

Table Comparing Originally Proposed Amendments To Current Proposal

Section	Existing	Original Proposal Presented April, May	Present Proposal	Summary
1201.04 – Applicability and Jurisdiction	The City may exempt itself from regulation when an emergency exists such that it is impossible to meeting regulations.	Existing unchanged.	New amendment repeals emergency requirement from City’s ability to exempt itself from regulation	Allows City to exempt itself if it cannot meet requirements without an emergency, which may be difficult to establish.
1201.07 – Rules of Measurement	The only structures allowed in building setbacks are driveways, parking lots, and sidewalks with a 3’ setback from P.L.	Existing unchanged.	New amendment allows patios in setbacks.	The City has not regulated patios. The amendment clarifies that patios may be allowed in building setbacks.
1202.01 – Powers and Functions of Mayor and Council	Council may call up major development for final action following PC action.	Existing unchanged.	Amended to repeal call-up provisions.	Council authority to call up is repealed.
1202.02 – Powers and Functions of PC	(3) PC takes final action on site plans generally except minor development.	(3) Existing unchanged.	(3) Amended to repeal (see (5))	PC takes final action on site plans for major development and other development that CM refers. PC authority to call up is repealed. Clarifies design subcommittee reviews building design, not site plans. Clarifies PC takes final action on ZCs for major development in D6/8.
	(4) PC takes final action on major development unless called up.	(4) Existing unchanged.	(4) Amended to repeal call-up provisions.	
	(5) PC takes final action on minor development referred or called up.	(5) Existing unchanged.	(5) Amended to repeal call-up provisions.	
	(6) ▪ PC takes final action on site plans in D6/8 not specified.	(6) PC takes final action on site plans in D6/8 not presently specified.	(6) ▪ Amended to repeal reductant provisions and call-up provisions.	
	▪ Design Subcommittee reviews site plans in D6/8 ▪ Design Subcommittee reviews “proposed development” in D6/8	▪ The design subcommittee reviews building design for new nonresidential developments, not site plans. ▪ Design Subcommittee reviews “new nonresidential development”	▪ Unchanged from original proposal. ▪ Amended to change “proposed development” to “major”	
	▪ PC takes final action on ZCs in D6/8 not specified.	▪ PC takes final action on ZCs for new nonresidential development in D6/8.	▪ Amended to change new nonresidential development to “major”.	

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1202.04 – Powers and Functions of AHBR	(1) AHBR takes final action except for minor residential improvements and all nonresidential development in D6/8.	(1) Exception amended to expand minor improvement to include nonresidential projects and new nonresidential buildings in D6/8.	(1) Amended to change “improvement” to “development” and excepts any development in D6/8 from AHBR review.	Consolidates minor “improvement” with minor” development. AHBR takes final action on ZCs except for minor development and all development in D6/8. Corrects code to state design subcommittee reviews design, not site plans.
	(2) Design Subcommittee reviews site plans for proposed developments in D6/8.	(2) The design subcommittee reviews building design for new nonresidential developments, not site plans.	(2) Amended to change proposed “new nonresidential” development” to “major”.	
1202.05 - Powers and Functions of Design Sub-Committee for Development in D6/8	Design Subcommittee reviews site plans in D6/8.	The design subcommittee reviews building design for new nonresidential developments, not site plans.	Amended to change proposed “new nonresidential” development” to “major”.	Corrects code to clarify design subcommittee reviews design, not site plans.
1202.06 – Powers and Functions of the CM (staff)	<p>(a) CM makes recommendations to PC on site plans generally.</p> <p>(b) CM takes final action on site plans for minor developments.</p> <p>(j) CM makes recommendations to AHBR.</p> <p>(k) CM takes final action on minor residential improvements.</p>	<p>(a) Existing unchanged.</p> <p>(b) Existing unchanged.</p> <p>(j) Existing unchanged.</p> <p>(k) Expands minor improvement to include nonresidential projects.</p>	<p>(a) Amended to change “generally” to “major”.</p> <p>(b) Amended to add site plans for basic development may be acted on administratively.</p> <p>(j) Amended to specify recommendations are for basic and major development and excepts development in D6/8. Adds CM makes recommendations to the design subcommittee.</p> <p>(k) Amended to change “improvement” to “development”.</p>	The CM reviews cases for PC, including the design subcommittee, and AHBR and takes final action on site plans for minor and basic developments. The CM takes final action on zoning applications for minor development which now includes nonresidential development.
1202.07 – Summary Table – Administrative and Review Roles	Table summarizes existing code.	Table amended to account for above.	Table amended to account for above	

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1203.02 – Core Development Review Procedure	(d) Step 4: PC public hearing required for all applications for concept and final site plan review.	(d) Step 4: Existing unchanged.	(d) Step 4: Adds specificity that PC conducts public hearings on major development except D6/8 where action is taken without public hearing.	<p>Many of the amendments in this section provide clarity, correct errors, and remove redundancy from the code. Of more significance the amendments:</p> <ul style="list-style-type: none"> ▪ Improve predictability by removing call-up procedures. ▪ Allow concurrent design and site plan approval. ▪ Expands minor development to include nonresidential projects. ▪ Reduces expiration of a ZC to twelve months. ▪ Requires ZCs for some surface structures such as patios to insure added impervious surface coverage does not impact storm drainage.
	(e) Step 5: Council action required for site plans it calls up.	(e) Step 5: Existing unchanged.	(e) Step 5: Amended to repeal call-up provisions.	
	(f) Step 6: ▪ Site plan approval must precede AHBR approval except development in D6/8. “Commercial” projects require AHBR approval, except development in D6/8. ▪ The design subcommittee makes recommendations on site plans in D6/8.	(f) Step 6: ▪ except “new” development in D6/8. Clarifies AHBR reviews nonresidential projects, not just commercial projects, except “new nonresidential” development in D6/8 and minor improvements. ▪ The design subcommittee reviews building design for new nonresidential developments, not site plans.	(f) Step 6: ▪ Amended to allow concurrent site plan and design review. Simplifies list of projects AHBR must act on. Amended to change proposed “new nonresidential” development” to “major”.	
	(g) Step 7: Structures such as patios do not require a ZC. ▪ Nearly identical criteria for the issuance of ZCs are listed for each of five types of development. ▪ ZCs do not expire for two years.	(g) Step 7: ▪ Clarifies demolitions require a ZC. ▪ Specifies applications for new nonresidential developments in D6/8 require concurrent application for ZC. ▪ Specifies PC approval is required for design approval in D6/8. ▪ Adds that some signs may be minor improvements. ▪ Expands minor improvement to include nonresidential projects. ▪ Repeals requirement to inform AHBR of minor improvement approvals. ▪ Reduces expiration of a ZC from 12 months to 24 months. ▪ Summary table revised accordingly.	(g) Step 7: ▪ Amended to add some surface structures require a ZC. ▪ Amends “nonresidential” to “major” projects require concurrent application for site plan and ZC in D6/8. ▪ Consolidates conditions required for issuance of a ZC. ▪ Repeals reductant language from requirements for issuance of a ZC.	

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1203.09 – Site Plan Review	(b) ▪ Only site plans for minor development may be approved by the CM ▪ PC must approve site plans generally and for major development. ▪ PC and Council may call up projects.	(b) Existing unchanged. ▪ Existing unchanged. ▪ Existing unchanged.	(b) Amended to add that site plans for basic development may be approved by the CM. ▪ Amended to allow CM approval of minor and basic development ▪ Repeals call-up provisions.	Broadens the type and size of site plans that may be approved administratively. Improves predictability by removing call-up procedures.
	(d) Minor and Major Development is defined.	(d) Existing unchanged.	(d) Amends definitions for minor and major development. Adds definition for “basic” development, formerly “site plans, generally”. (See attached)	
1203-13 – General Notice Provisions	Public notice is required only for projects that will go to PC or BZBA	Existing unchanged	Amended to add requirement for public notice of certain projects that increase impervious surface coverage.	Increases awareness of nearby property owners of imminent projects that may alter storm water runoff.
1205 – Zoning Districts	All uses in D6/8 are subject to the design standards in Section 1207.18.	Specifies that all nonresidential projects in D6/8 are subject to the design standards at Sections 1207.18(h) – Nonresidential Building Design, not Architectural and Design Stds.	Amended to state all projects in D6/8 are subject to the design standards at Section 1207.18(h).	Specifies that the building design standards are at Section 1207.18(h).
1207.01 – Maximum Impervious Surface Coverage	The maximum impervious surface coverage of a residential lot may not exceed 40% except in D4 and Open Space Conservations Subdivisions where it may be 60%.	Existing unchanged.	Amended to require storm water management for projects that result in an impervious surface coverage of between 40 and 60%. Adds impervious coverage requirements in other parts of the LDC.	Adds assurance that projects that increase the impervious surface coverage will not have an adverse impact on neighboring properties.
1207.18(h) – D6/8 Building Design Standards	Specifies design standards for industrial buildings in D6/8.	Adds that all nonresidential buildings, not just industrial buildings, are subject to the design standards in this section.	Amended to add all projects in D6/8 are subject to the standards in this section.	Clarifies that all projects in D6/8 are subject to the same design standards consistent with zoning regulations.
1213 - Definitions	LDC defines “residential improvement, minor”	Adds a definition for “minor improvements, non-residential” which can be approved administratively.	Amended to delete definitions for minor improvement, residential and minor improvement, nonresidential.	Consolidates definitions for minor, basic, and major development in Section 1203.09 – Site Plan Review.