

# Rochelle Zoning Ordinance Update

## **Planning and Zoning Commission**

March 1, 2021

6:00 p.m.

# Timeline

- Review of existing code, completed December 2019
- January – March 2020, start zoning revisions
- March 2020 ... the plague!
- April – September 2020, series of meetings with Steering Committee
- October – December 2020, draft zoning ordinance
- January – February 2021, Steering Committee revisions
- March 1, 2021 = Planning and Zoning Commission review
- March 8, 2021 – City Council review

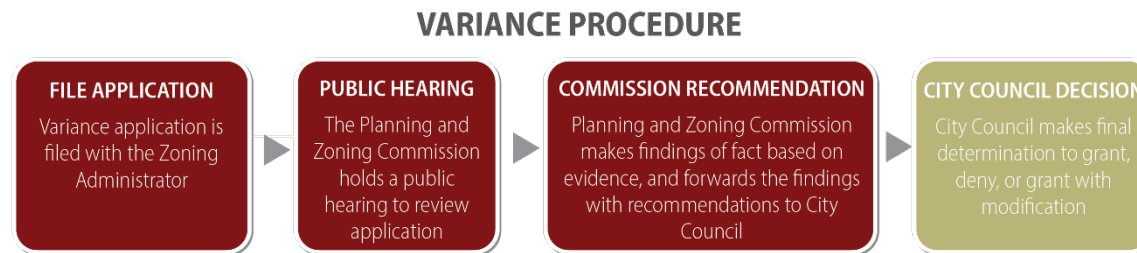
# Goals and Objectives

- Update to align with State and federal law, where necessary
- Revise staff roles and zoning processes (variance, special use, amendments, etc.) to reflect current City practices
- Make the document more user friendly for staff, residents, and developers. Add graphics and links for ease of use.
- Reorganize to eliminate duplicate and/or conflicting regulations
- Major changes to signs and planned developments. Revise and simplify permitted use list.
- Revise prohibited planting list and add “preferred” planting list. Add new section for solar/wind systems.
- Avoid major changes to lot sizes, setbacks, or other requirements that would result in creating more non-conforming uses.

# Article I – Introductory Provisions

# Article II – Administration and Enforcement

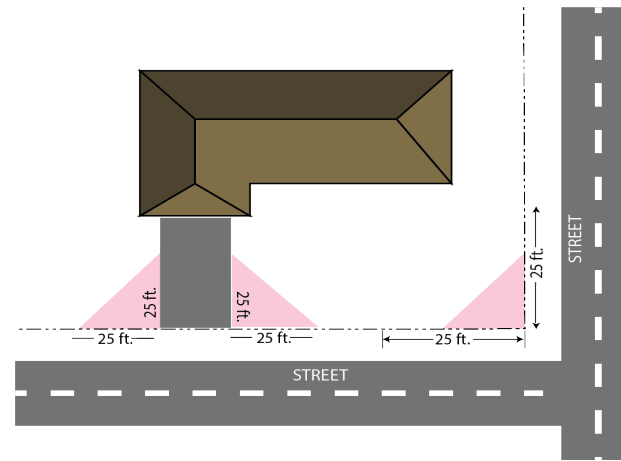
- Revised general Purpose and Intent. Updated rules for interpretations.
- Rewrote Administration section to update staff roles and responsibilities to conform with current practices.
- Added section for Administrative Adjustments (allow staff to approve minor deviations from the code without a variance).
- Added links and flow charts to make processes easier to understand.



## Article III – General Provisions

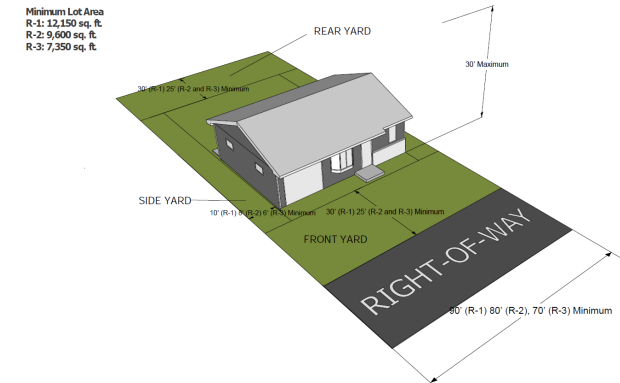
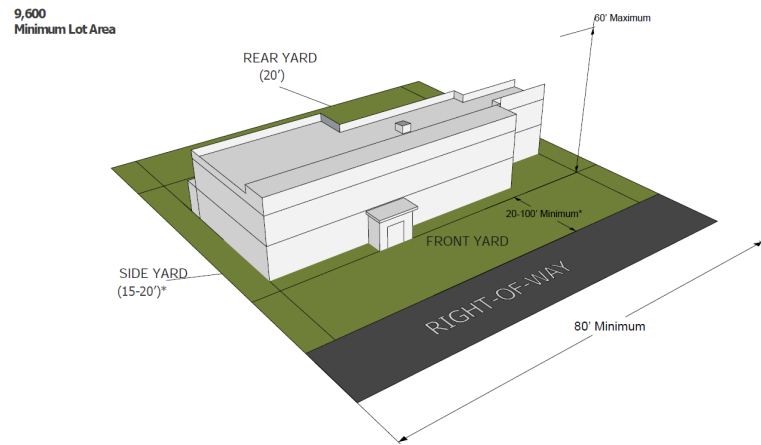
## Article IV – Nonconforming Lots, Structures, and Uses

- Combined all the scattered references to general lot/site and use restrictions, accessory building/uses into this section.
- Added table for permitted obstructions in required yards.
- Added sketch for vision triangle.
- Revised standards for nonconforming lots and uses to match current City and staff practices.
- **QUESTION: Agriculture as a permitted use?**



# Article V - Districts

- NO major changes to lot bulk requirements – we did not want to make large areas of the City nonconforming due to changes.
- **REMOVED: Overlay districts (tourism and technology).**
- Revised permitted use list. Combined uses into more general categories where appropriate.
- Reorganized into separate sections for each zoning district. Added sketches to make it easier to understand.



# ARTICLE VI – Performance Standards

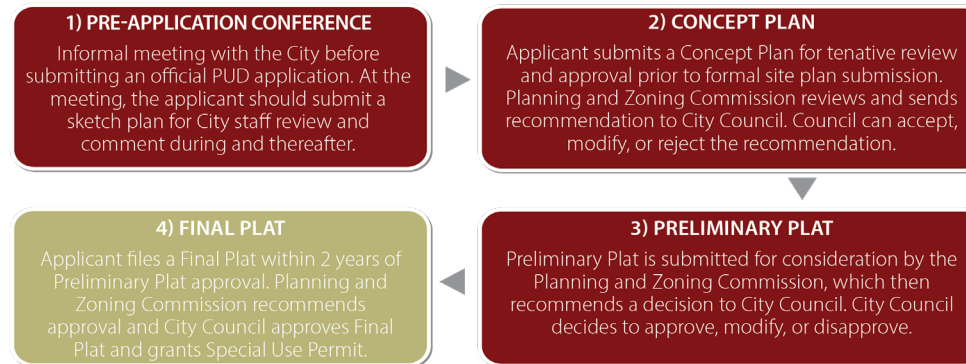
- Updated and revised performance standards for problematic uses such as outdoor storage, noise, vibration, glare, toxic substances, odor, etc.



# Article VII – Planned Unit Developments

- Steering Committee considered changing PUD from a stand-alone zoning district to an overlay district. Decided it would cause more issues than it would solve.
- Revised process for application and approval to meet current City and staff practices. Added flow chart to make process easier to understand.
- **MAJOR CHANGE: Planned developments are now allowed to provide a mix of land uses (not limited to strictly residential, commercial, etc.)**

## PUD PROCEDURE





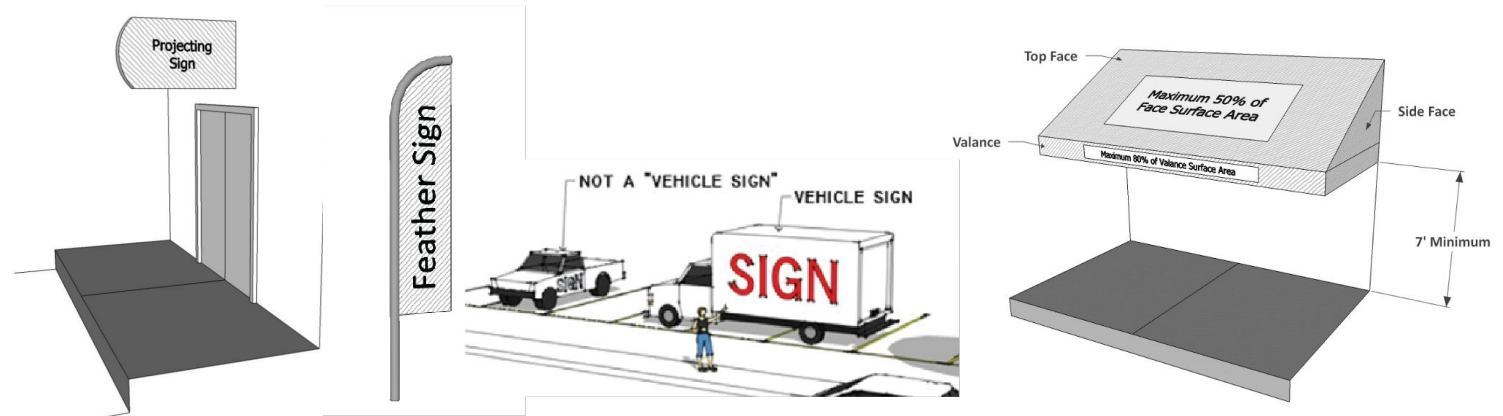
# ARTICLE VIII - Landscaping

- No major changes to landscaping section.
- General revisions to landscaping requirements. Revised prohibited planting list. Added new list of “preferred” plantings – these are not required but give direction to developers on what species do well in the area for various purposes like buffer yards.
- Combined areas where alternative options were provided, to make regulations easier for developers to understand, and enforcement easier for staff.



# ARTICLE IX - Signs

- General revisions and updates to make sign regulations consistent with State and federal laws.
- **REMOVED: References to regulating signs by message, which is no longer allowed.**
- Updated application and permit processes to match current staff practices.
- Added new regulations for electronic message signs.
- Added sketches where appropriate.



# ARTICLE X – Off-Street Parking and Loading

- Revised general standards for parking and loading to match current City and staff practices.
- Updated parking requirements for specific uses.
- **ADDED: New standards for shared and collective parking arrangements.**
- No major changes to loading requirements.



# ARTICLE XI – Antennas and Satellite Dishes

# ARTICLE XII – Sustainable Energy Systems

- No major changes to section on antennas and dishes.
- **ADDED: New section for sustainable energy systems (wind and solar). This is not for the big wind/solar farms – this is for a resident or business who wants a solar panel on the roof.**
- This section can be revised or even removed entirely if desired.



## ARTICLE XII – Miscellaneous Uses

- This is the section for all the things that don't quite fit anywhere else. You can keep adding new regulations here in the future as new situations arise.
- Merged some other sections into this section, such as shorelines and watercourses, bed and breakfasts, fences, etc.
- Some of these miscellaneous uses could probably be removed entirely (amusement parks, drive-in theaters, etc.). But I was hesitant to just remove them as they were each passed specifically by City Council for a reason.

# ARTICLE XII – Miscellaneous Uses

## Home Occupations

### **QUESTION: Prohibited home occupations ...**

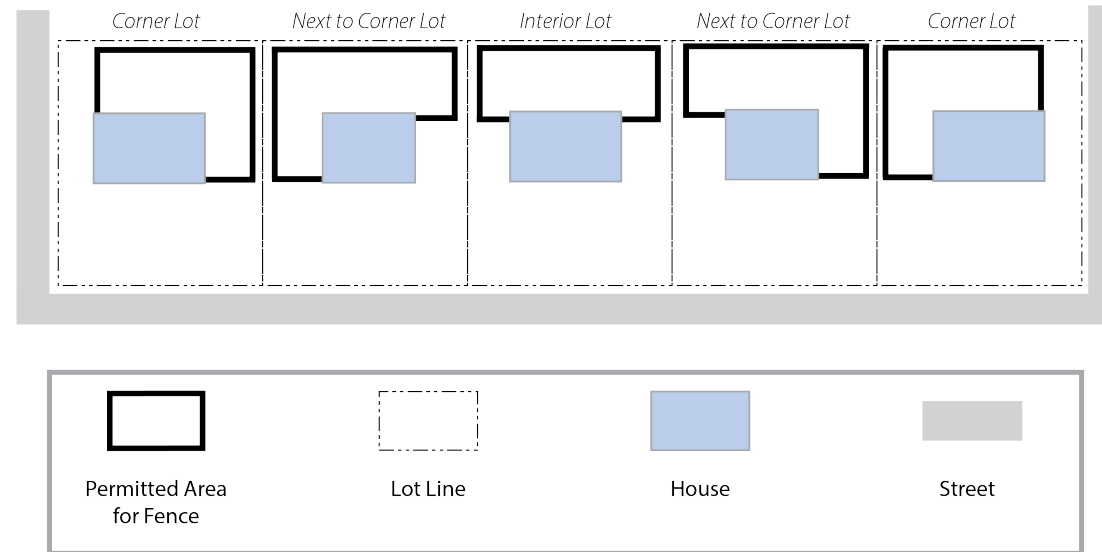
Offices, arts involving astrology, palmistry, fortunetelling, clinics, doctor's offices, hospitals, barbershops, beauty parlors, dress shops, millinery shops, insurance offices, real estate offices, tearooms, restaurants, tourist homes, animal hospitals and kennels, among others, shall not be deemed to be home occupations.



# ARTICLE XII – Miscellaneous Uses

## Fences (option 1)

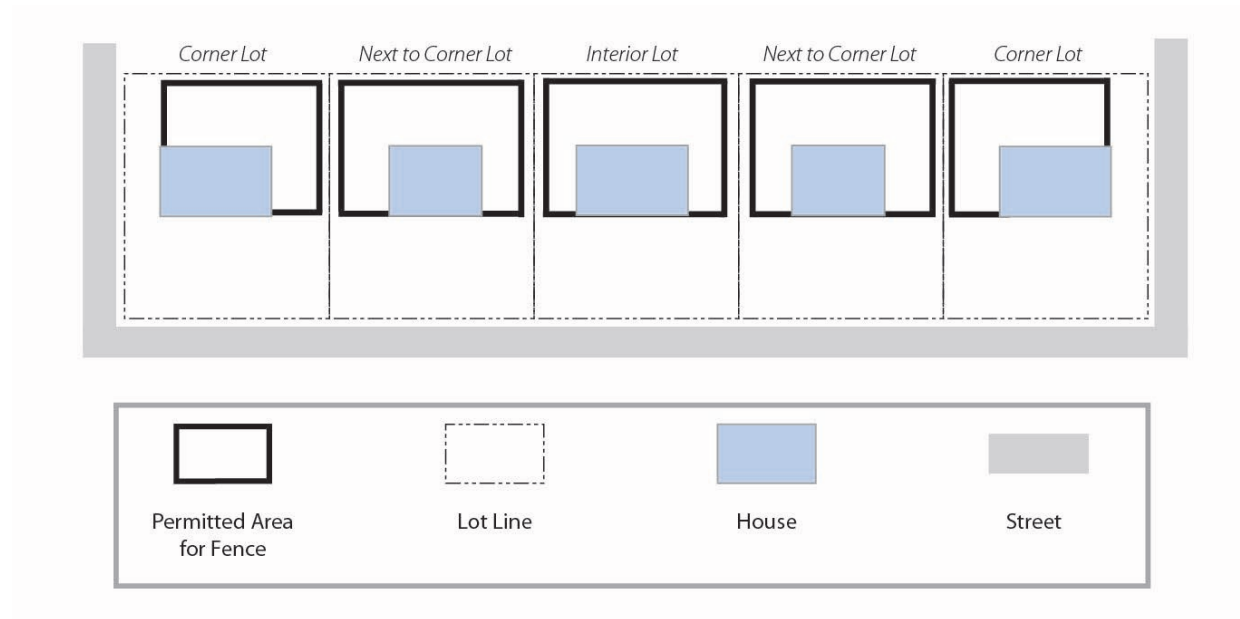
**QUESTION: Determination of permitted fence locations ...**



# ARTICLE XII – Miscellaneous Uses

## Fences (option 2)

**QUESTION: Determination of permitted fence locations ...**





# ARTICLE IV – Definitions

- Minor changes to definitions where appropriate.
- Added new definitions where appropriate.
- Added sketches where appropriate.
- Merged all definitions from other sections into one consolidated section of definitions.
- Some definitions may be removed once all comments from the Planning and Zoning Commission and City Council are processed, if they no longer refer to anything in the code.

