

| Summary of Comments and Questions from Public (along with Staff responses) |   |  |   |
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| ARTICLE 1  |   |  |   |
| 2  | <b>Sec. 1-5. - Applicability to Development.</b>        | The provisions of this Chapter shall apply to all development in the Village <u>and future annexations to the Village.</u> The provisions of this Chapter are <del>not</del> applicable to land development projects undertaken by the Village. No development, except as specifically provided in this Chapter, shall be undertaken without prior authorization pursuant to this Chapter.           | Staff Recommendation – no change<br><br>Annexed lands will be within the Village and subject to Village regulations.<br><br>The regulations will not be applicable to the Village since municipal facilities (Fire Station, water and sewer plant, parks, other community & civic facilities) require different standards to accommodate items not typically considered by a private development. Best management practices that are recognized nationwide, will be applicable for Village developments. Also, community input will be gathered to plan Village facilities. |
| 2  | <b>Sec. 1-6. - Rules of Interpretation - Generally.</b> | (a) All provisions shall be considered as minimum requirements; liberally construed in favor of the objectives and purposes of the Village <u>with predictability, reliability and equity;</u>   | Staff recommendation – change; staff has included this revision   |
| 2  | 1-6(d)  | Rather than “least intensive zoning”, it should be the category that most closely represents the entitlements permitted by the Martin County plan/zoning.  | Staff Recommendation – no change  |
| 2  |   | (d) If, because of error or omission on the zoning map, property within the Village is not shown as being in a zoning district, the classification shall <u>be the zoning classification assigned by Martin County previous to incorporation of the Village.</u> <del>the least intensive zoning district consistent with its underling future land use designation until changed by rezoning.</del> | The LDRs will not provide regulations for Martin County Zoning Districts.   |
| 4  | <b>Sec. 1-8. - Existing Vested Rights.</b>              | Nothing in this LDR is intended to repeal, supersede, annul, impair or interfere with any vested rights under applicable law <u>prior to the adoption of this LDR</u> , provided such rights are lawfully established and remain in effect.  | Staff Recommendation – change; staff has included this revision as follows:<br><br>law <u>prior to the adoption of this LDR</u> (insert date), provided such rights are lawfully established and remain in effect.  |
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| 5  | <b>1-12(1)(f) Nonconformities.</b>            | Should state, “IN CONJUNCTION WITH A failure to occupy the site.” Otherwise, a weeklong vacancy could result in a determination of “abandonment”   | <p>Staff Recommendation – no change</p> <p>The reader has misinterpreted the regulation and its intent.</p> <p>(1) <i>Abandonment/discontinuation.</i> For purposes of this section, a nonconforming use shall be considered abandoned or having ceased <b>when discontinued for a period of 180 calendar days or more</b> as indicated by any of the following:</p> <ul style="list-style-type: none"> <li>a. Allowing business tax receipt or certificate of use to lapse.</li> <li>b. Removing a utility meter.</li> <li>c. Not maintaining structure in a compliant condition.</li> <li>d. Not making unit available for occupation (i.e., advertising or marketing through a realtor or other agent).</li> <li>e. Failure to perform actions pursuant to the terms of an active building permit; or</li> <li>f. Failure to occupy the site.</li> </ul> |
| 7  | <b>Sec. 1-14. - Commercial principal use.</b> | <u>Shall be as established by Article __, Zoning Categories</u> <del>Only one (1) principal use and up to one (1) additional use shall be permitted per establishment.</del>   | Staff Recommendation – no change  |
| 7  | Section 1-14                                  | I think this may preclude businesses in a new economy where you have to run multiple streams of business at one time. I’m not sure why you couldn’t have an accounting office that also manages websites and is also the site of an online business. Why is this a problem?  | In the example provided, each use would be permitted at an office use location. Alternatively, a hotel may have an ancillary use of a restaurant (which are two different uses). However, the hotel could not additionally sell propane tanks or rent cars.   |
| 7  | <b>Sec. 1-17. - Vested rights. (old)</b>      | <p>Unless otherwise permitted as an exception under subsection (1) of this section or allowed to continue as a nonconforming use under section 1-12, all existing, proposed and new development or redevelopment and uses of land in the village shall conform strictly to the provisions of these land development regulations. Except as expressly provided in these land development regulations, no development and use of land shall be undertaken without prior approval and issuance of a development order pursuant to these land development regulations.</p> <p>The provisions of these land development regulations and any amendments hereto shall not affect development that has a valid county,</p> | <p>Staff Recommendation – change</p> <p>This language has been amended by the Village Attorney as follows:</p> <p><b>Sec. 1-16. - Vested rights.</b></p> <ul style="list-style-type: none"> <li>(a) Unless otherwise permitted pursuant to subsection (b) of this section, permitted pursuant to section 12-18 (Vested Rights Determination), or allowed to continue as a nonconforming use under section 1-12, all existing, proposed and new development or redevelopment and uses of land in the village shall conform strictly to the provisions of these land development regulations. Except as expressly provided in these land development regulations, no development and use of land shall be undertaken without</li> </ul>   |

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|  |                                      | Village Council or director's approval before adoption of these regulations or is otherwise exempted in accordance with this section or nonconforming development, section 1-12. Pursuant to Sec. 163.3167(3), Fla. Stat., each development order existing before the initial effective date of the Village of Indiantown Comprehensive Plan is hereby incorporated herein, and the density and intensity approved by each such development order existing on the initial effective date of the Village of Indiantown Comprehensive Plan is hereby vested without limitation or modification. These LDRs shall not impair the completion of a development in accordance with each such respective existing development order.  | <p>prior approval and issuance of a development order pursuant to these land development regulations.</p> <p>(b) Pursuant to Sec. 163.3167(3), Fla. Stat., each development order existing before the initial effective date of the Village of Indiantown Comprehensive Plan is hereby incorporated herein, and the density and intensity approved by each such development order existing on the initial effective date of the Village of Indiantown Comprehensive Plan is hereby vested without limitation or modification. These land development regulations shall not impair the completion of a development in accordance with each such respective existing development order.</p> |
| ARTICLE 2  |                                      |  |   |
| 2  | Sec. 2-2. – Rules of Interpretation. | <p><b>IS THIS MORE COMPLICATED THAN IT NEEDS TO BE?</b></p> <p>(a) Planned Unit Developments (PUD) that cross Future Land Use Districts - To determine density for proposed PUD zoning districts, which include two or more future land use districts, the total maximum density of the applicable residential future land use designations may be distributed within the PUD boundary without regard to the precise boundary line of the underlying land use. In no case shall the blending of densities allow more residential units to be approved than the maximum gross densities allowed by the individual future land use designations.</p> <p>(b) Mixed Use Developments - Calculation for determining the number of residential units in a Mixed Use development is calculated as follows: <math>RB/TP \times PA \times MD = TU</math> (RB= Residential Building (or unit) square footage; TP=Total Project square footage; PA= Project Acreage; MD= Maximum Density; TU=Total Maximum Dwelling Units) Residential building unit square footage divided by the total project building square footage multiplied by the total project acreage multiplied by maximum density per acre equals the maximum total dwelling units .</p> | <p>Staff Recommendation – no change</p> <p>PUDs will retain their current approvals pursuant to any unexpired development order.</p> <p>Staff Recommendation – no change</p> <p>The calculation was taken directly from the Indiantown Design Regulations, which are favored by Village residents.</p>  |

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| 2  | Section 2-2 (2)(b) | The formula is way too confusing and inconsistent with how density is calculated in Article 3. Permitted Residential Units should simply be the total land area x permitted density. When it is a mixed use category, the commercial rights should be additional to the residential. The reality is that the parking requirements, open space, landscaping and FAR will ensure that the site can accommodate the combination of uses.   |   |
| 2  | Section 2-2(2)(c)  | If you really want affordable housing, I would suggest that “Accessory Dwelling Units/ADU” NOT count against density. For example, if you have a garage apartment, it should not subtract from your permitted density.  | Staff Recommendation - no change  |
| 2  | Section 2-2(6)     | Measuring Lot Width – this rule will result in unnecessarily wide lots on cul-de-sacs. If you have a deeper lot where you can meet the minimum lot width at the front setback, and can maintain a MINIMUM of 25’ of frontage on the pavement, it should be permitted.   | Staff Recommendation - no change<br><br>The measurement is a widely accepted industry standard.   |
| 2  |                    | (6) Measuring Lot Width: Lot width shall be measured along the straight line which connects the two points located on the side lot lines at a distance equal to the minimum front setback, <u>or deeper where possible</u> , required for the proposed use from the street. See figure 2-2.c.   |   |
| 10   | DEFINITIONS        | <p><i>Development:</i> Any building activity or mining operation or making any material change in the use or appearance of any structure or land, or <b>dividing land into 3 or more parcels</b>. The following activities or uses shall be taken for the purposes of this code to involve "development":</p> <p>(a) Construction, reconstruction, alteration of the size or material change in the external appearance of a structure on land.</p> <p>(b) A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices or dwelling units in a structure or on land.</p> | <p>Staff Recommendation – change to match language in the subdivision procedures provided in Article 11, as follows:</p> <p><i>Development:</i> Any building activity or mining operation or making any material change in the use or appearance of any structure or land, or dividing land into <del>3 or</del> <u>no more than two (2)</u> parcels.</p> |

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|  |         | (c) Alteration of a shore or bank of a river, stream, lake, pond or canal.<br>(d) Commencement of drilling, except to obtain soil samples, mining or excavation on a parcel of land.<br>(e) Demolition of a structure.<br>(f) Clearing of land as an adjunct of construction.<br>(g) Deposit of refuse, solid or liquid waste or fill on a parcel of land.   |  |
| 13   |         | <p><i>Flood:</i> A general and temporary condition of partial or complete inundation of normally dry land area from the overflow of inland or tidal waters or the unusual and rapid accumulation or runoff of surface waters from any source.</p> <p><i>Flood elevation, base (BFE):</i> A flood elevation having a one percent chance of being equaled or exceeded in any given year.</p> <p><i>Flood hazard area, special:</i> An area having special flood, mudflow or flood-related erosion hazards and shown on a Flood Hazard Boundary Map (FHBM) or a Flood Insurance Rate Map (FIRM) Zone AE.</p> <p><i>Flood prone area:</i> Any land area susceptible to being inundated by water from any source.</p> <p><i>Floodplain:</i> An area inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.</p> <p><i>Floodway:</i> The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.</p> | <p>Staff Recommendation - no change</p> <p>Pursuant to approval by Village Attorney.</p> |
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| 2  | Section 2-2(3)    | This is a major issue – In computing lot coverage, you SHOULD NOT deduct wetlands or waterbodies. Wetlands and waterbodies ARE OPEN SPACE, and by deducting these from the total parcel will unfairly drive up the lot coverage calculation. This will create an INCENTIVE to eliminate wetlands. WHY DO THIS? It is a PENALTY for preserving wetlands and ponds.  | Staff Recommendation - no change<br><br>The wetlands will count as open space.  |
|  |                   |  |   |
| 4  | Section 2-2(7)(b) | Not sure that this can legally happen. If it is a ROW, it is not part of the parcel. If it is an EASEMENT, it may apply. However, if what is being considered in this policy is if a sidewalk overlaps onto a private property the setback should be measured from the outside edge of the encroachment, this will be a disincentive for the property owner to allow an encroachment like a sidewalk. I suggest the setback should be measured from the PROPERTY LINE. | Staff Recommendation - no change<br><br>Not yet dedicated..   |
| 10   | Section 2-3       | Def. of “Development” – should NOT include “change of materials”. If I am painting a building, or putting up siding on a building, using this definition, it would require a “development permit”. I think this will be burdensome in the Village of Indiantown.   | Staff Recommendation - no change<br><br>The language states “material change”, not a change of materials.   |
|  |                   |  |   |
| ARTICLE 3  |                   |  |   |
|  | GENERAL           | I would attempt to compress as much information (lot dimensions, open space, permitted uses, landscaping) as possible into Tables, and create a quick reference section where these tables are all conveniently located.   | Staff Recommendation - agreed<br><br>The tables and information have been compressed.   |
| 1  | Section 3-1.1     | Clarity on Rural Residential – 1 to 2 du/ac is not technically “very low density”. In fact, DEO considers 1 du/ac an “urban” density. For clarity, I would delete the word “very”  | Staff Recommendation - agreed<br><br>Change has been made to remove “very” from Table 1 and 2.  |
| 1  | Section 3-1.1     | Clarity on Rural Residential – “rural character” – first, this phrase is very SUBJECTIVE, meaning one person’s “rural” may not be another person’s “rural”. This will result in the potential for disagreements where there is no factual way to resolve it. Secondly, over time, this   | Staff Recommendation - no change<br><br>The nature and character of the district is described in the intent. If the character of the area begins to change, a rezoning may be needed. |

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|  |               | will likely change to a place where the “character” is appropriate to change.  |  |
| 3  | Section 3-2.1 | Table 2 – I recommend that you make the MINIMUM lot size smaller than what is proposed in this table. Lot sizes of .5 – 1 are too big, and would preclude a creative design that would accommodate a number of lot sizes which allow for better design of open space, retention of natural areas, etc. And, keep in mind, the comp plan density will still limit the NUMBER of lots. I recommend 100’ x 125’ as the minimum lot area UNLESS you are doing a cluster development, where lot areas may be further reduced.   | Staff Recommendation - no change<br><br>The suggested change would be inconsistent with the Rural Community Future Land Use designation. |
| 4  | Section 3-2.1 | Table 3 – Impervious Percentage – THIS IS TOO RESTRICTIVE, particularly for the larger lots. I recommend 40% max impervious for the smaller lots (100’ x 125’), and a 30% max impervious on the largest of lots.   | Staff Recommendation -   |
| 4  | Section 3-2.1 | Cluster Development – Article 5 is not available, so I can’t see what requirements may be required. I would suggest that Cluster Development should be as easy to achieve as possible, if not incentivized. Density will still be limited by the Comp Plan. Do not require a SPECIAL EXCEPTION. Perhaps required administrative review.  |  |
|  |               | <ul style="list-style-type: none"> <li> <b>Cluster Option for Rural Residential – <u>Not sure I’ve seen Article 5.</u></b> This needs to be a permitted practice that does not require anything more than an Administrative Review. It should be encouraged to allow for cluster designs when the result is more native preserve, consideration of adjacent uses, creative design, etc. If this process requires lots of review and other requirements, you will likely end up with large lot subdivisions without any unique design considerations. <b>Make this an easy process – incentivize its use!</b> <ul style="list-style-type: none"> <li>I appreciate the paragraphs acknowledging the possibility of Cluster Development.</li> </ul> </li> </ul> | Staff Recommendation –   |

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|  |                                     | <ul style="list-style-type: none"><li>○ Would this allow for ancillary non-residential uses?</li><li>○ Do you have to use a Special Exception?</li><li>○ Are the provisions of Article 5 flexible enough to allow for/incentivize Cluster Development?</li><li>○ Cluster Developments could be discouraged by language included in Article 2, Section 2.2(3). This language <b>MUST</b> allow for wetlands and water bodies to be counted towards calculating Lot Coverage, as these uses are OPEN SPACE.</li><li>• <b>Section 3-2.1, Table 3</b> – These impervious percentages are too limiting, particularly if you opt for a cluster design. Do these percentages apply to the lot, the residential area, or the project?<ul style="list-style-type: none"><li>○ Perhaps establishing an open space requirement makes more sense – something like, “50%-60% open space, with no individual lot having more than 50% impervious.”</li><li>○ It does not appear that the language for Cluster Development would allow for a deviation from the Impervious Percentage – but it should.</li><li>○</li></ul></li></ul> |  |
| 4  | Section 3-2.1                       | Non-residential uses – rather than saying “needed” uses, I would say “ancillary” uses. Further, I would updated the Table in Division 3 to include more flexibility for non-residential uses, such as ancillary retail (like a sandwich shop, pantry store, amenity oriented sales, chapel, clubhouse, etc.)  | Staff Recommendation -   |
|  | Section 3-2.2 – Limited Residential | <ul style="list-style-type: none"><li>• Recommend clarifying that “Resort” and/or “Tiny Home Community” are covered by “all housing types and residential accessory uses. I would also add these to the list of permitted uses (perhaps provided that it is in its own development tract and that it is adequately buffered from adjacent uses with much lower densities. In other words, it would probably not be appropriate to intersperse Tiny Homes and conventional</li></ul>   | Recommendation: no change<br><br>Pursuant to the VOI Comprehensive Plan, the maximum density is 5 u/acre for the lands within the Limited Residential zoning district. |



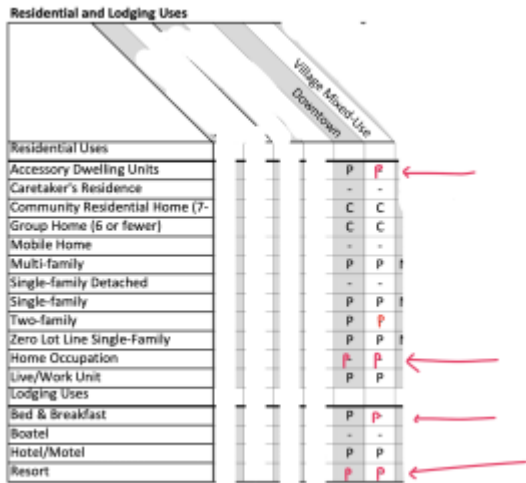
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|  |                             | <p>homes in a standard neighborhood – unless that was part of the overall design plan.)</p> <ul style="list-style-type: none"> <li>May want to clearly allow for ancillary retail in Low Residential (uses like a community day care or coffee shop that is designed to serve the immediately surrounding residents. These uses might be part of an amenity building, and you wouldn’t want them to be excluded because someone considers them “retail” or “community uses” that aren’t in the list of permitted uses.</li> </ul> | <p>Recommendation: no change</p> <p>Pursuant to the VOI Comprehensive Plan, retail is not permitted for the lands that lie within the Limited Residential zoning district.</p>   |
|  | Table 1                     | Drive thru in Downtown as long as touch 710 and land over .5 acres  |  |
|  | Table 1                     | Drive Thru in Village Core Mixed Use as long as touch 710   |  |
|  | Table 1                     | Projects built under old LDR? (Dunkin and Casa Bella) - when sell what happens to use allowed? Grandfathered in?  | All such uses shall remain, even if there is a non-conformity.   |
|  | Section 3-2-5<br>(Downtown) | accommodate broad range of uses (similar to downtown)   | <p>Staff Recommendation: no change</p> <p>A broad range of uses are permitted in the Downtown District.</p>  |
|  |                             | mixed use (can be all retail or all apartment or a mix) not required to be a mix  | <p>Staff Recommendation: no change</p> <p>Pursuant to VOI Comprehensive Plan, POLICY L4.2.3 Requirements for Mixed Use Projects<br/>Mixed Use is an option for Commercial Waterfront, Light Industrial, Urban Residential Office, and Village Core Mixed Use Land Use categories. The following are requirements for mixed use projects:<br/>1) Mixed use projects shall be comprised of a minimum of 20 percent residential and a maximum of 75% residential.<br/>2) Density and intensity of mixed-use developments within these land use categories shall not exceed, in total, the maximum number of permitted residential units per acre for the land use category, plus the maximum FAR for the land use category.</p> |
|  | Section 3-2-5<br>(Downtown) | canopy of 50% too high  | Staff Recommendation: no change  |

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|  |         |   | To provide weather protection for pedestrians and for design purposes, 50% is the minimum to achieve the vision sought for the Downtown district.  |
|  |         | including BUT NOT LIMITED TO; allow other similar uses; allow medical and hotel, (retail(include gas), office, flex space, apartments) and other similar uses | <p>Staff Recommendation: no change</p> <p>The LDRs include provisions for uses not specifically listed:<br/>           Sec. 3-3.2. - Uses Not Listed.<br/>           Any proposed use not listed in this table shall be evaluated by the Village to determine compatibility and impacts. <b>Uses may be compared to similar listed uses found in the North American Industrial Classification System (NAICS) as deemed appropriate by the Village.</b> A determination must be made regarding whether the listed use and the proposed use impacts are not materially different than the listed use. Decision criteria shall be based on:</p> <ul style="list-style-type: none"> <li>(1) Parking demand and trip generation (daily and peak hour);</li> <li>(2) Impervious surface;</li> <li>(3) Noise;</li> <li>(4) Lighting;</li> <li>(5) Dust;</li> <li>(6) Odors;</li> <li>(7) Potentially hazardous conditions such as use and storage of hazardous materials;</li> <li>(8) Character of buildings and structures;</li> <li>(9) Character of operation; and</li> <li>(10) Hours of operation.</li> </ul> <p>Any proposed use with no comparable listed use may require a Land Development Regulation text amendment.</p> |
|  |         | allow mixed use or all residential or all commercial (mixed is not required)  | <p>Staff Recommendation: no change</p> <p>Mixed use development is not a requirement in the Downtown Zoning district.</p>  |
|  |         | drive thru allowed if touching 710  |  |
|  |         | maximum density 20 UPA OK, but if 800 SF than 40 UPA  | Staff Recommendation: no change  |

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|  |                          |  | The units sized 800 square feet do count as ½ unit in the Village Mixed-Use and Downtown zoning districts.  |
|  |                          | Live Work Units?   | Staff Recommendation: no change   |
|  |                          |  | Yes, Live/Work Units are a permitted use in the Downtown zoning district.   |
|  |                          | sprinkle units then no fire lane needed for fire truck   | Staff Recommendation: no change<br><br>Fire trucks are used for other rescue efforts. The lane is still needed.                                   |
|  |                          | dumpster allowed up on road  | Staff Recommendation: no change<br><br>This would not be aesthetically pleasing on a main thoroughfare in the Village.                            |
| pp. 12-15  | Section 3-2-5 (Downtown) | affordable housing incentive? gross area   | Staff Recommendation: no change<br><br>The units sized 800 square feet do count as ½ unit in the Village Mixed-Use and Downtown zoning districts. |
|  | Section 3-2-5 (Downtown) | parking (not offsite) but along the road adjacent to property allowed to be counted  |   |
|  | Section 3-2-5 (Downtown) | parking allowed front or rear or side flexibility  | Staff Recommendation: no change   |
|  | Section 3-2-5 (Downtown) | allow for parking EITHER in front or back since some retailers have preferences  | Parking is permitted only on the side or in the rear of the structure. The intent is to make the area walkable and pedestrian friendly.           |
|  | Section 3-2-5 (Downtown) | allow for pick up window for COVID   | Staff Recommendation: no change<br><br>Drive-thrus are not permitted in the Downtown zoning district.   |
|  | Section 3-2-5 (Downtown) | encourage frontage along front setback but 80% requirement could be not desired by some retailers and create weird site plans, no more than 50% required | Staff Recommendation: no change   |

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|  | Section 3-2-5<br>(Downtown)       | canopy of 50% too high   | Staff Recommendation: no change<br><br>To provide weather protection for pedestrians and for design purposes, 50% is the minimum to achieve the vision sought for the Downtown district.                 |
| pp. 15-18  | Section 3-2-6 (Village Mixed Use) | same comments above from downtown, <b>ONLY DIFFERENCE SHOULD BE ON DESIGN and size of retailers</b>                                  | Staff Recommendation: no change<br><br><i>Please see responses provided above for the Downtown district.</i>   |
|  | Section 3-2-6 (Village Mixed Use) | including but not limited to...allow for all mixed uses and similar uses   | Staff Recommendation: no change<br><br>Mixed use development is not a requirement.   |
|  | Section 3-2-6 (Village Mixed Use) | mixed use (can be all retail or all apartment or a mix) not required to be a mix   | Staff Recommendation: no change<br><br>Mixed use development is not a requirement in the Downtown Zoning district.   |
|  | Section 3-2-6 (Village Mixed Use) | drive thru abutting 710  | Staff Recommendation: no change  |
|  | Section 3-2-6 (Village Mixed Use) | pick up for covered  | Drive-thrus are not permitted in the Village Mixed-Use zoning district.  |
|  | Section 3-2-6 (Village Mixed Use) | allow <b>medical and hotel</b> ,<br><br>(retail( <b>include gas</b> ), office, flex space, apartments) and other <b>similar uses</b> | Staff Recommendation: Hotel is permitted in this district. However, change the following: Medical Services/Office is now a permitted use in this zoning district.<br><br>Staff Recommendation: no change |
|  | Section 3-2-6 (Village Mixed Use) | 800 SF double to 40 UPA  | Staff Recommendation: no change<br><br>The units sized 800 square feet do count as ½ unit in the Village Mixed-Use and Downtown zoning districts.  |
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|  | Section 3-2-6 (Village Mixed Use) | 60-80% of frontage is way too high, this causes land to be wasted. Long buildings along the road and not allowed to use deep parcels, creates "bowling alley buildings" | Staff Recommendation: no change<br><br>Promotes rear parking and delivery services to be hidden from view; design standards   |
|  | Section 3-2-6 (Village Mixed Use) | canopies too much   | Staff Recommendation: no change<br><br>To provide weather protection for pedestrians and for design purposes, 50% is the minimum to achieve the vision sought for the Downtown district.  |
|  | Section 3-2-6 (Village Mixed Use) | allow parking in front for some retailers that need it, flexibility   | Staff Recommendation: no change<br><br>Parking is permitted only on the side or in the rear of the structure. The intent is to make the area walkable and pedestrian friendly.  |
|  | Section 3-2-6 (Village Mixed Use) | incentive for affordable housing  | Staff Recommendation: no change<br><br>The units sized 800 square feet do count as ½ unit in the Village Mixed-Use and Downtown zoning districts.   |
|  | Residential and Lodging Uses      | Village Mixed Use and Downtown should allow for the same with only design standards different   | Staff Recommendation: no change   |
|  | Residential and Lodging Uses      | allow home occupation as well? For both village core and downtown   | Staff Recommendation: change<br><br>Home occupations are now permitted in the Downtown and Village Mixed-Use districts.   |
|  | Residential and Lodging Uses      | allow resort in village core mixed use?   | Staff Recommendation: no change<br><br>A resort does not achieve the character and vision expressed by the Village residents. A resort is a large-scale use and would be incompatible with the intent of the Village Mixed-Use district. A sample resort definition, which may typically be found in zoning regulations, is provided below. |

| Summary of Comments and Questions from Public (along with Staff responses) |                              |   |  |
|--|------------------------------|---|--|
| PAGE   | SECTION                      | COMMENT   | RESPONSE   |
|  |                              |   | <i>Resort - A building or group of buildings containing guest rooms, with a large portion of the site devoted to recreational activities, such as tennis, horseback riding, swimming, and golf.</i>  |
|  | Residential and Lodging Uses | allow live work and allow accessory units   | Staff Recommendation: no change<br><br>Live/Work units are permitted in the Village Mixed-Use district.<br><br>Accessory units are typically associated with single-family residential uses, which are prohibited in the Village Mixed-Use district. |
|  |                              |  | <i>Please see permitted use table responses to these suggestions above.</i>  |
|  | Commercial uses              | c store (no limit on SF), based on retailer preference.                             | Staff Recommendation: no change<br><br>There is no limit to the size of retail; however, there are two classifications: “Retail, Small” and “Retail, Large”  |
|  | Commercial uses              | c store allow for gas pumps if touching 710   | Staff Recommendation: no change  |

| Summary of Comments and Questions from Public (along with Staff responses) |                 |   |  |
|--|-----------------|---|--|
| PAGE   | SECTION         | COMMENT   | RESPONSE   |
|  |                 |   | Fuel pumps are permitted in the following districts: Village Mixed-Use, Canal Mixed-Use, Light Industrial, Heavy Industrial. All of these districts have frontage on SR 710, except the Canal Mixed-Use District.  |
|  | Commercial uses | retail large 15,000 SF allowed downtown if land touches 710   |  |
|  | Commercial uses | Medical and office must be permitted in Village Core Mixed Use? Why not allowed?  | Staff Recommendation: change<br><br>Medical Services/Office is now a permitted use in this zoning district.  |
|  | Commercial uses | drive thru allowed downtown and village core missed use as long as touch 710  | Staff Recommendation: no change<br><br>Drive-thrus are not permitted in the Downtown zoning district.  |
|  | Commercial uses | downtown allow commercial amusement outdoor (limit it in size and till what time at night)                                      |  |
|  | Commercial uses | farm supply/hardware allowed downtown as long as less than 15,000 sf  | Staff Recommendation: no change  |
|  | Commercial uses | hotel   |  |
|  | Commercial uses | allow other similar uses; allow medical and hotel, (retail(include gas), office, flex space, apartments) and other similar uses |  |
| p. 36  | Commercial uses | allow similar uses so that document can evolve over time since uses will  | Staff Recommendation: no change<br><br>The LDRs include provisions for uses not specifically listed:<br>Sec. 3-3.2. - Uses Not Listed.<br>Any proposed use not listed in this table shall be evaluated by the Village to determine compatibility and impacts. Uses may be compared to similar listed uses found in the North American Industrial Classification System (NAICS) as deemed appropriate by the Village. A determination must be made regarding whether the listed use and the proposed use impacts are not materially different than the listed use. Decision criteria shall be based on:<br><ul style="list-style-type: none"> <li>(1) Parking demand and trip generation (daily and peak hour);</li> <li>(2) Impervious surface;</li> <li>(3) Noise;</li> <li>(4) Lighting;</li> <li>(5) Dust;</li> <li>(6) Odors;</li> <li>(7) Potentially hazardous conditions such as use and storage of hazardous materials;</li> </ul> |

| Summary of Comments and Questions from Public (along with Staff responses) |                 |  |   |
|--|-----------------|--|---|
| PAGE   | SECTION         | COMMENT  | RESPONSE  |
|  |                 |  | <p>(8) Character of buildings and structures;<br/> (9) Character of operation; and<br/> (10) Hours of operation.</p> <p>Any proposed use with no comparable listed use may require a Land Development Regulation text amendment.</p>  |
|  | Commercial uses | special provision in industrial and mixed use for distribution center (where in the town?)   | <p>Staff Recommendation: no change</p> <p>There are no special provisions for distribution centers in the Industrial and Mixed-Use districts.</p>   |
|  | Commercial uses | retail large - increase to 25K (allow for a few more uses)   | Staff Recommendation: no change   |
| 47 - 49  | Section 3-3.1   | <p>Table 15:</p> <p><b>Residential Uses:</b><br/> Add Single-family as a permitted use in Rural Residential<br/> Add Resort/Tiny Home Community to Rural Residential and LR</p> <p><b>Commercial Uses:</b><br/> Add Existing Agricultural Uses to ALL CATEGORIES</p> <p>Add Ancillary Uses (limited retail, amenities, sandwich shops, business center) to RR, LR</p> <p>Add “Eco-Tourism” as a permitted use in RR and LR</p> <p>For clarity – “Marina” is only approved in CMU. Ok, but I want confirmation that private docks or a community dock is permitted in any zoning district, and would not be required to be in a CMU district.</p> | <p>Staff Recommendation – see below</p> <p>Single-family is now a permitted use in Rural Residential<br/> No Resorts; Tiny Home Community will not be added to Rural Residential and Limited Residential districts.</p> <p>Agricultural Uses are not appropriate for all zoning districts.</p> <p>limited retail, amenities, sandwich shops, business center: These are “Services” in the permitted use table. Home occupations are permitted. They shall remain prohibited in Rural Residential and Limited Residential districts.</p> <p>Staff requires clarification before a response may be prepared to address this comment: <i>Add “Eco-Tourism” as a permitted use in RR and LR</i></p> <p>“Marina” as referenced in the permitted use table addresses commercial and public marinas.<br/> Private docks are permitted as an accessory use. See Section 3-4.3 <i>Accessory Structures Generally</i> and Section 3-4.6 <i>Docks</i>.</p> |



| Summary of Comments and Questions from Public (along with Staff responses) |                                 |  |   |
|--|---------------------------------|--|---|
| PAGE   | SECTION                         | COMMENT  | RESPONSE  |
|  |                                 | <b>Community Facility Uses:</b><br>Add (somewhere) Private Community Amenities to RR and LR<br>Change Place of Worship to “P” for RR   | Private Community facilities, such as a community pool or clubhouse within a subdivision are permitted. (i.e. Indianwood)   |
| 47   | Table 15                        | General Comment – the break between large and small retail (15,000 sf) is too low. I recommend the break to be at 30,000.  | Staff Recommendation – no change<br><br>The large and small scale retail thresholds are appropriate for the Village character.  |
| 48   | Table 15                        | Community Facility Uses  |   |
|  | Section 3-3.1 – Permitted Uses: | <ul style="list-style-type: none"> <li> <b>Permitted Uses:</b> The use tables obviously don’t include “all” potential uses, and there is a provision that affords the Village some flexibility in allowing similar uses. Having said that, I think there are a few specific uses which should be articulated up front:               <ul style="list-style-type: none"> <li>The break between small and large retail uses is too low. Instead of 15,000 sq. ft. it should be 30,000 sq. ft.</li> <li>This is important because many buildings are designed to have flexible interior spaces which may be adjusted to accommodate the needs of specific end users. A pretty standard 30,000 square foot building may accommodate as many as 6 users or as few as                   <ul style="list-style-type: none"> <li>But, you would not want to be precluded from building a 30,000 sq. ft. shell, or allowing one good tenant from occupying the whole space.</li> </ul> </li> </ul> </li> <li> <b>Eco-tourism uses</b> – These could allow for private nature trails, farmers markets, horse trails, community gardens that could be perfectly appropriate in the <b>Rural Residential</b> category, as well as the <b>Limited Residential</b> category (if included as part of an overall design).             </li> <li> <b>Tiny House Communities/Cluster Resorts</b> – The Tiny House trend seems to be growing to include well designed communities/resorts that allow for homes (on frames and/or foundations) but set within a community context with gardens, preserves, neighborhood centers,             </li> </ul> | Staff Recommendation – no change<br><br>The threshold for large (>15,000 sf.) and small (<15,000 sf.) retail is appropriate for the scale of development desired by the community.<br><br>This would exceed Comprehensive allowable Plan density. |

Summary of Comments and Questions from Public (along with Staff responses)

| PAGE  | SECTION           | COMMENT   | RESPONSE               |                           |                     |                        |                           |                   |                  |                  |                      |                  |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
|---|-------------------|---|------------------------|---------------------------|---------------------|------------------------|---------------------------|-------------------|------------------|------------------|----------------------|------------------|------------------|----------------------|--------------|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--------------------------|---|----|---|---|---|---|---|---|---|---|---|---|--------------------------|---|----|----|----|---|---|---|---|---|---|---|---|------------------|---|---|---|---|---|---|---|---|---|---|---|---|-----------------------|---|---|---|---|---|---|---|---|---|---|---|---|-------------|----|----|---|---|---|---|---|---|---|---|---|---|--------------|----|---|---|---|---|---|---|---|---|---|---|---|-------------------------------|---|----|---|---|---|---|---|---|---|---|---|---|-----------------------------|---|----|---|---|---|---|---|---|---|---|---|---|----------|---|---|---|---|----|---|----|---|---|---|----|---|---------|---|---|---|---|---|---|---|---|---|---|---|---|------|---|---|----|---|---|---|---|---|----|---|---|---|--------------------------|----|---|----|---|---|---|---|---|----|---|---|---|------------------|----|---|----|---|---|---|---|---|----|---|---|---|------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----|---|---|---|---|---|---|---|---|---|---|--------------|----|----|---|---|---|---|---|---|---|---|---|---|---|
|   |                   | <p>amenities, etc. These types of communities should be allowed in <b>Rural Residential</b> (possibly with a special exception) and <b>Limited Residential</b> (when submitted as part of a larger plan).</p> <ul style="list-style-type: none"><li><b>Agriculture</b> – It is recommended that the use tables allow the continuation of existing agricultural uses until such time that the property is converted to another use. This is necessary because many currently undeveloped properties have some agricultural activity on them as a means to help with land management. If agricultural uses are not permitted to continue (or it is not clearly addressed), there is likely to be misunderstandings, which will result in frustrations. Further, it will likely force land management decisions to save cost, which may not be in the best long-term interest of the Village.</li></ul> <div><p>Community Facility Uses</p><table><tr><th></th><th>Rural Residential</th><th>Limited Residential</th><th>Neighborhood Mixed Use</th><th>Single-Family Residential</th><th>Village Mixed-Use</th><th>Downtown</th><th>Canal Mixed-Use</th><th>Light Industrial</th><th>Heavy Industrial</th><th>Civic Facilities</th><th>Parks and Open Space</th><th>Conservation</th></tr><tr><td>Community Facility</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Assisted Living Facility</td><td>-</td><td>SE</td><td>-</td><td>P</td><td>P</td><td>P</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>Cemetery/Memorial Garden</td><td>P</td><td>EO</td><td>EO</td><td>EO</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Community Center</td><td>-</td><td>P</td><td>-</td><td>P</td><td>-</td><td>P</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Correctional Facility</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>-</td></tr><tr><td>Golf Course</td><td>SE</td><td>SE</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td></tr><tr><td>Fire Station</td><td>SE</td><td>P</td><td>-</td><td>P</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>P</td><td>-</td></tr><tr><td>Government Services &amp; Offices</td><td>-</td><td>SE</td><td>-</td><td>P</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Gymnasium/Work out Facility</td><td>-</td><td>SE</td><td>-</td><td>P</td><td>P</td><td>P</td><td>P</td><td>-</td><td>P</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Hospital</td><td>-</td><td>-</td><td>-</td><td>-</td><td>SE</td><td>P</td><td>SE</td><td>-</td><td>-</td><td>-</td><td>SE</td><td>-</td></tr><tr><td>Library</td><td>-</td><td>P</td><td>-</td><td>P</td><td>P</td><td>P</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Park</td><td>P</td><td>P</td><td>SE</td><td>P</td><td>P</td><td>P</td><td>P</td><td>-</td><td>SE</td><td>-</td><td>P</td><td>P</td></tr><tr><td>Place of Public Assembly</td><td>SE</td><td>P</td><td>SE</td><td>P</td><td>P</td><td>P</td><td>P</td><td>-</td><td>SE</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Place of Worship</td><td>SE</td><td>P</td><td>SE</td><td>P</td><td>P</td><td>P</td><td>P</td><td>-</td><td>SE</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Police Station or substation</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>P</td><td>P</td><td>-</td><td>P</td><td>-</td><td>P</td><td>-</td></tr><tr><td>School or School Facilities (public or private K-12, vocational, community college)</td><td>-</td><td>SE</td><td>-</td><td>P</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Sports Field</td><td>SE</td><td>SE</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td></tr></table><p>P=Permitted, C=Conditional, SE=Special Exception, EO=Existing Only, -=Not Allowed</p></div> |                        | Rural Residential         | Limited Residential | Neighborhood Mixed Use | Single-Family Residential | Village Mixed-Use | Downtown         | Canal Mixed-Use  | Light Industrial     | Heavy Industrial | Civic Facilities | Parks and Open Space | Conservation | Community Facility |  |  |  |  |  |  |  |  |  |  |  |  | Assisted Living Facility | - | SE | - | P | P | P | - | - | - | - | - | - | Cemetery/Memorial Garden | P | EO | EO | EO | - | - | - | - | - | - | P | - | Community Center | - | P | - | P | - | P | - | - | - | - | P | - | Correctional Facility | - | - | - | - | - | - | - | - | - | P | P | - | Golf Course | SE | SE | - | - | - | - | - | - | - | - | - | P | Fire Station | SE | P | - | P | - | - | - | - | P | P | P | - | Government Services & Offices | - | SE | - | P | - | - | - | P | P | - | P | - | Gymnasium/Work out Facility | - | SE | - | P | P | P | P | - | P | - | P | - | Hospital | - | - | - | - | SE | P | SE | - | - | - | SE | - | Library | - | P | - | P | P | P | - | - | - | - | P | - | Park | P | P | SE | P | P | P | P | - | SE | - | P | P | Place of Public Assembly | SE | P | SE | P | P | P | P | - | SE | - | P | - | Place of Worship | SE | P | SE | P | P | P | P | - | SE | - | P | - | Police Station or substation | - | - | - | P | P | P | P | - | P | - | P | - | School or School Facilities (public or private K-12, vocational, community college) | - | SE | - | P | - | - | - | - | - | - | P | - | Sports Field | SE | SE | - | - | - | - | - | - | - | - | P | P | <p>Legal non-conforming use would continue, subject to provisions in Article 1-12.</p> <p>Staff Recommendation – no change</p> <p>More intense uses should undergo additional scrutiny.</p> |
|   | Rural Residential | Limited Residential   | Neighborhood Mixed Use | Single-Family Residential | Village Mixed-Use   | Downtown               | Canal Mixed-Use           | Light Industrial  | Heavy Industrial | Civic Facilities | Parks and Open Space | Conservation     |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Community Facility  |                   |   |                        |                           |                     |                        |                           |                   |                  |                  |                      |                  |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Assisted Living Facility  | -                 | SE  | -                      | P                         | P                   | P                      | -                         | -                 | -                | -                | -                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Cemetery/Memorial Garden  | P                 | EO  | EO                     | EO                        | -                   | -                      | -                         | -                 | -                | -                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Community Center  | -                 | P   | -                      | P                         | -                   | P                      | -                         | -                 | -                | -                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Correctional Facility   | -                 | -   | -                      | -                         | -                   | -                      | -                         | -                 | -                | P                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Golf Course   | SE                | SE  | -                      | -                         | -                   | -                      | -                         | -                 | -                | -                | -                    | P                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Fire Station  | SE                | P   | -                      | P                         | -                   | -                      | -                         | -                 | P                | P                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Government Services & Offices   | -                 | SE  | -                      | P                         | -                   | -                      | -                         | P                 | P                | -                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Gymnasium/Work out Facility   | -                 | SE  | -                      | P                         | P                   | P                      | P                         | -                 | P                | -                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Hospital  | -                 | -   | -                      | -                         | SE                  | P                      | SE                        | -                 | -                | -                | SE                   | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Library   | -                 | P   | -                      | P                         | P                   | P                      | -                         | -                 | -                | -                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Park  | P                 | P   | SE                     | P                         | P                   | P                      | P                         | -                 | SE               | -                | P                    | P                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Place of Public Assembly  | SE                | P   | SE                     | P                         | P                   | P                      | P                         | -                 | SE               | -                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Place of Worship  | SE                | P   | SE                     | P                         | P                   | P                      | P                         | -                 | SE               | -                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Police Station or substation  | -                 | -   | -                      | P                         | P                   | P                      | P                         | -                 | P                | -                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| School or School Facilities (public or private K-12, vocational, community college) | -                 | SE  | -                      | P                         | -                   | -                      | -                         | -                 | -                | -                | P                    | -                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |
| Sports Field  | SE                | SE  | -                      | -                         | -                   | -                      | -                         | -                 | -                | -                | P                    | P                |                  |                      |              |                    |  |  |  |  |  |  |  |  |  |  |  |  |                          |   |    |   |   |   |   |   |   |   |   |   |   |                          |   |    |    |    |   |   |   |   |   |   |   |   |                  |   |   |   |   |   |   |   |   |   |   |   |   |                       |   |   |   |   |   |   |   |   |   |   |   |   |             |    |    |   |   |   |   |   |   |   |   |   |   |              |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |   |   |   |   |   |   |   |   |   |                             |   |    |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |    |   |    |   |   |   |    |   |         |   |   |   |   |   |   |   |   |   |   |   |   |      |   |   |    |   |   |   |   |   |    |   |   |   |                          |    |   |    |   |   |   |   |   |    |   |   |   |                  |    |   |    |   |   |   |   |   |    |   |   |   |                              |   |   |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |              |    |    |   |   |   |   |   |   |   |   |   |   |   |

| Summary of Comments and Questions from Public (along with Staff responses) |                   |   |                          |                           |                     |                          |                           |                   |                  |                      |                  |                  |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |
|--|-------------------|---|--------------------------|---------------------------|---------------------|--------------------------|---------------------------|-------------------|------------------|----------------------|------------------|------------------|----------------------|------------------|--------------|---------|--|--|--|--|--|--|--|--|--|--|--|--|-------------|---|---|---|---|---|---|---|---|---|---|---|---|-------------|---|---|---|---|---|---|---|---|---|---|---|---|----------|---|---|---|---|---|---|---|---|---|---|---|---|--------------------------|---|---|---|----|---|---|---|---|---|---|---|---|--------------------------------------|---|----|---|---|---|---|---|---|---|---|---|---|--------------------------------------|----|---|---|---|---|---|---|---|---|---|---|---|-------------------------------|---|----|---|----|----|---|----|---|---|---|---|----|--|
| PAGE   | SECTION           | COMMENT   | RESPONSE                 |                           |                     |                          |                           |                   |                  |                      |                  |                  |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |
|  |                   | <div>Utility Uses</div> <table><tr><th></th><th>Rural Residential</th><th>Limited Residential</th><th>Neighborhood Residential</th><th>Single Family Residential</th><th>Village Mixed Use</th><th>Canal Mixed Use</th><th>Downtown</th><th>Light Industrial</th><th>Heavy Industrial</th><th>Parks and Open Space</th><th>Civic Facilities</th><th>Conservation</th></tr><tr><td>Utility</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Bus Station</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td><td>-</td><td>P</td><td>-</td><td>-</td><td>-</td></tr><tr><td>Power Plant</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>P</td><td>-</td><td>-</td></tr><tr><td>Railyard</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>P</td><td>-</td><td>-</td></tr><tr><td>Water Facilities, Public</td><td>-</td><td>-</td><td>-</td><td>SE</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>Water Impoundment less than 10 acres</td><td>P</td><td>SE</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>P</td><td>-</td><td>-</td></tr><tr><td>Water Impoundment more than 10 acres</td><td>SE</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>P</td><td>-</td><td>-</td></tr><tr><td>Wireless Communications Tower</td><td>P</td><td>SE</td><td>-</td><td>SE</td><td>SE</td><td>P</td><td>SE</td><td>P</td><td>P</td><td>P</td><td>P</td><td>SE</td></tr></table> <div>P=Permitted, C=Conditional, SE=Special Exception, EO=Existing Only, -=Not Allowed</div> <div>Advertising Bill BoardSE P</div> |                          | Rural Residential         | Limited Residential | Neighborhood Residential | Single Family Residential | Village Mixed Use | Canal Mixed Use  | Downtown             | Light Industrial | Heavy Industrial | Parks and Open Space | Civic Facilities | Conservation | Utility |  |  |  |  |  |  |  |  |  |  |  |  | Bus Station | - | - | - | - | - | P | - | - | P | - | - | - | Power Plant | - | - | - | - | - | - | - | P | P | P | - | - | Railyard | - | - | - | - | - | - | - | P | P | P | - | - | Water Facilities, Public | - | - | - | SE | - | - | - | P | - | - | - | - | Water Impoundment less than 10 acres | P | SE | - | - | - | - | - | P | P | P | - | - | Water Impoundment more than 10 acres | SE | - | - | - | - | - | - | P | P | P | - | - | Wireless Communications Tower | P | SE | - | SE | SE | P | SE | P | P | P | P | SE |  |
|  | Rural Residential | Limited Residential   | Neighborhood Residential | Single Family Residential | Village Mixed Use   | Canal Mixed Use          | Downtown                  | Light Industrial  | Heavy Industrial | Parks and Open Space | Civic Facilities | Conservation     |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |
| Utility  |                   |   |                          |                           |                     |                          |                           |                   |                  |                      |                  |                  |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |
| Bus Station  | -                 | -   | -                        | -                         | -                   | P                        | -                         | -                 | P                | -                    | -                | -                |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |
| Power Plant  | -                 | -   | -                        | -                         | -                   | -                        | -                         | P                 | P                | P                    | -                | -                |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |
| Railyard   | -                 | -   | -                        | -                         | -                   | -                        | -                         | P                 | P                | P                    | -                | -                |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |
| Water Facilities, Public   | -                 | -   | -                        | SE                        | -                   | -                        | -                         | P                 | -                | -                    | -                | -                |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |
| Water Impoundment less than 10 acres                                       | P                 | SE  | -                        | -                         | -                   | -                        | -                         | P                 | P                | P                    | -                | -                |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |
| Water Impoundment more than 10 acres                                       | SE                | -   | -                        | -                         | -                   | -                        | -                         | P                 | P                | P                    | -                | -                |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |
| Wireless Communications Tower  | P                 | SE  | -                        | SE                        | SE                  | P                        | SE                        | P                 | P                | P                    | P                | SE               |                      |                  |              |         |  |  |  |  |  |  |  |  |  |  |  |  |             |   |   |   |   |   |   |   |   |   |   |   |   |             |   |   |   |   |   |   |   |   |   |   |   |   |          |   |   |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |    |   |   |   |   |   |   |   |   |                                      |   |    |   |   |   |   |   |   |   |   |   |   |                                      |    |   |   |   |   |   |   |   |   |   |   |   |                               |   |    |   |    |    |   |    |   |   |   |   |    |  |

# Summary of Comments and Questions from Public (along with Staff responses)

| PAGE  | SECTION           | COMMENT  | RESPONSE  |                           |                            |                          |                           |                   |                      |                  |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|---|-------------------|--|---|---------------------------|----------------------------|--------------------------|---------------------------|-------------------|----------------------|------------------|------------------|----------------------|--------------|------------|--|--|--|--|--|--|--|--|--|--|---------|---|---|---|---|---|---|---|----|---|---|------------|---|---|---|---|---|---|---|---|---|---|--------------------------------|---|---|---|---|---|---|---|---|---|---|----------------------------|---|---|---|---|---|---|---|---|---|---|----------------------------|---|---|---|---|---|---|---|---|---|---|---------------------|---|---|---|---|---|---|---|---|---|---|--------------|---|---|---|---|---|----|----|---|---|---|--------------------|---|---|---|---|---|---|---|---|---|---|------------------------|---|---|---|---|---|---|---|---|---|---|----------------------|---|---|---|---|---|---|---|---|---|---|-------------------|---|---|---|---|---|---|---|---|---|---|---------------------|---|---|---|---|---|---|---|---|----|---|-------------------------|---|---|---|---|---|---|---|---|---|---|--------------------|---|---|---|---|---|---|---|---|---|---|--------------------------|---|---|---|---|---|---|---|---|---|---|-----------------------------|---|---|---|---|---|---|---|---|---|---|--------------------------------|---|---|---|---|---|---|---|---|---|---|-------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|
|   |                   | <div><p><b>Industrial Uses</b></p><table><tr><th></th><th>Rural Residential</th><th>Limited Family Residential</th><th>Neighborhood Residential</th><th>Single Family Residential</th><th>Village Mixed Use</th><th>Canal Mixed-Use</th><th>Light Industrial</th><th>Heavy Industrial</th><th>Parks and Open Space</th><th>Conservation</th></tr><tr><td>Industrial</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Airport</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>SE</td><td>-</td><td>P</td></tr><tr><td>Blacksmith</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td><td>P</td><td>P</td></tr><tr><td>Chemical Manufacturing/Storage</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>-</td></tr><tr><td>Cold Storage &amp; Warehousing</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>-</td></tr><tr><td>Computer &amp; Data Processing</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>-</td><td>P</td><td>P</td><td>-</td></tr><tr><td>Distribution Center</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Heavy Retail</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>SE</td><td>SE</td><td>-</td><td>P</td><td>P</td></tr><tr><td>Junkyard/Scrapyard</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Lumber &amp; Wood Products</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td><td>P</td><td>P</td></tr><tr><td>Marine Manufacturing</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td><td>P</td><td>P</td></tr><tr><td>Metal Fabrication</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td><td>P</td><td>P</td></tr><tr><td>Mining &amp; Excavation</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>SE</td><td>-</td></tr><tr><td>Paper &amp; Allied Products</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Petroleum Refining</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Primary Metal Industries</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Research &amp; Development Labs</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td></tr><tr><td>Rubber &amp; Plastic Manufacturing</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>→ Self Storage/Mini Warehouse</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>P</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Solid Waste Disposal Facility or Transfer Station</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Stone, Clay, Glass &amp; Concrete Production</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr><tr><td>Storage for RVs, Boats, Automobiles &amp; Equipment</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td><td>P</td><td>P</td></tr></table><p>P=Permitted, C=Conditional, SE=Special Exception, EO=Existing Only, -=Not Allowed</p></div> |   | Rural Residential         | Limited Family Residential | Neighborhood Residential | Single Family Residential | Village Mixed Use | Canal Mixed-Use      | Light Industrial | Heavy Industrial | Parks and Open Space | Conservation | Industrial |  |  |  |  |  |  |  |  |  |  | Airport | - | - | - | - | - | - | - | SE | - | P | Blacksmith | - | - | - | - | - | - | P | - | P | P | Chemical Manufacturing/Storage | - | - | - | - | - | - | - | P | P | - | Cold Storage & Warehousing | - | - | - | - | - | - | - | P | P | - | Computer & Data Processing | - | - | - | - | P | P | - | P | P | - | Distribution Center | - | - | - | - | - | - | - | - | P | - | Heavy Retail | - | - | - | - | - | SE | SE | - | P | P | Junkyard/Scrapyard | - | - | - | - | - | - | - | - | P | - | Lumber & Wood Products | - | - | - | - | - | - | P | - | P | P | Marine Manufacturing | - | - | - | - | - | - | P | - | P | P | Metal Fabrication | - | - | - | - | - | - | P | - | P | P | Mining & Excavation | - | - | - | - | - | - | - | - | SE | - | Paper & Allied Products | - | - | - | - | - | - | - | - | P | - | Petroleum Refining | - | - | - | - | - | - | - | - | P | - | Primary Metal Industries | - | - | - | - | - | - | - | - | P | - | Research & Development Labs | - | - | - | - | - | - | - | - | P | P | Rubber & Plastic Manufacturing | - | - | - | - | - | - | - | - | P | - | → Self Storage/Mini Warehouse | - | - | - | - | P | P | - | - | P | - | Solid Waste Disposal Facility or Transfer Station | - | - | - | - | - | - | - | - | P | - | Stone, Clay, Glass & Concrete Production | - | - | - | - | - | - | - | - | P | - | Storage for RVs, Boats, Automobiles & Equipment | - | - | - | - | - | - | P | - | P | P | <p>Staff Recommendation – no change</p> <p>This proposed change is not consistent with the Village vision for these districts.</p> |
|   | Rural Residential | Limited Family Residential   | Neighborhood Residential  | Single Family Residential | Village Mixed Use          | Canal Mixed-Use          | Light Industrial          | Heavy Industrial  | Parks and Open Space | Conservation     |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Industrial  |                   |  |   |                           |                            |                          |                           |                   |                      |                  |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Airport   | -                 | -  | -   | -                         | -                          | -                        | -                         | SE                | -                    | P                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Blacksmith  | -                 | -  | -   | -                         | -                          | -                        | P                         | -                 | P                    | P                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Chemical Manufacturing/Storage                    | -                 | -  | -   | -                         | -                          | -                        | -                         | P                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Cold Storage & Warehousing                        | -                 | -  | -   | -                         | -                          | -                        | -                         | P                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Computer & Data Processing                        | -                 | -  | -   | -                         | P                          | P                        | -                         | P                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Distribution Center                               | -                 | -  | -   | -                         | -                          | -                        | -                         | -                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Heavy Retail                                      | -                 | -  | -   | -                         | -                          | SE                       | SE                        | -                 | P                    | P                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Junkyard/Scrapyard                                | -                 | -  | -   | -                         | -                          | -                        | -                         | -                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Lumber & Wood Products                            | -                 | -  | -   | -                         | -                          | -                        | P                         | -                 | P                    | P                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Marine Manufacturing                              | -                 | -  | -   | -                         | -                          | -                        | P                         | -                 | P                    | P                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Metal Fabrication                                 | -                 | -  | -   | -                         | -                          | -                        | P                         | -                 | P                    | P                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Mining & Excavation                               | -                 | -  | -   | -                         | -                          | -                        | -                         | -                 | SE                   | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Paper & Allied Products                           | -                 | -  | -   | -                         | -                          | -                        | -                         | -                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Petroleum Refining                                | -                 | -  | -   | -                         | -                          | -                        | -                         | -                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Primary Metal Industries                          | -                 | -  | -   | -                         | -                          | -                        | -                         | -                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Research & Development Labs                       | -                 | -  | -   | -                         | -                          | -                        | -                         | -                 | P                    | P                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Rubber & Plastic Manufacturing                    | -                 | -  | -   | -                         | -                          | -                        | -                         | -                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| → Self Storage/Mini Warehouse                     | -                 | -  | -   | -                         | P                          | P                        | -                         | -                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Solid Waste Disposal Facility or Transfer Station | -                 | -  | -   | -                         | -                          | -                        | -                         | -                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Stone, Clay, Glass & Concrete Production          | -                 | -  | -   | -                         | -                          | -                        | -                         | -                 | P                    | -                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| Storage for RVs, Boats, Automobiles & Equipment   | -                 | -  | -   | -                         | -                          | -                        | P                         | -                 | P                    | P                |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|   | 332               | allow “similar uses”   | Staff Recommendation: no change   |                           |                            |                          |                           |                   |                      |                  |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|   | 332               | allow larger bucket of uses instead of c store say retail, same for medical, office, hotel   | <p>The LDRs include provisions for uses not specifically listed:<br/>Sec. 3-3.2. - Uses Not Listed.<br/>Any proposed use not listed in this table shall be evaluated by the Village to determine compatibility and impacts. <b>Uses may be compared to similar listed uses found in the North American Industrial Classification System (NAICS) as deemed appropriate by the Village.</b> A determination must be made regarding whether the listed use and the</p> |                           |                            |                          |                           |                   |                      |                  |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|   | 332               | if code silent, no need for LDR text amendment, just a catch all that allows for similar uses with a hearing   |   |                           |                            |                          |                           |                   |                      |                  |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|   | 332               | if village wants to a text amendment to codify no problem  |   |                           |                            |                          |                           |                   |                      |                  |                  |                      |              |            |  |  |  |  |  |  |  |  |  |  |         |   |   |   |   |   |   |   |    |   |   |            |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                            |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |   |   |              |   |   |   |   |   |    |    |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                        |   |   |   |   |   |   |   |   |   |   |                      |   |   |   |   |   |   |   |   |   |   |                   |   |   |   |   |   |   |   |   |   |   |                     |   |   |   |   |   |   |   |   |    |   |                         |   |   |   |   |   |   |   |   |   |   |                    |   |   |   |   |   |   |   |   |   |   |                          |   |   |   |   |   |   |   |   |   |   |                             |   |   |   |   |   |   |   |   |   |   |                                |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |

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|  |                |  | <p>proposed use impacts are not materially different than the listed use. Decision criteria shall be based on:</p> <ul style="list-style-type: none"> <li>(1) Parking demand and trip generation (daily and peak hour);</li> <li>(2) Impervious surface;</li> <li>(3) Noise;</li> <li>(4) Lighting;</li> <li>(5) Dust;</li> <li>(6) Odors;</li> <li>(7) Potentially hazardous conditions such as use and storage of hazardous materials;</li> <li>(8) Character of buildings and structures;</li> <li>(9) Character of operation; and</li> <li>(10) Hours of operation.</li> </ul> <p>Any proposed use with no comparable listed use may require a Land Development Regulation text amendment.</p> |
|  | Storage space  | in all mixed use and industrial areas allow for storage space  | <p>Staff Recommendation – change</p> <p>Self-storage/ mini-warehouse is allowed in light industrial. A change has been made to also allow self-storage/ mini-warehouse use in the Heavy Industrial district as well.</p>   |
|  | Equestrian Use | where is it?   | Staff Recommendation – no change   |
| 54   | Section 3-4-7  | Fence line at property line  | <p>Staff Recommendation – no change</p> <p>The fence may be erected at the property line, but limited in height (4 ft.) in single family residential.</p>  |
| 55   | Section 3-4.7  | <p>(2) – Most “walkable” communities set the fence setback concurrent with the property line, not the setback line. This allows for a better definition of public/private space, better maintenance, creates an “edge” along a sidewalk (which should be in the ROW).</p> <p>We should prohibit barbed wire adjacent to any public right of way (i.e. Indiantown Utilities adjacent to SW Farm Road)</p> | <p>Staff Recommendation – Please see previous response.</p> <p>Barbed wire is prohibited except in Rural Residential zoning district with conforming livestock uses.</p>   |

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|  | Section 3-4-9  | allow enough driveways for lot splits for retailers  | Staff Recommendation – no change<br><br>The vision is to make the Village more walkable and connected. This would prevent walkability.  |
|  | Section 3-4-9  | neighbors should be given incentive to give cross access and not use it as a tool for gain | Staff Recommendation – no change<br><br>Shared parking provisions have been added.  |
|  | Section 3-4-9  | offsite parking touching property shall be used for parking counts                         |   |
|  | Section 3-4-9  | mixed use favorable parking since business 9-5 and living afterwards                       |   |
|  | Section 3-4-9  | affordable housing parking incentive   | Staff Recommendation – no change<br><br>A parking “discount” incentive is provided for mixed use developments.  |
|  | Section 3-4-12 | Seawalls   | Staff Recommendation – none<br><br>Clarification on this comment is needed before a response may be prepared. <b>MUST BE PROVIDED BY THURSDAY, SEPTEMBER 17, 2020.</b>  |
|  | Parking        | off site does this mean 2/3 of parking can be off site?                                    | Staff Recommendation – no change<br><br>No, it does not. See below:<br>Section 3-4.9<br>(k) Mixed Use Parking Reduction. Non-residential development in the mixed-use districts may decrease their parking requirements based on available on-street parking and because the mix of uses encourages visitors to park once and walk within the district.<br><br>1. Downtown and Neighborhood Mixed-Use zoning districts may provide 50% of the required parking; and<br>2. Village Mixed-Use and Canal Mixed-Use zoning districts may provide 65% of the required parking. |
|  | parking        | off site allowed in calculation  |   |
|  | parking        | incentive for off site   |   |
|  | parking        | multi family what if affordable incentive for parking?                                     |   |
|  | parking        | multi family - what if live work/mixed use, incentive for parking?                         |   |
|  | parking        | allow for convenience store and pump   | Staff Recommendation –  |
|  | parking        | c store with pumps how much for parking  |   |

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|  | parking  | drive thru restraint how many parking>? Sit down vs drive thru  | Staff Recommendation – no change<br><br>Drive-thru not permitted; the restaurant ratio will remain (Article 3, Table 19)                   |
|  | <b>Signage/Parking</b>   | not in ldr?<br><br>I did not conduct a detailed review of the signage and parking provisions. I think these are provisions that we may need to spend some time living with them, with the Village Council understanding that modifications may be needed as Indiantown-specific needs become highlighted.   | N/A  |
|  | 3.4.14   | dumpster at entrance with waste management approval   | Staff Recommendation – no change   |
|  | outdoor  | no enclosure if 2 rows  |  |
|  | outdoor seating  | no parking needed for outdoor seating? (or increase ratio/? Too low   | Staff Recommendation – clarification of requirement<br><br>Parking required includes indoor and outdoor seating.                           |
|  | outdoor merchandise<br>354   | allow for retailers   | Staff Recommendation –   |
|  | design   | not in ldr?   | Staff Recommendation – no change<br><br>Design & Performance Standards are provided in Article 3, Division 6.                              |
|  | <b>Design Standards/Facades:</b><br>I am concerned about the façade and design standards contained in Article 3. | <ul style="list-style-type: none"><li>○ My experience has been that it is too restrictive to establish preferred architectural styles, particularly if your desire is to attract office/commercial uses. Many commercial uses have design requirements/corporate requirements that do not fit neatly into the styles you listed.</li><li>○ Without an architect on staff (or the expense of retaining a design review professional) the Village will likely find themselves subjectively responding to stuff they “like” and “don’t like”, which will become a problem for providing reasonable assurance to developers.</li><li>○ Establishing architectural styles would also create an opportunity for</li></ul> | Staff Recommendation – no change<br><br>The regulations reflect the Indiantown Design Regulations, which are favored by Village residents. |

| Summary of Comments and Questions from Public (along with Staff responses) |  |   |  |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
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| PAGE   | SECTION  | COMMENT   | RESPONSE   |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
|  |  | things to become too monotonous. The Village of Estero adopted a “Mediterranean/Italianate” architectural style, and it quickly became old and overdone. The Village ultimately allowed for a broader palate. <ul style="list-style-type: none"><li>○ Similarly, previous experience has shown that limitations on materials will often result in the “law of unintended results”. I would recommend that you allow all commercially acceptable construction materials (when used as intended).</li></ul> |  |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
|  |  |   |  |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
|  | Section 3-4-2                                    | entrance features: with nice aesthetic design, entrance gate, beatification   | Staff Recommendation – no change<br><br>Current language allows this (states “such as, but not limited to..”).   |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
|  | Section 3-4-4                                    | accessory unit can have own postal address  | Staff Recommendation – no change<br><br>Accessory dwellings can not have a separate address.   |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
|  |  | Rural Residential: add more ancillary uses  | Staff Recommendation – no change   |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
|  |  |   | Staff Recommendation – change<br><br>See below: <table><tr><th colspan="2">IMPERVIOUS COVERAGE:</th></tr><tr><td>Lot Size Increment or Portion (increment in square feet)</td><td>Maximum Impervious Area (percentage of lot area)</td></tr><tr><td>20,000 or less</td><td><del>35</del><u>40</u></td></tr><tr><td>20,001-50,000</td><td><del>30</del><u>35</u></td></tr><tr><td>50,001-100,000</td><td><del>20</del><u>30</u></td></tr><tr><td>More than 100,000</td><td><del>10</del><u>20</u></td></tr></table> | IMPERVIOUS COVERAGE: |  | Lot Size Increment or Portion (increment in square feet) | Maximum Impervious Area (percentage of lot area) | 20,000 or less | <del>35</del> <u>40</u> | 20,001-50,000 | <del>30</del> <u>35</u> | 50,001-100,000 | <del>20</del> <u>30</u> | More than 100,000 | <del>10</del> <u>20</u> |
| IMPERVIOUS COVERAGE:   |  |   |  |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
| Lot Size Increment or Portion (increment in square feet)                   | Maximum Impervious Area (percentage of lot area) |   |  |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
| 20,000 or less   | <del>35</del> <u>40</u>                          |   |  |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
| 20,001-50,000  | <del>30</del> <u>35</u>                          |   |  |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
| 50,001-100,000   | <del>20</del> <u>30</u>                          |   |  |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
| More than 100,000  | <del>10</del> <u>20</u>                          |   |  |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |
|  | Section 3-4.4 – Accessory Dwelling Units         | <ul style="list-style-type: none"><li>• In calculating Density – are accessory dwelling units’ density determined based solely on their square footage? (See Article 2, Section 2-2(2)(c)).</li><li>•</li></ul>   | Staff Recommendation – no change   |                      |  |  |  |                |                         |               |                         |                |                         |                   |                         |



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|  |                           | <ul style="list-style-type: none"><li>400 square feet may be too big for a “minimum” square footage requirement. You may want to evaluate some units currently available to determine if a smaller square footage is appropriate.</li><li>One of the benefits of ADUs is the opportunity to provide a more diverse housing mix and to introduce more affordable housing units into the Village. One approach to incentivizing the construction of ADUs is to exempt them from the density calculation altogether, especially when they are provided as an “accessory” to another existing unit.</li><li>Setbacks for ADUs – Section 3-4.4(d) – what happens if the ADU is above a permitted garage (which I think is treated as an accessory structure that can use accessory setbacks) – how will the ADU setback be applied?</li></ul> | <p>If the ADU is part of the main structure, it must adhere to the setbacks for the main structure.</p> <p>An ADU is counted as ½ (.5) unit for density.</p>   |
|  | Section 3-4.4             | <ol style="list-style-type: none"><li>Clarify that an ADU is NOT counted against permitted density</li><li>What is the basis for 400 SF as the MINIMUM. This may be too high – particularly in light of significant product that is now being marketed under 400 sf.</li></ol>   |  |
|  | Section 3-4.7 –<br>Fences | <ul style="list-style-type: none"><li>Why do we want fences to comply with front yard setbacks? In many walkable communities’ front yard fences can be built on the property line, provided they do not interfere with visibility triangle. This can create a nice “edge”, better define “public/private” space, and help reinforce a street design, particularly when sidewalks are within the ROW.</li><li></li><li>Should not allow any barbed wire within the Village (i.e. on the top of the fence of the Indiantown Water Plant fence on SW Farm Road).</li></ul>  | <p>Staff Recommendation – no change</p> <p>The fence may be erected at the property line, but limited in height (4 ft.) in single family residential.</p> <p>Barbed wire is prohibited except in Rural Residential zoning district with conforming livestock uses.</p> |
| 55   | Section 3-4.7             | (2) – Most “walkable” communities set the fence setback concurrent with the property line, not the setback line. This allows for a better definition of public/private space, better maintenance, creates an “edge” along a sidewalk (which should be in the ROW).   | Staff Recommendation – see response above  |

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| 64   | Section 3-4.12 | <p>(2) – seems like this language precludes EXCAVATION landward of the shoreline. It should be permitted subject to necessary permits from DEP and/or ACOE.</p> <p>Should allow <u>excavation</u> inland of original toe of bank if permitted by ACOE and/or DEP. This sculpting of the bank may accommodate more water storage, reduce erosion, accommodate better recreational access/use. As it reads, I think this type of excavation would be precluded even if permitted by other agencies.</p>   | <p>Staff Recommendation – no change</p> <p>The regulations allow excavation landward, but not waterward (see below). <b>Sec. 3-4.12. - Seawalls and Riprap.</b></p> <p>Seawalls or riprap may be replaced in compliance with the following:</p> <ul style="list-style-type: none"> <li>(1) Land or fill shall not be extended into any waterway beyond the original toe stones or existing seawall.</li> <li>(2) The existing contour of the shoreline shall not be altered by excavation or construction; however, deteriorated riprap can be restored. Any proposed placement of fill beyond the existing toe of the riprap is considered a dredge and fill activity and it requires permits from the Stormwater Management District, the State Department of Environmental Protection and the U.S. Army Corps of Engineers and approval by the Village.</li> <li>(3) On vacant or redeveloping lots the restoration shall be at a slope not to exceed one foot vertically for every two feet horizontally (1:2). On developed lots the restoration can be at the existing slope.</li> <li>(4) Riprap repair permits must be accompanied by a scaled survey showing the existing toe stones and plotted lot line, top of riprap and mean high water line. An as-built scaled survey must be submitted prior to final building inspection.</li> <li>(5) Seawall tops or top of riprap shall be a minimum of five and one-half (5.5) feet above mean low water.</li> </ul> |
| 74   | Section 3-5.2  | <p>(5) this language could preclude a designed community within the LR zoning district from having a community farm/garden. I think these provisions should provide flexibility when it is submitted as part of an overall master site plan.</p> <p>General Comment – EXISTING AGRICULTURAL USES are not adequately addressed in the LDRs. There are a number of parcels that currently have agricultural uses on them (primarily cattle/row crops), and these activities help with maintenance. These existing uses should be allowed to remain until approval of a development order to convert the property to a non-agricultural use.</p> | <p>Staff Recommendation – no change</p> <p>If a community garden was proposed within a designed community and reflected on the site plan, it is permissible.</p> <p>The Section is not for Agricultural uses specifically. It is intended to address the keeping of animals. However, if an existing conforming agricultural use is permitted under the transition code and then becomes non-conforming under these new regulations, it shall remain and continue such use pursuant to Article 1-12.</p>   |

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|  |  | If these agricultural uses are intended to be allowed under the EXEMPTIONS provided under paragraph (c) on page 76, it should be clarified.  | The Section is not for Agricultural uses specifically. It is intended to address the keeping of animals.   |
|  | Section 3-5.2 – Animals and Livestock                      | <ul style="list-style-type: none"> <li>While this provision is more specific to livestock, we should clarify that a community garden or community stable (when provided as part of the community design/amenity) should be permitted in Rural Residential and Limited Residential.</li> <li>Similarly, need to clarify that existing agricultural uses are permitted to continue in any zoning designation until that property converts to another use.</li> </ul> <p>allow for agricultural use and property tax credit</p> | <p>Staff Recommendation – no change</p> <p>Private Community facilities, such as a community stable or clubhouse within a subdivision are permitted. (i.e. Indianwood)</p> <p>Agricultural use is permitted in areas designated as such in the VOI Comprehensive Plan.</p> |
|  |  |  |  |
|  | Section 3-5.8 – Storage of Recreational Vehicles and Boats | It is probably appropriate to allow the storage of 1 boat and 1 RV on lots an acre or larger in the Rural Residential Category, or in a place designated/designed within a community built in the Rural Residential district.  | <p>Staff Recommendation – N/A</p> <p>Agreed.</p>   |
| 84   | Division 6   | General Comments – I recommend that this provision should be simplified to address things like orientation of main entrance, preferred roof lines, percentage of glazing on primary walls, architectural features oriented towards public spaces, articulation of walls, etc. The regulation of architectural styles, specific building materials, etc. are too restrictive, and are likely to create conflict and potentially deter commercial uses from locating within the village.                                       | <p>Staff Recommendation – no change</p> <p>requirement is taken directly from the Indiantown Design Regulations, which are favored by Village residents.</p>   |

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| 84   | Section 3-6.2                                 | CPTED – While I agree these techniques are beneficial, I think requiring incorporation at the time of site planning is inappropriate. It would be better to state, “...shall consider the incorporation of CPTED principles.” This allows the Village the opportunity to educate developers about the principles and how they benefit the community, but does not become a subjective argument about whether any given project has done “enough”. | Staff Recommendation – change<br><br>The CPTED requirement will remain- as it was taken directly from the Indiantown Design Regulations, which are favored by Village residents. However, staff has amended Section 3-6.2 to include more detail about the CPTED principals to better articulate design expectations, which should be incorporated into the building design and landscape plan. |
|  | Sec. 3-6.6(j)                                 | requirement for common open spaces on private property. This may become a significant source of liability concern for private property owners. Has the Village considered working to establish an ordinance that indemnifies/holds harmless private property owners if they provide these public spaces?<br>•   | Staff Recommendation – no change<br><br>The Village will not consider indemnification. Most modern codes require civic open spaces and this is part of the vision of the community to see more spaces such as what’s required.  |
|  |   | •   |   |
|  | 3 7 10  | • live work classified as commercial so that favorable parking allowed  | Staff Recommendation – no change; at least one parking space is needed for the resident, and one additional space for a customer. Live/Work units are typically clustered- not stand-alone buildings. As such, the provision of adequate parking is necessary.  |
|  | Section 3-6.7 Mixed-Use Development Standards | • (1) – is this standard measured by acre, floor area?<br>•<br>• What if a “project” is not a mixed use project?<br>• (2) – I like this provision, but my recollection is that how density/intensity is calculated here verses how it was calculated in Article 2, Section 2-2(2)(b) may be in conflict?  | Staff Recommendation - no change<br><br>The calculation is a widely accepted industry standard for calculating permitted density.   |
|  | Section 3-6.7                                 | no need to be all any mix or percentage. Can be all commercial or all residential   | Staff Recommendation – no change<br><br>A mix of uses in the mixed-use district is not a requirement. All commercial and all residential is permitted in the mixed use districts, except Light Industrial.  |

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| PAGE   | SECTION       | COMMENT  | RESPONSE   |
| 89   | Section 3-6.7 | <p>(1) Do not establish a minimum percentage for a mix of uses. Would the village really deny a project that has 18% retail?</p> <p>Not all parcels would accommodate a mix of uses and this requirement could preclude a reasonable use of their land.</p> <ul style="list-style-type: none"> <li>This definition of how Density and Intensity are calculated is VERY GOOD. I think it conflicts with calculations in previous articles.</li> </ul> | <p>Staff Recommendation: no change; proposal of 18% retail as part of a mixed-use project would not be a basis for denial. The minimum 20% is a requirement for the residential portion of the project, pursuant to VOI Comprehensive Plan.</p> <p><i>POLICY L4.2.3 Requirements for Mixed Use Projects</i><br/> Mixed Use is an option for Commercial Waterfront, Light Industrial, Urban Residential Office, and Village Core Mixed Use Land Use categories. The following are requirements for mixed use projects:<br/> 1) Mixed use projects shall be comprised of a minimum of 20% residential and a maximum of 75% residential.<br/> 2) Density and intensity of mixed-use developments within these land use categories shall not exceed, in total, the maximum number of permitted residential units per acre for the land use category, plus the maximum FAR for the land use category.</p> |
|  | 3 7 10        | <ul style="list-style-type: none"> <li>live work - can be either all live or all work or any shared portion of both</li> </ul>   | <p>Staff Recommendation – This will remain unchanged.</p> <p>The term “Live/Work” is intended to differentiate the use from an apartment or office, and is defined in Article 2 – Definitions.</p> <p><i>Live/Work unit:</i> A single dwelling unit that also accommodates limited commercial uses within the dwelling unit. The predominate use of a live/work unit is residential, and commercial activity is a secondary use. Additional criteria can be found in Article 3, Sec. 3-7.10.</p>   |
|  | 3 7 10        | <ul style="list-style-type: none"> <li>remove plus 1 space per employee</li> </ul>   | <p>Staff Recommendation – change.</p> <p>The parking requirements have been revised to remove language that references “space per employee”.</p>   |

| ARTICLE 4 |                |  |  |
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| 1         | Section 4-3(c) | <p>I applaud retaining some native vegetation. However, this policy, as written (to the maximum extent possible), could be an enormous burden on a property owner, and result in much more preservation than required open space.</p> <ul style="list-style-type: none"> <li>Section 4-3(c) – Native Species Retention <ul style="list-style-type: none"> <li>This requirement should be limited to the open space requirement. If I have a site that is fully vegetated, based on this requirement, I would only be allowed to remove native vegetation for a limited number of uses.</li> </ul> </li> <li>Section 4-3(m) – Clarify that existing landscaping counts towards fulfilling landscape requirements.</li> <li>Section 4-6(g)(3) – I think this may violate state code. There is cap rock, and it may require blasting or fragmentation.</li> </ul> | <p>Staff Recommendation –<br/>Section 4-(3)(m) the existing native landscaping is noted as counting toward the native species requirement in 4-(3)(d).</p> <p>Section 4-3(c) – Native Species Retention -We would recommend using the language that “projects are encouraged to retain native vegetation up to the amount of required pervious area on the site”.</p> <p>Section 4-6(g)(3) We are aware of several cities such as the City of Weston that has this requirement in their code as this issues became a problem with residential structures showing damage from the blasting.</p> |
|           |                | <ul style="list-style-type: none"> <li>It is certainly a benefit to retain native vegetation, when possible.</li> <li>However, as written, this policy could become overly prohibitive for properties that currently have a significant percentage of native vegetation. <ul style="list-style-type: none"> <li>Could modify the language to say – projects are encouraged to retain native vegetation up to the amount of required open space</li> <li>Or, that a minimum of 50% of required pervious area shall incorporate native vegetation when it naturally occurs on-site.</li> </ul> </li> <li>Clarify, in Section 4-3(m) that native species retention not only contributes to meeting minimum landscaping requirements but may deserve a bonus that gets applied to landscaping requirements or “green-development” provisions.</li> </ul>           | <p>Section 4-3(m) that native species retention not only contributes to meeting minimum landscaping requirements but may deserve a bonus that gets applied to landscaping requirements or “green-development” provisions.</p> <p>Fracking – Please see FLUE Policy L6.1.12 – prohibits fracking; the Village Attorney will render an opinion on the legality of this Comprehensive Plan Policy. The FLUE and LDRs will be amended as necessary.</p>  |
|           |                | <p><b>Landscape Requirements:</b> I think the landscape requirements are fairly standard and not overly complicated. As mentioned below, I appreciate the ability to exempt the requirement to submit a signed and sealed landscape plan on certain simple, straightforward projects.</p>  | <p>Staff Recommendation –We would recommend the requirement of a signed and sealed landscape plan for a minimum of new development and redevelopment projects. Possibly exempt this requirement for substantial improvement projects as determined by the Community and Economic Development Director.</p>   |
| 8         | Section 4-5(d) | <p>This is excessive. Simply require pruning comply with prudent trimming practices, and that repeated infractions may be subject to code enforcement activities.</p>  | <p>Staff Recommendation – No change<br/>We would not recommend removal of this description as this is the definition of tree abuse by the Arboriculture Society of America (ISA). This description is standard in many municipal landscape codes.</p>  |

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|  | <p>Section 4-6(g)(3)</p> | <p>There is cap rock in a number of locations and removal may require techniques consisting of limited blasting, vibration or other fragmentation techniques. These practices could be approved under a development order, subject to compliance with State Fire Marshal, etc.</p> <p>Prohibiting these practices may violate state law.</p> <ul style="list-style-type: none"><li>• It is certainly a benefit to retain native vegetation, when possible.</li><li>• However, as written, this policy could become overly prohibitive for properties that currently have a significant percentage of native vegetation.<ul style="list-style-type: none"><li>○ Could modify the language to say – projects are encouraged to retain native vegetation up to the amount of required open space</li><li>○ Or, that a minimum of 50% of required pervious area shall incorporate native vegetation when it naturally occurs on-site.</li></ul></li><li>•</li><li>• Clarify, in Section 4-3(m) that native species retention not only contributes to meeting minimum landscaping requirements but may deserve a bonus that gets applied to landscaping requirements or “green-development” provisions.</li></ul> <p>– As a landowner that has managed hundreds of acres in/around the Village, there are certainly large areas where there are meaningful deposits of cap rock. This cap rock can become a significant limitation to agriculture and development if not removed. Limited blasting, fracking or vibration may be a viable way to break this rock up in a manner that it can be removed in the least amount of time, expense and annoyance. The State Fire Marshall regulates much of the use of explosives and has proven that it can be done in a limited way with no risk of damage to structure, and with very limited annoyance to surrounding property owners.</p> <ul style="list-style-type: none"><li>○ It is recommended that removal of cap rock be allowed utilizing blasting, fracking, vibration when approved as a special exception that includes hours of operation, duration, storage on/off site, and permitting from other agencies (where applicable).</li><li>○ I believe this limited application of these site preparation practices will result in better use of Indiantown’s resources.</li></ul> |  |
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|                   |                     | <ul style="list-style-type: none"><li>• Landscaping</li><li>• On first blush, the landscaping requirements seem workable (with the exception of the few comments previously noted).</li><li>• As a formerly licensed Landscape Architect, I applaud the opportunity to exempt the requirement for a signed and sealed landscape plan, as some projects are so simple that the increased time/expense of a set of signed/sealed landscape plans are unnecessary expense and review time.</li><li>• Suggestions:<ul style="list-style-type: none"><li>○ There are a few locations where Light Industrial Uses about main transportation corridors within the Village (SW Farm Road at the Indiantown Utilities Plant). While the use may be appropriate, the way the use addresses the street should be better articulated. I would encourage that in these few locations, the fences should be more decorative, and the number/size of trees should be increased to create a better entry sequence for the school, YMCA, Boys/Girls Club and the future residential/mixed use along that corridor.</li></ul></li></ul> |   |
| <b>ARTICLE 5</b>  |                     |   |   |
|                   |                     |   |   |
| <b>ARTICLE 6</b>  |                     |   |   |
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| <b>ARTICLE 7</b>  |                     |   |   |
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| <b>ARTICLE 8</b>  |                     |   |   |
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| <b>ARTICLE 9</b>  |                     |   |   |
|                   |                     |   |   |
| <b>ARTICLE 11</b> |                     |   |   |
|                   |                     |   |   |
|                   | <b>Section 11-4</b> | The LPA should not be reviewing a rezoning. This should be done by the PZA Board. One streamlining option is to combine the LPA and PZA Board.  | Staff Recommendation – change<br><br>This change was recommended by the Village Attorney and has been made. |



|  | <p><b>Sec. 11-5. – Planning, Zoning and Appeals Board.</b></p>         | <p><u>The LPA shall sit as the Planning, Zoning and Appeals Board.</u> is established by the Village Council and consists of seven (7) members appointed by the Village Council.</p> <p>(a) The terms of the LPA Members shat be co-terminus with the term of the Village Council Member recommending the appointment of that LPA Member.</p> <p><del>When initially established, three (3) of the seven (7) members shall be appointed for two year terms while the remaining four (4) shall be appointed for three year terms. Thereafter, all terms shall be for two years. Board members may serve no more than four consecutive terms. Members may be removed by the Village Council upon written charges at public hearing, and vacancies shall be filled for the unexpired term of any member. Members of this Board shall serve without compensation and shall reside (with a minimum of one year residency) or be the owner of a business located (for a minimum of one year) within the Village. The Board shall consist of at least five (5) resident members and no more than two (2) business owners.</del></p>  | <p>Staff Recommendation – change</p> <p>This change was recommended by the Village Attorney and has been made.</p> |                       |                 |  |  |  |                  |        |  |  |  |  |  |  |                          |                                    |                       |                 |                       |      |   |   |   |   |  |      |   |   |   |   |  |
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|  | <p><b>Sec. 11-8. – Agency Development Review Responsibilities.</b></p> | <p><small>11-12-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000</small></p> <table><tr><th colspan="6">Table of Development Review Responsibilities</th></tr><tr><th>Development Type</th><th colspan="5">Agency</th></tr><tr><th></th><th>Department of Community and Economic Development</th><th>Development Review Staff</th><th>Planning, Zoning and Appeals Board</th><th>Local Planning Agency</th><th>Village Council</th></tr><tr><td>Annexation Sec. 12-3.</td><td>S, R</td><td>R</td><td>R</td><td>R</td><td>D</td></tr><tr><td>Comprehensive Plan – Text or Map Amendments Sec. 12-4.</td><td>S, R</td><td>R</td><td>R</td><td>R</td><td>D</td></tr></table> | Table of Development Review Responsibilities   |                       |                 |  |  |  | Development Type | Agency |  |  |  |  |  | Department of Community and Economic Development | Development Review Staff | Planning, Zoning and Appeals Board | Local Planning Agency | Village Council | Annexation Sec. 12-3. | S, R | R | R | R | D | Comprehensive Plan – Text or Map Amendments Sec. 12-4. | S, R | R | R | R | D |  |
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| Development Type                                       | Agency   |   |  |                       |                 |  |  |  |                  |        |  |  |  |  |  |  |                          |                                    |                       |                 |                       |      |   |   |   |   |  |      |   |   |   |   |  |
|  | Department of Community and Economic Development                       | Development Review Staff  | Planning, Zoning and Appeals Board   | Local Planning Agency | Village Council |  |  |  |                  |        |  |  |  |  |  |  |                          |                                    |                       |                 |                       |      |   |   |   |   |  |      |   |   |   |   |  |
| Annexation Sec. 12-3.                                  | S, R   | R   | R  | R                     | D               |  |  |  |                  |        |  |  |  |  |  |  |                          |                                    |                       |                 |                       |      |   |   |   |   |  |      |   |   |   |   |  |
| Comprehensive Plan – Text or Map Amendments Sec. 12-4. | S, R   | R   | R  | R                     | D               |  |  |  |                  |        |  |  |  |  |  |  |                          |                                    |                       |                 |                       |      |   |   |   |   |  |      |   |   |   |   |  |

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| Land Development Regulations – Text or Map (Rezone) Amendments Sec. 12-5. or Sec. 12-6. | S, R   | R   | R   | R               | D |   |   |   |  |  |  |  |  |  |                  |        |  |  |  |  |                                    |                                    |                 |                       |      |      |   |   |  |      |      |   |   |   |      |      |   |   |
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| Development Type  | Agency   |   |   |                 |   |   |   |   |  |  |  |  |  |  |                  |        |  |  |  |  |                                    |                                    |                 |                       |      |      |   |   |  |      |      |   |   |   |      |      |   |   |
|   | Department of Community and Economic Development | Development Review StaffColleagues  | Planning, Zoning and Appeals Board  | Village Council |   |   |   |   |  |  |  |  |  |  |                  |        |  |  |  |  |                                    |                                    |                 |                       |      |      |   |   |  |      |      |   |   |   |      |      |   |   |
| Annexation Sec. 12-3.   | S, R   | S, R  | R   | D               |   |   |   |   |  |  |  |  |  |  |                  |        |  |  |  |  |                                    |                                    |                 |                       |      |      |   |   |  |      |      |   |   |   |      |      |   |   |
| Comprehensive Plan – Text or Map Amendments Sec. 12-4.                                  | S, R   | S, R  | R   | D               |   |   |   |   |  |  |  |  |  |  |                  |        |  |  |  |  |                                    |                                    |                 |                       |      |      |   |   |  |      |      |   |   |   |      |      |   |   |
| Land Development Regulations – Text or Map (Rezone) Amendments Sec. 12-5. or Sec. 12-6. | S, R   | S, R  | R   | D               |   |   |   |   |  |  |  |  |  |  |                  |        |  |  |  |  |                                    |                                    |                 |                       |      |      |   |   |  |      |      |   |   |   |      |      |   |   |

ARTICLE 12

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|  | <b>Sec. 12-2. – General Requirements for Applications.</b> | <p>(4) <u>Acceptance for Processing.</u> Determination of application completeness shall be made by the Department within <u>5</u> 20 business days of application filing.</p>  | <p>Staff Recommendation - change</p> <p>(4) <u>Acceptance for Processing.</u> Determination of application completeness shall be made by the Department within <u>10</u> 20 business days of application filing.</p>                     |
|  |  | <p>(8) <u>Cost Recovery.</u> <del>To the extent that any application for review by the Village under these LDRs or, except as otherwise specified below, other Village Code provisions which require review by Village staff, the actual full costs for such review by Village contractors, agents or consultants, shall be passed on to the applicant. Costs for the Village Attorney and any outside contractors, agents or consultants of the Village shall be charged to the applicant in an amount equal to the actual or apportioned cost charged to the Village.</del></p> <p>a. <del>Fees charged to process building permits and other development applications on behalf of the Village shall not be affected by this section.</del></p> <p>b. <del>Unless prohibited by law, in circumstances in which the Village prepares closing papers, deeds or other documents in conjunction with Village programs such as in-fill lot housing or</del></p> | <p>Staff Recommendation – do not change</p> <p>The costs associated with the processing of applications shall be paid by the applicant. This is standard municipal practice, especially for small governments with limited staffing.</p> |

|                       |  |  |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
|-----------------------|--|--|---|-----------------|-----------------|-------------------|-------------------|------------------|-----------------------|----------------------------|----------------------------|------------------|-----------------------------|----------------------------|-----------------|----------------------------|----------------------------|--|--|-----------------|-----------------|-------------------|------------------|------------------|-----------------------|-----------------------------|---------------------------|------------------|-----------------------------|---------------------------|-----------------|------------------------------|----------------------------|
|                       |  | <div>other housing measures, or for other matters in which the Village holds a lien and is requested to subordinate its position; and, in cases where the Village prepares loan documents, liens, mortgage papers, subordination documents and other such documents in conjunction with or resulting from Village loan and economic development programs, the Village shall charge the applicant a reasonable fee as determined by the Village Manager in an amount equal to the actual full costs to the Village for the preparation of such documents.</div>   |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
|                       | <div>Sec. 12-7. – Platting and Right-of-Way.</div> | <div>(7) <u>Plat Committee.</u> Upon acceptance of a subdivision or right of way review application, the director shall forward a copy of the application and accompanying material to the plat committee for review and any other agency (whether municipal, county or state), as deemed applicable by the director.</div> <div>If requested by the director, each reviewing discipline shall prepare a staff report with written comments and shall forward such staff report to the director. The director shall make a written finding that the subdivision or right of way application has or has not met the standards of this code. Except as may otherwise be required by law or administrative procedures, the applicant shall obtain any applicable County and State approval prior to scheduling of public hearing.</div> | <div>Staff Recommendation – do not change</div> |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
| 18                    | <div>Sec. 12-8. – Major Site Plan.</div>           | <div>Table 12-2. Minor and Major Site Plan Thresholds</div> <table><tr><td></td><td>Major Site Plan</td><td>Minor Site Plan</td></tr><tr><td>Residential Units</td><td>100 or more units</td><td>99 or less units</td></tr><tr><td>Non-Residential Space</td><td>50,000 square feet or more</td><td>49,999 square feet or less</td></tr><tr><td>Industrial Space</td><td>100,000 square feet or more</td><td>99,999 square feet or less</td></tr><tr><td>Mixed-Use Space</td><td>50,000 square feet or more</td><td>49,999 square feet or less</td></tr></table>   |   | Major Site Plan | Minor Site Plan | Residential Units | 100 or more units | 99 or less units | Non-Residential Space | 50,000 square feet or more | 49,999 square feet or less | Industrial Space | 100,000 square feet or more | 99,999 square feet or less | Mixed-Use Space | 50,000 square feet or more | 49,999 square feet or less | <div>Staff Recommendation – no change</div> <table><tr><td></td><td>Major Site Plan</td><td>Minor Site Plan</td></tr><tr><td>Residential Units</td><td>26 or more units</td><td>25 or less units</td></tr><tr><td>Non-Residential Space</td><td>More than 4,000 square feet</td><td>4,000 square feet or less</td></tr><tr><td>Industrial Space</td><td>More than 5,000 square feet</td><td>5,000 square feet or less</td></tr><tr><td>Mixed-Use Space</td><td>More than 20,000 square feet</td><td>20,000 square feet or less</td></tr></table> <div>The proposed thresholds are appropriate for the scale and character envisioned by the Village residents.</div> |  | Major Site Plan | Minor Site Plan | Residential Units | 26 or more units | 25 or less units | Non-Residential Space | More than 4,000 square feet | 4,000 square feet or less | Industrial Space | More than 5,000 square feet | 5,000 square feet or less | Mixed-Use Space | More than 20,000 square feet | 20,000 square feet or less |
|                       | Major Site Plan                                    | Minor Site Plan  |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
| Residential Units     | 100 or more units                                  | 99 or less units   |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
| Non-Residential Space | 50,000 square feet or more                         | 49,999 square feet or less   |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
| Industrial Space      | 100,000 square feet or more                        | 99,999 square feet or less   |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
| Mixed-Use Space       | 50,000 square feet or more                         | 49,999 square feet or less   |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
|                       | Major Site Plan                                    | Minor Site Plan  |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
| Residential Units     | 26 or more units                                   | 25 or less units   |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
| Non-Residential Space | More than 4,000 square feet                        | 4,000 square feet or less  |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
| Industrial Space      | More than 5,000 square feet                        | 5,000 square feet or less  |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
| Mixed-Use Space       | More than 20,000 square feet                       | 20,000 square feet or less   |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |
|                       | <div>Section 12-8</div>                            | <div>Major Site Plan threshold is MUCH TO RESTRICTIVE. Should be increased.</div>  |   |                 |                 |                   |                   |                  |                       |                            |                            |                  |                             |                            |                 |                            |                            |  |  |                 |                 |                   |                  |                  |                       |                             |                           |                  |                             |                           |                 |                              |                            |