

Memorandum

To: Plan Commission
From: Adam Sayre – City Administrator
Date: February 3, 2020
Re: **Zoning and Sign Code Rewrite**

Houseal Lavigne and Ancel Glink have begun their review of our current Zoning Ordinance. Kurt Asprooth of Ancel Glink and Jackie Wells of Houseal Lavigne will be attending the February 3rd Plan Commission meeting to present their findings from their analysis of the City's current Zoning Ordinance. Attached are their key issues and diagnostic report with strategies of where items in our existing Ordinance should be organized into a new format, what is missing that needs to be included, and legal requirements that need to be met or modified to be in compliance.

The Plan Commissioners are asked to provide feedback as Kurt and Jackie will be attending to receive input from the Commissioners.



Memorandum

Date: January 23, 2020

SENT VIA EMAIL

To: Katherine Holt, Community Development Specialist
City of Verona

From: John Houseal, Houseal Lavigne
Jackie Wells, Houseal Lavigne
David Silverman, Ancel Glink
Kurt Asprooth, Ancel Glink

**Re: Zoning and Sign Ordinance Key Issues and Diagnostics
City of Verona Zoning and Sign Ordinance Update**

This memorandum is delivered in support of the **Zoning and Sign Ordinance Update** project for the City of Verona. It presents the accumulated research of *Step 2: Issue Identification Analysis*, as described in the project scope of work.

The memo contains Houseal Lavigne and Ancel Glink's initial assessment of Verona's existing zoning and sign ordinances. Related best practices are provided throughout the memorandum for potential application in the updated document. The recommendations of this report are preliminary, based upon the information and community input available to date. Future engagement with City staff, the Plan Commission, and the community may result in revisions.

This memorandum includes:

- a summary of issues identified during the public outreach process;
- a proposed Zoning and Sign Ordinance structure; and
- preliminary recommendations for the Zoning and Sign Ordinance.

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SUMMARY OF ISSUES FROM PUBLIC OUTREACH EVENTS

The City of Verona hosted outreach events at City Hall on Monday, October 7, 2019. Residents, business owners, developers, and other stakeholders were invited to provide input on the issues and challenges with the existing zoning and sign ordinances. Community feedback included the following summarized comments:

- The ordinances are not easily searchable, and a comprehensive index is needed.
- Sustainability options should be incorporated.
- There are too many different zoning classifications and they are not intuitive.
- Some requirements, such as the requirement for one underground space per multifamily unit, drive up the cost of development.
- Zoning variances are not used; the Plan Commission instead relies on the PUD process.
- Too many regulations are set by precedent and are not codified.
- The code needs flexibility.
- The amount of required parking is too high.
- Compact parking spaces should be permitted.
- The Downtown Overlay district should be reexamined, and the boundary reduced.

In addition to in-person outreach events, the City offered stakeholders an opportunity to provide feedback through an online questionnaire, available on the project website. A summary of the feedback received from the questionnaire is attached to this document as Appendix 1. These public comments helped inform the direction of preliminary recommendations. They will be carefully considered as the new ordinance is drafted.

PROPOSED ZONING AND SIGN ORDINANCE STRUCTURE

The Zoning and Sign Ordinance documents should be organized in a manner that is straightforward to use and administer. This type of user-friendly code utilizes tables and graphics when appropriate, and orders sections based on how frequently they are used and referenced.

Verona’s existing zoning and sign ordinance is in Title 13 – Zoning Code of the Municipal Code and includes 10 articles and 186 sections. The content included in some of these sections is inconsistently repeated in various places throughout the ordinance. For example, Section 13-1-49(c)(1) includes residential density and intensity requirements for the Urban Residential District. The same topic is included in a table in Section 13-1-121, but the information differs from the former section.

Contradictions and inconsistencies in the Ordinance make it difficult for the City to enforce regulations. Further, they can cause confusion that may negatively affect interest in investing in Verona for individuals or businesses. It is recommended that the Zoning and Sign Ordinance be reorganized into nine articles as detailed below. Further detail on the proposed structure of the existing articles is attached to this document as Appendix 2.

Article 1.	General Provisions	Article 6.	General Development Standards
Article 2.	Definitions	Article 7.	Sign Standards
Article 3.	Establishment of Zoning Districts	Article 8.	Planned Unit Development Standards
Article 4.	Specific District Standards	Article 9.	Administration and Enforcement Standards
Article 5.	Specific Use Standards		

PRELIMINARY RECOMMENDATIONS

In addition to community outreach, the consultant team worked with City staff to prepare a more detailed and in-depth analysis of the zoning and sign ordinances. The following assessment provides a summary of key issues, concerns, and observations as well as preliminary recommendations.

Note: The recommendations included below are not intended to be an exhaustive or limiting list of potential revisions; rather they are proposed as starting points for the revision process.

Article 1: General Provisions

Article 1, General Provisions, should include those sections of the existing zoning and sign ordinances that establish the title, intent, purpose, interpretations, and rules and construction of language, as well as other sections that set the stage for the defensibility of the ordinance. It is recommended that all Articles which include purpose statements, aside from the purpose statements of zoning districts, be consolidated and streamlined in Article 1.

Article 2: Definitions

Article 2, Definitions, should include those sections of the zoning and sign ordinance that pertain to definitions. Currently definitions exist in Sections 13-1-15, 13-3-51, 13-1-322, 13-2-90, 13-3-41, 13-1-97, 13-1-96, 13-1-300, 13-1-302, 13-1-301, 13-1-299, and 13-1-285. The following recommendations apply to the City's definitions:

- All measurements and quantifiable standards be removed from definitions and located in Article 4: Specific District Standards, Article 5: Specific Use Standards, or Article 6: General Development Standards, as appropriate. For example, the definition of “animal unit” contains a table with quantitative standards to determine animal units by type of livestock, this table is more appropriate located in Article 5: Specific Use Standards.
- In some places, a use that has several different derivations have definitions in multiple places. For example, “Day Care” is defined only as “see family day care home, intermediate day care home, or group day care center.” These definitions are then interspersed throughout the definitions section. It is a best practice to have all related definitions listed together, with sub-definitions for each class of day care, again in a single definitions article.
- Some terms are defined only in reference to other uses without any actual definition provided. For example, “Gas Station” is defined only as “see in-vehicle sales or service” but is not addressed in that definition or used or referenced anywhere else in the Zoning Ordinance. Some terms lack a definition all together, such as “Detailed site analysis map” or “toxic materials.” Cross referencing like this, particularly with indefinite results, can be very frustrating for users of the Zoning Ordinance and should be clarified or removed entirely.
- Many terms that relate to specific actions or zoning relief described in detail in other sections of the Zoning Ordinance do not need to be defined (e.g., definition “conditional use” with a citation to the conditional use requirements). Likewise, specific zoning districts do not need to be defined in the definitions section (e.g., defining “Central Commercial District” with only a cite to that section of the Zoning Ordinance).
- Further, Definitions related to adult uses, religious institutions, family, signs, and group homes should be reviewed against current constitutional, federal, and state legal standards. For example, the City's

definition for “sexually oriented use” is limited in scope and may not encompass all types of adult uses or adequately regulate specific types of adult uses.

Article 3: Establishment of Zoning Districts

Article 3, Establishment of Zoning Districts should include existing sections of Article B that relate to establishing the purpose and rationale of each zoning district and the document’s relationship with the zoning map as well as the portions of Section 13-1-372 which establish the Downtown Design and Use Overlay District. All sections of Article B that include detail on allowable land uses, density and intensity, and bulk requirements should be included in Article 4, Specific District Standards. Additionally, rationale statements for all residential and nonresidential districts should be streamlined into one General Purpose of Residential Districts statement and another General Purpose of Nonresidential Districts statement. Finally, it is recommended that the City consider consolidating the Neighborhood Residential and the Community Residential Districts or more clearly distinguish the purpose and rationale statements for each.

Article 4: Specific District Standards

Article 4, Specific District Standards should include existing sections of Article B that relate to allowable land uses, density and intensity, and bulk requirements, as well as existing sections of Article C that relate to the description and allowances of all land use categories, and Article E, Bulk Regulations. All sections of Article B that relate to landscape requirements, performance standards, and signage regulations should be included in Article 6, General Development Standards, and Article 7, Sign Standards, respectively. All sections of Article C that relate to conditional use regulations should be included in Article 5, Specific Use Standards. It is recommended that the allowable land uses for all districts be consolidated into one, easy to use table. The table should clearly differentiate between permitted, special, and prohibited uses while maintaining the existing flexibility in interpretation by the Department of Community Development. The following recommendations apply to the City’s allowable land uses:

- Utilize NAICS codes for commercial and industrial land use designations to minimize disagreements over what a specific use is or is not.
- Utilize a combination of discreet use categories and broader land use categories in the consolidated Table of Permitted and Conditional Uses to more appropriately permit them in the City’s zoning districts.
- Add accessory dwelling units as a conditional use in the Residential Development land use category.
- Expand the Institutional Residential Development land use subcategory to include assisted living, memory care, independent living, and other forms of senior housing and identify the appropriate districts in which they should be permitted or conditional uses.
- Eliminate the Mobile Home Park Residential Development land use subcategory.
- Review and revise the various types of multi-family residences included in the code (duplex, multiplex, townhouse, twin house, two-flat house, village house, etc.) to eliminate outdated and redundant use types.
- Designate smaller scale and lower intensity multiunit development as a permitted use and larger scale and higher intensity multiunit development as a conditional use in appropriate zoning districts.
- Add a land use category for adult businesses including vaping, sexually-oriented land uses and others and amend regulations for consistency with federal and state requirements.

- Prohibit future development of junkyard and salvage yard land uses and amortize any existing junkyard and salvage yard land uses in the City.
- Revise the Commercial Apartment Accessory Land Use subcategory to be a permitted use in the Central Commercial District.
- Eliminate the Group Developments land use category and establish separate uses for multiunit complexes, business parks, shopping centers, and other land uses with two or more structures containing principal land uses on the same lot.
- Review and revise uses and their definitions to eliminate outdated, redundant, and otherwise unnecessary terms.
- Review permissions for religious institution/assembly and non-religious institution/assembly uses to ensure compliance with the Religious Land Use and Institutionalized Persons Act (2000).

Further, it is recommended that the bulk standards tables that currently exist in Article E be consolidated and updated to reflect the standards that are included in Article B. This table should be the only location where bulk standards exist in the code to ensure that any future changes to the standards require an amendment in only one location. Lastly, a nonconformities analysis was performed, revealing that the existing lot area requirements for the Neighborhood Residential, Community Residential, and Mixed Residential Districts adequately conform with the majority of lots in the districts.

Article 5: Specific Use Standards

Article 5, Specific Use Standards should include existing sections of Article C that related to conditional use regulations as well as all relevant standards that are currently embedded in definitions. All use specific standards should be cross referenced in the Table of Permitted and Conditional Uses included in Article 4. The following recommendations apply to the City's specific use standards:

- Enhance and expand the conditional use regulations for the Apartment and Multiplex Residential Development land use subcategory to apply to both multiunit buildings and multiunit complexes.
- Revise the requirements for the screening of outdoor maintenance service areas and outdoor storage to prohibit the use of chain-link fencing.
- Revise the requirements for home occupations to prohibit the display of signs in residential districts.

Article 6: General Development Standards

Article 6, General Development Standards should include Article G, Article H, and all sections of the existing code that include standards that are relevant to development throughout zoning districts. This would include subsections related to parking requirements in Article C, landscaping in Article G, as well as others.

Off-Street Parking and Loading

The number of parking spaces required per land use is embedded in the subsections of Article C while standards pertaining to dimensional requirements of off-street parking are located in 13-1-283. It is recommended that these requirements be consolidated into one concise, useful table in an "Off-Street Parking" subsection of the proposed Article 6. The standards should be updated to reflect industry standard. For example, all employee, patron, or other variable based requirements should be revised so that they are based on fixed elements such as gross floor area. Variable parking standards often make it difficult for new uses moving into existing spaces to comply with requirements and are more difficult to enforce.

Additionally, it is recommended that the City consider including maximum parking requirements in addition to minimum parking requirements. Maximum parking requirements ensure that uses are not over-parked which can contribute to stormwater runoff and diminish the appearance and development potential of the City. Developers should have the option to contest maximum parking requirements through an administrative approval process by submitting a parking demand study that justifies the request.

The City currently requires that one underground parking space be required per multiunit dwelling. It is recommended that the City codify this practice.

The City's off-street loading requirements are included in 13-1-284. They detail a required number of loading spaces per business or industrial use based on the total floor area of the establishment. This method is no longer a best practices as it suggests that the number of loading spaces be left to the discretion of the developer, provided they are adequately screened and buffered and do not interfere with the public use of parking circulation areas, streets, alleys, or sidewalks.

Landscaping

The City's landscape requirements are currently included Article G, Landscaping and Bufferyard Regulations. The regulations are point based. Different landscape elements are worth different points, and each land use type is required to reach a certain number of points to satisfy the requirement. Although this method works well for the City, it does not incentivize developers to exceed the minimum number of points. Incentives should be included to install landscape elements beyond the minimum point requirement. Additionally, the following recommendations apply to the City's landscape standards:

- Allow perennials to count toward landscaping points.
- Require all rows of parking to end with parking lot islands.
- Require a minimum of two trees to be planted in double row parking lot islands.
- Encourage tree preservation by penalizing mature tree removal.
- Eliminate redundancy and streamline tables to reduce confusion about the point value for different landscape elements.
- Encourage the use of native plantings by increasing their point value.

Other Development Standards

The following recommendations apply to the City's other development standards:

- Update drive-through stacking length requirements based on use type and projected traffic generation.
- Revise drive-through standards to streamline stacking space requirements for uses that have the potential to occupy the same building such as a dry cleaner and a bank.
- Establish standards for ground and roof mounted mechanical equipment.
- Revise trash and recycling receptacle screening requirements to include a sliding scale based on the height of the receptacle.
- Establish a maximum lighting requirement.
- Align outdoor lighting standards with dark sky goals.
- Establish lighting standards for residential districts.
- Clarify vision triangle requirements with a diagram.

Article 7: Sign Standards

The City of Verona’s sign ordinance will be required to be thoroughly revised given the Supreme Court decision of *Reed v. The Town of Gilbert, Arizona* (2015). Verona is among municipalities nation-wide that are affected by the SCOTUS ruling. The Court determined that signs cannot be regulated differently based on the content of the sign’s message. This applies to the size, location, and duration of noncommercial and commercial signage. Several instances of content-based regulations exist in the Verona sign ordinance, including varying regulations for real estate signs, event of public interest signs, garage sale signs, and political signs (13-1-326). The Verona sign ordinance will be revised in accordance with current case law. In addition to compliance with *Reed v. Gilbert*, it is recommended that the sign ordinance be revised to:

- Require automatic dimming of electronic message centers.
- Continue to prohibit pole signs and box signs.
- Permit projecting signs in appropriate commercial districts such as the Central Commercial District.
- Continue to prohibit billboards and all forms of off-premises signs.

Article 8: Planned Unit Development Standards

Planned Unit Development (PUD) is a tool that is meant to allow for greater flexibility than the underlying zoning regulations. PUD siting and design is achieved through site development allowances to allow for creative and innovative approaches to development.

The City has indicated that the current PUD procedures have caused confusion. It is recommended that the City revise the PUD provisions to streamline the process, allow for more approvals at the administrative level such as site plan review, and to clarify the purpose of a PUD as opposed to other types of zoning relief. The following recommendations apply to the City’s PUD procedures:

- Currently, PUDs are only permitted within certain zoning districts and only with the approval of a “planned unit development overlay district.” This is overly restrictive and may frustrate the purpose of a PUD in the first place. PUDs should be permitted in all districts, as a PUD can be considered a form zoning relief that allows for more creative development of land and preservation of open space and natural resources, and not a specific type of use.
- A PUD can be treated as a separate zoning district and approved in the manner of a map amendment or approved as a conditional use. The processes for approving the stages of a PUD under the current ordinance are the same as the approval of conditional use permits. If the City wishes to continue to treat PUDs as overlay districts, the procedures should be revised to correspond to a map amendment. Conversely, the City can treat a PUD in the same manner as a conditional use permit in the sense that the underlying parcel will retain its zoning designation but will be governed by the provisions of a PUD approval. The drawback with this approach is the heightened standards that must be met to deny a conditional use permit under recent changes to Wisconsin Law. We will work with the City and provide policy alternatives for the PUD approval process aimed at allowing flexibility while ensuring that the City has as much discretion over PUD approvals as possible under current Wisconsin Law.
- Only certain types of uses and departures from standards are permitted in a PUD under the current Zoning Ordinance. Again, the purpose of a PUD is to allow flexibility from the rigid standards of the Zoning Ordinance, while requiring a more intensive review process. Limiting what uses can be allowed or what development standards can be waived hinders the purpose of pursuing a PUD in the first place.

- The City has indicated that too many projects were allowed to proceed as PUD when a variance or conditional use would have been more appropriate. In order to avoid this, it is recommended that the City consider thresholds for projects that can apply for a PUD (such as a minimum amount of square footage, minimum number of variances/departures needed, et. cetera.).

Article 9: Administration and Enforcement Standards

Article 9, Administration and Enforcement Standards should include those sections of the Zoning and Sign Ordinances that pertain to the powers and duties of those responsible for the administration and enforcement of the ordinances as well as the procedures for all legislative and quasi-judicial procedures.

Temporary Uses

The approval process for temporary uses is somewhat unclear. This section states that its purpose is to provide for the procedures and requirements for approval or denial of temporary uses, but no standards for the review of temporary uses are provided. While application requirements are listed, there are no standards for the Zoning Administrator to follow when determining if a temporary use should be approved or not. It is always legally dubious to delegate authority to City officials without clear standards. Doing so opens the door for possible legal challenges that the City officials operated in an arbitrary and capricious manner, raising due process and equal protection issues. Any authority delegated to the Zoning Administrator should be done with clear objective standards. Further, the City's temporary use regulations are limited (the only examples provided as permissible temporary uses are outdoor sales such as, seasonal garden shops, tent sales, bratwurst stands, and outdoor assembly uses). The City should consider expanding what types of temporary uses are permitted and establish specific requirements for how they are approved or denied.

Interpretations

The Zoning Ordinance contains a lengthy procedure for the issuance of official interpretations. These interpretations are not mandated by Wisconsin Law. Further, there is no requirement under this section that the property owner have any application pending in order to request and receive an interpretation. This could essentially allow any property owner to request an advisory interpretation from the City, even if they do not intend to use the interpretation as part of a development or zoning application. The standards for issuing are restrictive and may require the Zoning Ordinance to be interpreted in a rigid manner. Determinations as to zoning compliance should be made the time when an actual application is submitted (or at the time a certificate of occupancy is applied for). That prevents the need to issue advisory interpretations when no development is actually planned, as well as avoid possibly inconsistent interpretations among similarly situated parcels that are ultimately never developed, but that leave a trail. If a property owner disagrees with how the Zoning Ordinance was interpreted when they applied (such as where a C/O is denied due to zoning issues) they can appeal that interpretation to the Zoning Board of Appeals.

Public Hearing Notice and Publication Requirements

The requirements for publication of notices, the posting of signs, and the mailing of individual property owner notices should be clarified. Currently, the requirements are not clearly set forth in a separate section, and instead are interspersed within the section governing each type of zoning relief and within the section governing the ZBA. It is recommended that the City consolidate all of the provisions addressing these important procedural requirements into their own section for ease of reference for staff, developers, and property owners.

A table showing the required publication, posting, and mailing requirements for each type of zoning approval should also be included.

Downtown Design and Use Overlay District

Separate review and approval procedures for developments within the Downtown Design and Use Overlay District that are distinct from the City’s other approval procedures are established in Section 13-1-372. This separate process may be redundant and cumbersome for City staff to administer. The City should consider using revamped PUD approval procedures for development in this district.

Plan Commission

The provisions governing the composition, appointment, and duties are contained in Chapter 4 of the City’s general Code of Ordinances. There is also a limited section on the Plan Commission’s powers and duties in the Zoning Ordinance. It is recommended that the City combine these sections into one comprehensive section in the Zoning Ordinance for clarity.

Zoning Board of Appeals

The notice procedures for specific types of zoning relief are included within the section governing the ZBA. As noted above, it is recommended that the City consolidate all provisions governing notice and publication requirements into a separate section. Further, the standards for approval of variances are set forth in this section as well, but it does not appear to correspond with the standards for approval set forth in Section 13-2-268 governing variances generally. This should be clarified so it is clear what standards apply to variance applications.

Special Exceptions

The section of the Zoning Ordinance governing the ZBA states that the ZBA has the power to hear and decide “special exceptions” to the Zoning Ordinance. However, there are no other references to “special exceptions” anywhere else in the Zoning Ordinance. This reference should either be given more definition or removed to clarify what powers the ZBA has under the Zoning Ordinance.

General

Each section of this Article should include an easy to follow flow chart with timing benchmarks. Flow charts graphically show the various steps in the various procedures for each type of zoning relief. The development community appreciates a certainty of process (this is not the same as a certainty of result) and graphic depictions of processes clearly and cleanly set out the steps in a logical synchronous manner that the development community can understand, and the timelines that typically follow the various processes.

Appendix 1

Online Questionnaire Results Summary

Q1: What types of development should have standards related to their residential or business activities? Regulations could address issues such as: noise, lighting, traffic, hours of operation, operation of heavy machinery, or commercial vehicle parking. Please check all that apply.

Answers	Count	Percentage
Single-Unit Detached Homes	9	64.29%
Single-Unit Attached Homes (duplexes or townhomes)	8	57.14%
Apartments or Condominiums	9	64.29%
Accessory Dwelling Units (granny flats or garage apartments)	8	57.14%
Mixed Uses (residential over ground floor commercial)	10	71.43%
Restaurants, Bars, and Entertainment Options	10	71.43%
Retail or Shopping Options	10	71.43%
Automobile Related Businesses (gas stations, service stations, carwashes)	9	64.29%
Public/Civic Spaces and Gathering Spaces	9	64.29%
Industrial or Business Parks and Employment Uses	9	64.29%
Other	0	0.00%

Q2: Please provide any comments on the general types of requirements that you think should be applied to each of your answers to Question 1.

This is tricky as commercial projects can also impact residential areas.
 restricted street parking. no obnoxious lighting. quiet hours for all of the above so as not to disturb residents. significant noise restrictions, particularly with
 Residential: how many employees/clients frequent an in-home business, overnight long-term parking of commercial vehicles may not include the following: flat-bed trucks, box trucks, utility vehicles, etc. Density - smaller lot sizes and street widths to allow more developable lots Mixed
 Use/Restaurant/Retail: shared parking requirements, allow for four stories for
 Quiet hours after 10:00 PM Dogs should be on leash while walking - do NOT allow dogs to go into neighbors' yards to poop Require owners to pick up dog
 ALL types of development should have standards related to their residential or business activities. Why would you not have standards?

Q3: What types of development should have standards related to their exterior appearance? Regulations could address issues such as: landscape areas, parking areas, building facades, signs, general maintenance/upkeep. Please check all that apply.

Answers	Count	Percentage
Single-Unit Detached Homes	6	64.29%
Single-Unit Attached Homes (duplexes or townhomes)	6	57.14%
Apartments or Condominiums	10	64.29%
Accessory Dwelling Units (granny flats or garage apartments)	6	57.14%
Mixed Uses (residential over ground floor commercial)	10	71.43%
Restaurants, Bars, and Entertainment Options	9	71.43%
Retail or Shopping Options	9	71.43%
Automobile Related Businesses (gas stations, service stations, carwashes)	9	64.29%
Public/Civic Spaces and Gathering Spaces	8	64.29%
Industrial or Business Parks and Employment Uses	9	64.29%
Other	0	0.00%

Q4: Please provide any comments on the general types of requirements that you think should be applied to each of your answers to Question 3.

no "temporary" (i.e. cheap metal or other cheap materials). all structures should have restricted outdoor appearance to maintain character and desirability of our community.

Create development guidelines that aren't vague or subjective in terms of the use and types of materials.

ALL types of development should have standards related to their exterior appearance. Why would you not have standards?

Q5: How should the quality of development of new businesses, apartments, or condominiums in Verona improve in the future? Please check all that apply.

Answers	Count	Percentage
Improved Landscaping	6	42.86%
Improved Building Construction Materials (exterior)	6	42.86%
Improved Parking Lots	4	28.57%
Improved Sidewalks and Pedestrian Spaces	7	50.00%
Improved Bicycle Infrastructure (access, parking, etc.)	5	35.71%
Improved Signs and Wayfinding	5	35.71%
Improved Zoning Enforcement	6	42.86%
Other	1	7.14%

Q6: Are there specific land uses that should not be permitted "by-right" in Verona, and only through a conditional use permit process that includes a public hearing? Please specify in the box below.

no strip bars, casinos, gambling in Verona

Multi-family housing

I don't know enough to answer this.

Hazardous material storage, prisons, landfills, etc.

all land uses in Verona should have public input, whether they are residential, commercial, or government projects. Any type of outdoor venue, i.e. music, corporate retreat, etc. should not be permitted under any circumstances. There should be no garbage dumps in our community, or gas stations in residential areas under any circumstances.

Q7: Please identify any other issues or concerns you have regarding Residential Zoning Districts in Verona.

Stop allowing farm land adjacent to residential areas to be taken for additional residential development. Verona has plenty of housing and these projects should be severely restricted. No commercial mixing with residential areas.

I think it's best if residential and commercial are kept separate. I noticed that there are several processing plants in the downtown. Some have big vents with exhaust coming out right on the bike trail. It smells toxic to me. It's also near the senior center. I'm guessing they were grandfathered in as they have been there a very long time. Wishing they had better ventilation systems so we don't have to expose people to their chemical exhaust.

adequate green space, sidewalks/bike/walking lanes, min. lot size, restrictions on multi-family.

Q8: Please identify any other issues or concerns you have regarding Commercial or Industrial Zoning Districts in Verona.

Same as above.

adequate parking, traffic flow

Q9: Please identify any other issues or concerns you have regarding Zoning Code Enforcement or Administration and Procedures in Verona.

time restrictions to approved plans

Not aware of any problems with this.

Q10: Please identify any other issues or concerns you have regarding Signs and Sign Permits in Verona.

Signage is important. I would like to see it kept to a minimum. One reason I moved to Verona was it's closer to nature. It's kind of rural in an urban way. I hope it stays that way.

Keep Verona a great place to live. No tall or neon flashing signage!

Appendix 2

Proposed Structure of Existing Articles

ARTICLE 1: GENERAL PROVISIONS

- Sec. 13-1-1 - Title.
- Sec. 13-1-2 - Authority.
- Sec. 13-1-3 - Legislative Intent.
- Sec. 13-1-4 - Rationale and the Appearance of Ordinance Text.
- Sec. 13-1-5 - Purpose.
- Sec. 13-1-6 - Separability and Nonliability.
- Sec. 13-1-7 - Abrogation.
- Sec. 13-1-8 - Application.
- Sec. 13-1-9 - Jurisdiction.
- Sec. 13-1-10 - Re-enactment and Repeal.
- Sec. 13-1-11 - Effective Date.
- Sec. 13-1-41 - Standard Zoning Districts and Standard Zoning District Categories.
- Sec. 13-1-80 - Purpose.
- Sec. 13-1-240 - Purpose.
- Sec. 13-1-280 - Purpose.
- Sec. 13-1-320 - Purpose.

ARTICLE 2: DEFINITIONS

- Sec. 13-1-322 - Definitions and Regulations Specific to Certain Signs.
- Sec. 13-1-12 - Introduction to Word Usage, Abbreviations and Definitions.
- Sec. 13-1-13 - Word Usage.
- Sec. 13-1-14 - Abbreviations.
- Sec. 13-1-15 - Definitions.

ARTICLE 3: ESTABLISHMENT OF ZONING DISTRICTS

- Sec. 13-1-40 - Purpose.
- Sec. 13-1-42 - Map of Standard Zoning Districts.
- Sec. 13-1-43 - Interpretation of Zoning District Boundaries.
- Sec. 13-1-44 - Purpose and Intent of Standard Zoning Districts.
- Sec. 13-1-45 - Rural Agricultural (RA-35ac) District.
- Sec. 13-1-46 - Neighborhood Residential (NR) District.
- Sec. 13-1-47 - Community Residential (CR) District.
- Sec. 13-1-48 - Mixed Residential (MR) District.
- Sec. 13-1-49 - Urban Residential (UR) District.
- Sec. 13-1-50 - Neighborhood Office (NO) District.
- Sec. 13-1-51 - Suburban Office (SO) District.

- Sec. 13-1-52 - Neighborhood Commercial (NC) District.
- Sec. 13-1-53 - Suburban Commercial (SC) District.
- Sec. 13-1-54 - Urban Commercial (UC) District.
- Sec. 13-1-55 - Central Commercial (CC) District.
- Sec. 13-1-56 - Suburban Industrial (SI) District.
- Sec. 13-1-57 - Urban Industrial (UI) District.
- Sec. 13-1-58 - Heavy Industrial (HI) District.
- Sec. 13-1-60 - Downtown Design and Use Overlay Zoning District.
- Sec. 13-1-62 - Public/Institutional (P/I) District.
- Sec. 13-1-372 - Downtown Design and Use Overlay District.

ARTICLE 4: SPECIFIC DISTRICT STANDARDS

- Sec. 13-1-160 - Purpose.
- Sec. 13-1-161 - Residential Bulk Standards.
- Sec. 13-1-162 - Nonresidential Bulk Standards.
- Sec. 13-1-163 - Yard Setback Adjustments.
- Sec. 13-1-164 - Intrusions into Required Yards.
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- Sec. 13-1-242 - Landscaping Points, Sample Landscaping Schemes and Measurement for Landscaping Requirements.
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