H-I</u>
Mf, Maj.			S	P
Mf, Mod.		S	P	P
Mf, Min.	S	P	P	P
Makers Sp.	P	S	S	

Warehouse/distribution: permit by special exception in C-1.

Industrial service – major: permit by special exception in A-1.

Freight movement - permit by special exception in A-1.

Temporary Uses and Structures

D. Standards for Specific Temporary Uses.

1. Construction-Related Uses. A temporary construction-related use is permitted on a lot in a residential, commercial, or planned development district, subject to the following standards:

ADD ALL DISTRICTS

5. Special Events. A special event is permitted on a lot in a commercial or planned development district, subject to the following standards: ***ADD A-1. By special exception

II. Changes to Standards

R-2, R-3, C-1, C-2: minor adjustments to setback and lot size requirements to make numbers work better, to reflect “Additional flexibility in R-2 district to make Winamac adoption smoother”, above, and to prevent against oddly shaped or sized lot configurations and blocks.

R-R Rural Residential District: minimum lot size of ½ acre on sewer; ¾ acres with Development Plan approval. Otherwise remains 1 acre.

Create more flexible front-load garage/carport façade restrictions.

Parking facility: may not be contiguous to R-R, R-1, and R-2 *ADD “AND R-3”*

Increased flexibility for ILP exemption for non-building structures

ALL DISTRICTS: ALLOW SETBACKS TO BE PART OF REQUIRED BUFFERS (5.3); increase buffer flexibility (table 5.6)

Minor tweaks to Use Standards for Minor and Major Manufacturing

R-4 (Manufactured Home Park): tweaks to size and setback requirements so that the numbers make more sense.

III. Other

Overhaul makeup of Technical Review Committee.

Town Manager
Building Inspector/Official
CDC Executive Director
Deputy Auditor responsible for plats/GIS
Surveyor (representing County Drainage Board)
County Health Department manager
Street Superintendent
Wastewater Superintendent
Town Marshal
Fire chief
President of PC or designated PC member
Consulting Engineer
County EMS
County Soil and Water District Coordinator

Will be worded “as needed at Administrator’s Discretion” so that individuals whose insights are not needed in a particular instance are not expected to attend. Clarify that sometimes the TRC requirement may be waived. Clarify that the members of the Plat Committee are also members of the TRC, but the two are not identical.

Lighten Development Plan Review burden/process (and update Table 2.1 to address changes to verbiage).

2.3.E.3. The Administrator shall have the authority to exempt requirements for a development plan, or exempt the development plan all together, if no physical or minimal change to property or structures on the property is occurring.

CHANGE TO

2.3.E.3 The Administrator shall have the authority to exempt requirements for a development plan; to exempt the development plan altogether; or to determine that staff approval, rather than Plan Commission approval following a public hearing, is adequate, if the proposed development will have a sufficiently minimal impact on the site and its surroundings. In such cases when it is determined that staff review is adequate, references to the Plan Commission hereunder in Section 2.3.E. shall be interpreted to refer to the Administrator/staff.

Need to address rural R-1 lot-size issue: old plats/R-1 standards/burden of BZA variance hearing/septic issues. (Primarily a County, not Town, concern.)

Change the rules in R-1 to allow for greater flexibility with additions and accessory structures (with Health Department approval), but no new construction without having to go through the Special Exception process.

OVERHAUL OF THE MAP TO CHANGE “URBAN” R-1 LOTS/DISTRICTS TO THE APPROPRIATE R-3, URBAN RESIDENTIAL, ZONING DISTRICT (AS WELL AS TO CORRECT A FEW OTHER ISSUES ACROSS THE MAP), while making R-1 strictly village/waterside/random rural with too-small lots.

IMPLEMENT HIGHWAY CORRIDOR OVERLAY

Redefine distinction between Major and Minor Subdivisions based on extension of utilities or lack thereof and construction of road or lack thereof, rather than solely upon number of parcels. No public hearing required for minor subdivisions. Slightly increased flexibility regarding subdivision rules to allow for single parcel split without process.