

SUMMARY OF CHANGES

Articles 2.1-3.9

- Removed remaining uses from under “Permitted Uses” and referred to Article 14.1 Land Uses. (except *Article 2.11 GC: General Commercial*, which has some legal conforming exceptions.)
- Removed most Development Standards from under “Development Standards”, created matrices in Article 14.2 Development Standards and referred to same. In some cases, there were development standards that remained (*2.9 NR: Neighborhood Retail Commercial, Article 2.19 AC: Automotive Commercial, 3.5 C-I: Commercial-Industrial, 3.6 G: Golf*)
- Repeals *Article 2.18 MU: Mixed Use District, Article 3.10 ROW Overlay District, Article 4.18 Outdoor Product Display in the I-2 and I-3 Zoning Districts*
- Proposes *Article 2.20 RF: Residential Flex and Article 2.21 RI: Residential Infill (Multifamily)*
- Moves definitions from *Article 3.1 Noise Overlay, Article 3.7 Airspace Overlay, and Article 4.6 Special Regulations for Wireless Telecommunications Facilities to Article 13.2 Definitions*
- Renames *Article 3.8 MUN: Municipal to Article 3.8 IG: Institutional (Government)*. (This is part of a nomenclature change process that will result in 2-letter zoning districts and 3-letter overlay district abbreviations for clarity.)
- Modifies the following Articles by adding references to RI, RF, and IG and removing references to MU, MUN where applicable.
 - *Article 4.1. Accessory Uses and Structures*
 - *Article 4.7. Landscape Provisions*
 - *Article 5.5. Development Plans Required for Architectural and Site Design Review For All Development Located in All Commercial Districts (Except TC: Town Center or MU: Mixed Use District) and All Industrial Districts When Located Within 600 Feet of a Gateway Corridor*
 - *Article 5.6. Development Plans Required for Architectural and Site Design Review and Development Incentives in the TC: Town Center District, the R-U: Urban Residential District, and the MU: Mixed Use District*
 - *Article 5.8. Procedures for Submission and Review of Development Plans*
 - *Article 7.3. Exempt Signs, Article 7.5 Ground Signs, Article 7.6 Building Signs, Article 7.7 Incidental Signs, Article 7.8. Signs in a Master Plan District*
- Article 13.2 Definitions. Added the following definitions
 - *Accessory Dwelling Unit (ADU)*
 - Definitions moved from *Article 3.1 Noise Overlay, Article 3.7 Airspace Overlay, and Article 4.6 Special Regulations for Wireless Telecommunications Facilities*
 - *Religious Institutional*
 - *Truck Terminal*
- Repealed the following definition(s)
 - *Religious Use*
 - *Yard, Aggregate Side*

- *Article 14.1 Land Use Matrix*
 - Removed MU columns
 - Added RI, RF Columns and assigned Primary, Special Exception, and Master Plan Land Uses
 - Modified MUN to IG and adjusted Primary, Special Exception, and Master Plan Land Uses
 - Added Religious Institutional Land Use, Accessory Dwelling Unit, and Truck Terminal and assigned districts for Primary, Special Exception, and Master Plan Land Use
 - Modified D. Additional Types of Uses to provide guidance for Master Plan Uses
 - Reorganized E.4, E.8, and E.9 into alphabetical order due to either additions or codification error.
 - Modified E.4.a to remove “resource center” as a typical land use.
 - Modified E.4.b.1 and E.4.b.1.a to remove references to “religious” and “religious facilities”
 - Added E.4.d. Religious Institutional, E.8.a. Accessory Dwelling Unit and E.9.c. Truck Terminal. Incorporated definition and either reserved a space for or added specific standards

- *Article 14.2 Development Standards Matrices.* Created matrices based upon district agglomerations in *Article 14.1 Land Use Matrix*. Made the following modifications from the original text:
 - Changed from setbacks based upon road typology to a standard setback
 - Removed aggregate yard setback requirements
 - Removed parking from the front yard setbacks in all non-residential districts
 - Increased maximum height in the OD: Office District from 35 to 75 feet.)
 - Added standards for RI: Residential Infill and RF: Residential Flex Districts
 - Reduced setbacks for Commercial Districts and allowed a lesser setback for outdoor dining