

Date: October 24, 2014
To: Plan Commission
From: Ron Nyman, Zoning Administrator
Re: Proposed zoning code amendments

Trustee Pappas suggested that the village modify the definition of “building height” and to require that larger accessory structures be a greater distance from property lines than is currently required. Plan Commission staff agrees with the Trustee Pappas’ proposal which is as follows:

1. *Building Height:* The vertical distance from the ~~average level of the highest and~~ lowest point of that portion of a lot covered by the building as measured around the entire perimeter of the foundation to the highest point of the cornice of a flat roof or to the midpoint of the tallest gable on a pitched shed or hip roof. (The building height definition will include a graphic).

Although a seemingly small change this modification should limit the excessive building heights that are currently allowed.

2. *Accessory Interior Side and Rear Setback:* This recommended modification will require that any accessory structure in excess of 600 square feet in area will be required to meet the same setback requirements as the primary structure. In most residential zoning districts this change will move such a structure from the current 10’ side yard requirement to 15’. This proposed setback requirement will be for all zoning districts.

Additionally, we would like to include the following

3. *Property maintenance ordinance:* The 2012 rewrite of the zoning ordinance did not include a property maintenance ordinance. We would like to include a proposal for a property maintenance ordinance with the above stated ordinance modifications. The details of the property maintenance ordinance will be provided prior to a public hearing.

The building and zoning department respectfully requests that a public hearing date be set for consideration of these three ordinance amendments.

