City of Greenfield

Memo

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| To: | City of Greenfield City Council |
| From: | Joanie Fitzwater & Elizabeth Williams |
| cc: | Mayor Guy Titus |
| Date: | November 2024 |
| Re: | Revised Summary of Proposed Updates to UDO **PUB24-05** |

The following summary explains the updates and corrections that we have made to the UDO, in a bullet point overview to simplify the explanation of the proposed changes. Changes continue to be needed to keep the ordinance relevant and address current situations and development evolutions as we continue to work with it every day, **continual updates allow the ordinance to be a “living document” reflecting the goals of the City**. Please let us know if you have any questions or would like to discuss in more detail.

Thank you

1. 155.007, Commercial Table of Uses: Change to permit both “Convenience Store With Gasoline Sales” and “Gasoline Sales Without Convenience Store” as **Permitted** in the Commercial North Gateway District (CN), north of Interstate 70 only. *This change goes deeper than the prohibition on gas stations in the CN district adopted last summer. This change addresses future development that could take place in any future annexations North of 70 or within the small CN District that currently flanks Progress Park on the NW quadrant of the interchange.*

CN zone north of I-70

 

1. Changes to add density ranges have been made to regulate residential development in the following districts: DT Downtown 155.008, 1; TN Traditional Neighborhood 155.009, 1; CN Commercial North, 155.010, 1; NR National Road, 155.011, 1; CS Commercial South Gateway, 155.012,1; RU Residential Urban 155.015, 1 and RM Residential Moderate 155.016, 1. *This was removed in the 2020 Zone Code Update, however, in practical day to day operation it is helpful to have additional guidance.*

Example from TN Traditional Neighborhood

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| **Development Type** | **Density Range** |
| One- and Two-Unit  |  One or less to five (<1-5) dwelling units per acre |
| Multi-Unit Single Story  |  Three to ten (3 -10) dwelling units per acre |
| Multi-Unit Two (2) Story |  Five to fourteen (5 -14) dwelling units per acre |
| Multi-Unit Three (3) Story or More |  Twelve to twenty-five (12-25) dwelling units per acre |

1. *Changes were made to clarify Accessory Building Permitted Locations and Setbacks as well as provide consistent language and format across districts* including the following districts: DT- Downtown Zoning District, 155.008, 3, Table A; TN Traditional Neighborhood 155.009, 3 Table A & B; CN Commercial North, 155.010, 3, Table A & B; NR National Road, 155.011, 3, Table A, B & C; CS Commercial South Gateway, 155.012, 3, Table A; BP Business Park, 155.013, 3, Table A, B & C; IM Innovation and Manufacturing, 155.014, 3, Table A, B & C; RU Residential Urban, 155.015, 3, Table A & B; RM Residential Moderate, 155.016, 3, Table A & B; RL Residential Low, 155.017, 3, Table A & B; NC Neighborhood Commercial Node, 155.017, 3, Table A; and, IB Interchange Business District, 155.022, 3, Table A.

Example from DT- Downtown Zoning District

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|  ~~v. Accessory Building Location~~ | ~~Rear yard only~~ |
|  vi. Accessory Building  Location/Setbacks | Shall be located in rear yard only.Setbacks shall follow that of A.ii~~. the primary structure~~*\*Accessory buildings must be located outside of any easements* |

1. *Changes were made to clarify and simplify Lot coverage and Required Open Space as well* *as provide consistent language and format across districts* including the following districts: TN Traditional Neighborhood, 155.009, 3 Table A & B; CN Commercial North, 155.010, 3, Table A & B; NR National Road, 155.011, 3, Table A, B & C; CS Commercial South Gateway, 155.012, 3, Table A; BP Business Park, 155.013, 3, Table A, B & C; IM Innovation and Manufacturing, 155.014, 3, Table A, B & C; RU Residential Urban,155.015, 3, Table A & B; RM Residential Moderate, 155.016, 3, Table A & B; RL Residential Low, 155.017, 3, Table A & B; and NC Neighborhood Commercial Node, 155.017, 3, Table A; and, and, IB Interchange Business District, 155.022, 3, Table A .

Example from TN Traditional Neighborhood

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| iv. Lot Coverage/Required Open Space | Lot coverage shall not exceed seventy percent (70%) of lot area~~, maximum~~.Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision. |
| ~~x. Required Open Space~~ | ~~Multi-Unit and Mixed Use Structures shall provide not less than fifteen percent (15%) Usable Open Space (excluding impervious surfaces). Shall be provided. Drainage ponds, play areas, common areas, and the like may apply toward this provision.~~ |

1. *Changes were made to adding interior setbacks for multi-unit residential in the following districts to make the regulations easier to understand*: CN Commercial North, 155.010, 3, Table B; NR National Road,155.011, 3, Table B, CS Commercial South Gateway, 155.012, 3, Table A; BP Business Park, 155.013, 3. Table C; IM Innovation and Manufacturing, 155.014, 3, Table C; RU Residential Urban, 155.015, 3, Table B; RM Residential Moderate, 155.016, 3, Table B; NC Neighborhood Commercial Node, 155.017, 3, Table A; and, IB Interchange Business, 155.022, 3, Table A.

Example from CN Commercial North

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| iii. Multi-Unit dwellings interior setbacks  | Between structures:Dwelling unit with window, thirty (30) feet minimum from adjacent structureMinimum setbacks between structures twenty (20) feet\* See 155.103, 7, A & B |

1. DT- Downtown Zoning District 155.008, 1

*Existing houses in the DT cannot currently expand or rebuild, the existing ordinance had rendered them legal nonconforming in 1999. (Not allowed in the district to gain attrition and make way for new commercial structures.) The change allows existing single- and two- unit residential uses and structures to remain in district, as desirable for a mixed use community, using TN “Traditional Neighborhood” development standards.*

1. DT- Downtown Zoning District 155.008, 4, A, ii, 1 & 2

*Requirements and guidance were added for rehabilitation to existing residential structures and minor changes added to clarify changes for all other existing structures.*

1. DT- Downtown Zoning District 155.008, 4, A, ii, 3

*Change Plan Commission’s procedure regarding mandating demolition from “will” to “may” to allow for the Commission to have an option when merited.*

1. Parking Sections 155.008, 4, F, 155.066, 4, D, i and 155.066 4, H:

***We would like to request that the Council President request to remove this DT Parking amendment from the current UDO Update Ordinance until further information can be obtained.*** *This is for several reasons: (1) we want wait until the new downtown mixed use Parking Study is completed, so we can review recommendations. (2) The DT District is bigger than just the Historic Building City Center. Standards may need to be developed for the City Center that are different from the rest of the DT District. These existing buildings may not be able to meet these standards and may need special consideration. We encourage the development of 2nd story apartments for instance, but recognize providing parking is more difficult in the City Center area.*

1. TN – Traditional Neighborhood 155.009, 4, A, ii

*This change reduces the requirement for public hearing when proposed changes to front façade(s) are perceived as minor and appropriate*. Plan Commission approval required only for significant front façade (as determined by the Planning Director).

1. TN – Traditional Neighborhood 155.009, 4, A, v, 1, a

*This is a minor language change from “at least” to “a minimum of” to provide consistency throughout the ordinance.*

1. CN – Commercial North Gateway: 155.010, 4, A, i, 1 & 2

*Changes include the amount of outdoor storage permitted and clarifying where, it may be located. This change is to allow any size business to be permitted 200 square feet of outdoor display of merchandise, and the requirement that the location is abutting the structure.*

1. Setbacks: BP Business Park 155.013, 3. Table A & B, IM Innovation and Manufacturing 155.014, 3, Table A, Table B & Table C

*Adding language to reference front yard setbacks are determined by required buffer yards in Section 155.063 and simplifying and providing consistent language specifying minimums. This will make it easier for users of the ordinance.*

1. RL Residential Low Density 155.017, 1

*Revising “should” to “shall” regarding visual impact of garages so the section reads as a requirement rather than a suggestion.*

1. RL Residential Low Density 155.017, 3, Table B, vii.

*Revising language in parking location requirement by deleting confusing language.*

1. PUD Planned Unit Development 155.019, 3, C.

*This is a correction to delete the term “Overlay” because a PUD is a primary district, not an overlay district.*

1. PUD Planned Unit Development 155.019, 3, D.

*Revising language to correct that a Detailed Development Plan and a Secondary Plat may be considered “at the same time” rather than “are considered the same thing”.*

1. PUD Planned Unit Development 155.019, 3, E.

*Revising language to correct “Detailed Unit Development Plan” from “Detailed Site Development Plan”.*

1. PUD Planned Unit Development 155.019, 5, A, B & C.

*Revising language to correct “Detailed Unit Development Plan” from “Secondary Plat”. Adding language to allow for Administrative extensions of time.*

*Revising language to correct “Detailed Unit Development Plan” from “Detailed Site Plan”.*

1. RTO Recreational Trail Overlay 155.020, 1

*Minor revision to language to clarify the primary goal of the RTO to make it clearer and easier to interpret.*

1. RTO Recreational Trail Overlay 155.020, 3, Table A

*Minor revision to language to delete repetitive wording and format consistent with other sections of the ordinance.*

1. IB Interchange Business District 155.022, 3, Table B

*Entire table is proposed to be deleted because it regulates Single- and Two-Unit structures, which are no longer permitted in the IB District.*

1. IB Interchange Business District 155.022, 4, I, a

*Adding language to enhance required design elements. This is to foster higher levels of design and visual impacts of development within this highly visible portion of the city.*

1. Nonconformities 155.031, 2, E

*Deletion of this section because it is covered elsewhere in the ordinance and it is duplicative.*

1. Above Ground Storage of Flammable Materials 155.037, 2

*This is correcting a typo from “end” to “and”.*

1. Setbacks, Yard and Height Exceptions

*This is to correct reference to other height limitation as “required by the State” rather than other sections of the ordinance.*

1. Landscaping and Buffering 155.063, 10, H, IV, Table for Incoming Uses

*This Table is proposed to be altered by adding buffering requirements for incoming subdivision developments:*

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|  |  | Incoming Use |
| Existing Use |  | Residential | Residential Subdivision | Neighborhood Commercial | Corridor Commercial | Mixed-Use | Multi-Unit Residential | Industrial |
| Residential | X | M\* | M | M | M | M | L |
| Residential Subdivision  | X | M\* | M | M | M | M | L |
| NeighborhoodCommercial | X | X | S | S | S | S | M |
| Corridor Commercial | X | X | S | S | M | M | S |
| Mixed-Use | X | X | S | M | S | S | M |

1. Fence, Appurtenant Structures, and Screening 155.064, 1, E, F, & G

*Adding language to protect interpretations from unique or new uses and re-number.*

1. Signs 155.065, 2, J & K

*Correct by deleting two bullets in wrong section of ordinance.*

1. Signs 155.065, 16, A

*Adding provisions to speak to temporary signs in the Historic District which were not previously addressed.*

1. Parking and Loading, Off-Street 155.066, 6, A

*Adding specific requirements for permitted parking area surfaces permitted.*

1. Application for Primary Approval 155.071

*This is a format correction only.*

1. Platted Lot Combination for Permitting & Construction Purposes 155.080

*Adding language to add Owner’s Association for commercial and industrial platting. Previously only Home Owners Associations (HOA) were included.*

1. Development Plan Approval 155.083, 6 & 7

*This change will require applicants to provide findings when waivers and/or modifications are requested. This is to address applicants filing deficient plans without good cause. Findings require them to justify the requested modifications / waivers.*

1. Variances 155.093, 2, A

*This change is to reference the ability of the Plan Commission to grant modifications and / or waivers.*

1. Conditional Uses 155.094, 3, P, iii, 4

*This section refers to schools and is proposed to be deleted as it is not needed.*

1. Design Standards for Residential Accessory Structures 155.102, 1, A

*Adding language to require compatibility with primary structure.*

1. Design Standards for Residential Accessory Structures 155.102, 1, A

*This change reduces design standards required for large accessory structures such as percentages of materials.*