Memorandum

To: Plan Commission

From: Katherine Holt, Community Development Specialist

Date: April 6, 2022

Re: **Lot Coverage Zoning Text Amendment**

On March 7, 2022, Staff discussed potential language for a zoning text amendment regarding lot coverage. Based on discussions with the Plan Commission, the following language is proposed to be modified in the Zoning Ordinance:

Section 13-1-54 – Definitions – L.

Lot coverage. Any portion of a lot which, when viewed from above, is covered by impervious surface, but not including green roofs, solar, and stormwater facilities.

Section 13-1-101 – Bulk and Dimensional Standards.

Table 13-1-101: Bulk and Dimensional Standards											
Standard	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
Building Standards (Maximum)											
Lot Coverage[8]	5%	~~40~~ 50%	~~40~~ 50%	~~50~~ 75%	~~40~~ 80%	100%	~~40~~ 80%	~~40~~ 80%	~~60~~ 80%	~~70~~ 90%	~~40~~ 80%
Notes											
8. Additional information can be found in the "Lot Coverage" definition											

Zoning Text Amendment Findings

A determination is required to ensure that a Zoning Text Amendment is in harmony with the recommendations of the City of Verona's Comprehensive Master Plan by answering the following questions posed in Section 13-1-215 of the Zoning Ordinance.

a. *How does the proposed text amendment further the purposes of this title and the general article in which the amendment is proposed to be located as outlined in section 13-1-5?*

The proposed text amendment adds language that meets the intent of the previous Zoning Ordinance back into the recently approved Zoning and Sign Code.

b. *How does the proposed text amendment further the purposes of the specific section in which the amendment is proposed to be located?*

The proposed text amendment adds language to clarify what is included in lot coverage as well as increasing the overall percentage allows current development to be within compliance of the Zoning Ordinance.

c. *Which of the following factors has arisen that are not properly addressed in the current zoning text:*

1. *The provisions of this chapter should be brought into conformity with the Comprehensive Plan (if a factor related to the proposed amendment, note pertinent portions of the Comprehensive Plan);*
2. *A change has occurred in the land market, or other factors have arisen which require a new form of development, a new type of land use, or a new procedure to meet said change(s);*
3. *New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;*
4. *If the proposed text amendment is concerned with the provisions of articles C and/or D: How does the proposed amendment maintain the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts?*

Staff is correcting an error that was created when attempting to clarify how imperviousness is calculated in the City for development. These zoning text amendments will bring current developments into compliance with the Zoning Ordinance as well as allow development to conform to the Comprehensive Plan.

Recommendation:

Staff recommends the following Plan Commission actions:

1. Recommend the Common Council approve the zoning text amendment for Section 13-1-54 – Definitions – L to modify the current language.
2. Recommend the Common Council approve the zoning text amendment for Section 13-1-101 – Bulk and Dimensional Standards to modify the percentages for lot coverage in each zoning district.