

ZONING CODE TEXT AMENDMENT PROPOSALS

A Public Hearing will be held on the following text amendments proposals on SEPTEMBER 14, 2015 at 7 pm in Council Chambers. The amendments are intended to rectify omitted, confusing or overly restrictive language in the current zoning code. The section regarding SIGNAGE is changed regarding FORMAT ONLY.

Approved amendments will be sent to Council for a public hearing and a Council vote to either codify or reject the proposed amendments. The amendment proposals are available on file in the office of the Clerk of Council, the Village Planner, and on line at www.yso.com.

TEXT AMENDMENT PROPOSALS: ADDED TEXT IS UNDERLINED, DELETED TEXT IS STRUCK THROUGH.

1260.04 USES

(a) Accessory Buildings and Structures.

- (1) Accessory buildings or garages shall be considered to be part of the principal building and subject to all setback requirements of the principal building, if structurally and architecturally integrated into the building or if attached by an enclosed breezeway or similar enclosed structure not greater than ten feet in length. Detached accessory buildings shall be located at least ten feet from any principal building.
- (2) Accessory buildings and structures shall not be erected in any front yard.
- (3) Accessory buildings and structures may be erected in a rear yard if set back at least ten feet from the rear and five feet from the side property lines. ~~In any case, accessory buildings and structures shall not occupy more than 30 percent of the required rear yard.~~
- (4) An accessory building or structure designed for and containing a vehicle entrance to be accessed from an existing publicly dedicated and commonly used alley may be located on the rear lot line, if parking space plans have been approved by the zoning administrator.
- (5) The height of an accessory structure shall not exceed eighteen feet when a hip or gable roof is used, fifteen feet when a mansard or gambrel roof is used and twelve feet when a flat or shed roof is used, except when a dwelling unit is included in the structure, in which case the height shall not exceed twenty-four feet.
- (6) The total square footage of all accessory structures on the property shall not exceed 66 50 percent of the principal building floor area or 800 750 square feet, whichever is less.
- (7) An accessory building or accessory structure shall not be constructed or occupied on a lot before the principal building or use on the lot is constructed.
- (8) Accessory buildings and structures in planned unit developments shall be subject to the same requirements as in the Residential Districts.
- (9) Accessory structures located in a designated flood hazard area shall comply with the additional provisions set forth in Chapter 1282.
- (10) Swing sets, playground equipment, garden trellises, well-head covers and similar above-ground yard equipment accessory to a residential use shall be exempt from the provisions of this zoning code, except for height limitations, or unless specific provision is made for such equipment by Village ordinance.
- (11) Buildings and structures accessory to non-residential uses shall meet the minimum setback requirements and height limitations for principal buildings in the respective zoning district.
- (12) Accessory structures and buildings shall share all public utilities (water/sewer/electric) with the principal building. Accessory structures and buildings will not be separately metered.
- (13) Above ground and in-ground swimming pools filled above a depth of two feet shall meet the setback standards of this ordinance with the following provisions:
 - (a) The pool shall be surrounded by a fence at least four feet in height on all sides and be accessed by a self-closing and self-latching gate or by an elevated deck with hand railings that is compliant with local building code.
- (14) Residential access driveways shall be at least three feet from side property lines and construction shall ensure that drainage is sloped away from adjacent properties.

1282.05 NONCONFORMING LOTS OF RECORD

- (a) A lot of record that exists at the time of adoption or amendment of this code that does not meet the minimum requirements for lot width or lot area may be used for any permitted use in the district in which the lot is located, provided that any building or structure constructed on the lot complies with all other requirements of the zoning district. The nonconforming lot may also be used for conditional uses, if it meets all applicable requirements for those uses.
- (b) Adjoining nonconforming lots of record or nonconforming lots adjoining conforming lots that are owned by the same property owner of record shall be counted as a whole for the purposes of erecting accessory structures, additions, fences and signs if the following criteria are met:
 - (1) An existing principal structure is located on the property and was constructed prior to the adoption of this zoning ordinance.
 - (2) The proposed improvement must comply with existing zoning setback regulations for the exterior portions of the adjoining lots not owned by the same property owner.

1282.05 PERMITTED SIGNS

The following signs are permitted in combination, unless noted otherwise, in each district, subject to the requirements described below and in Table 1266.05 (a) and (b), issuance of a sign permit and all other applicable regulations. In any B or I district, a maximum of two types of signs and three total signs per principal building shall be permitted on any lot, regardless of the number of tenants. *(Continued on next column)*

1282.05 PERMITTED SIGNS (Continued)

(a) Type A: Ground sign

| | | |
|-----------------|--|--|
| Number | Residential One | Other Zones One per street frontage |
| Size | Conservation 8 square feet | Residential 24 square feet Other 32 square feet |
| Location | Conservation Minimum 10 feet from front lot line, Minimum 50 feet from all other lot lines | Industrial Other Minimum ten feet from front lot line, Minimum 10 feet from all other lot lines |
| Height | Six feet maximum | |

(b) Type B: Wall Sign

| | | | |
|-----------------|---|--|---|
| Number | One per street frontage, but only one per wall | | |
| Size | Conservation Five percent of wall area to which it is attached, not exceeding 12 square feet | Business Five percent of wall area to which it is attached, not exceeding 25 square feet total aggregate for wall signs | Educational Industrial Five percent of wall area to which it is attached, not exceeding 64 square feet |
| Location | Mounted flat against the wall | | |

(c) Type C Gateway Sign

| | |
|-----------------|------------------------------------|
| Number | One per street frontage |
| Size | 24 square feet |
| Location | Minimum 15 feet from all lot lines |
| Height | Six feet maximum |

(d) Type D: Development Sign

| | |
|-----------------|--|
| Number | One non-illuminated |
| Size | Maximum 48 square feet |
| Location | Minimum ten feet from all property lines |
| Height | Eight feet maximum |
| Other | May be in place for up to one year from the date the subdivision record plan is recorded Only can be used to promote a newly-developed subdivision of at least ten dwelling units |

(e) Type E: Home Occupation Sign

| | |
|-----------------|--|
| Number | One non-illuminated sign identifying the home occupation. |
| Size | Maximum two square feet in area. |
| Type | Ground, projecting or wall signs |
| Location | If a ground sign is utilized it must be setback from the front lot line a minimum of ten feet. |

(f) Type F: Business Center Sign

| | |
|-----------------|--|
| Number | One per property. No other freestanding sign shall be permitted on the property for individual businesses. |
| Size | 48 square feet |
| Location | Minimum ten feet from front lot line, Minimum 25 feet from all other property lines |
| Height | Six feet maximum |

(g) Type G: Canopy, Projecting or Awning sign

| | |
|-----------------|---|
| Number | One per business |
| Size | Eight square feet maximum |
| Location | Projecting out from building wall not more than three feet |
| Height | A clearance of at least eight feet is required between the sidewalk and the bottom of the sign. |

(h) Type H: Marquee Sign

| | |
|-----------------|---|
| Number | One per business |
| Size | 48 square feet maximum |
| Location | Projecting out from building wall not more than six feet |
| Height | A clearance of at least eight feet is required between the sidewalk and the bottom of the sign. |
| Other | Flashing lights are not permitted |

(i) Type I: Window Sign

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|-------------|--|
| Size | Permanent window signs are limited to 25 percent coverage of the window that they are posted within. |
|-------------|--|

Table 1286.05(a)

| Zone Sign Type | A | B | C | D | E | F | G | H | I |
|----------------------|---|---|---|---|---|---|---|---|---|
| C | * | * | ~ | ~ | ~ | ~ | ~ | ~ | ~ |
| R-A, R-B, R-C | * | * | P | P | P | ~ | ~ | ~ | ~ |
| E-1 | P | P | P | ~ | ~ | ~ | ~ | ~ | ~ |
| B-1 | ~ | P | ~ | ~ | ~ | ~ | P | P | P |
| B-2 | P | P | P | ~ | ~ | P | ~ | ~ | P |
| I-1 | P | P | P | ~ | ~ | P | ~ | ~ | ~ |
| I-2 | P | P | P | ~ | ~ | ~ | ~ | ~ | ~ |

P = Permitted * = Permitted for non-residential uses only ~ = Not permitted

| | |
|-------------------------------------|--|
| All Districts | |
| Community Special Event sign | |
| Number | No limit |
| Size | 24 square feet maximum |
| Location | On or off the property on which the event will occur; set back at least 15 feet from any side or rear property line and set back from the front property line the same distance as required for a ground sign in the district in which the sign is located |
| Height | Six feet maximum |
| Other | The sign shall be installed no more than ten days prior to the scheduled event and must be removed within 48 hours of the event's conclusion |
| Construction sign | |
| Number | One per street frontage, but only one on each street |
| Size | 32 square feet maximum |
| Location | Minimum six feet from all street right-of-way lines and at least ten feet from any other lot line |
| Height | Ten feet maximum |
| Other | The sign shall be posted from the time the building permit is issued and removed within ten days after a certificate of occupancy is issued for the building to which the sign refers or when at least 50% of the lots within a development have been sold. |
| Temporary sign | |
| Number | One per street frontage, but only one on each street |
| Size | 32 square feet |
| Location | Minimum five feet from front lot line |
| Height | Six feet maximum |
| Other | Temporary signs may be displayed for a maximum of 21 consecutive days for any single permit period and a maximum of three permit periods may be permitted in a calendar year. The sign shall be removed by the permit holder upon expiration of the permit period. |