

1. Planned Developments have agreements with the City and are not affected by these changes.

2. Lot sizes:

a) Cottage Houses, in the form-based districts, proposed for a minimum lot size of 3,000 SF, recommend Cottage Houses as Permitted in DVR, Special Use in DTR & DMS.

b) Cottage Court Clusters, require a minimum lot size of 22,400 SF, recommend approval.

c) R-1, currently calls for minimum lot width of 75', recommend 60', as we have many lots under 75' throughout the City, with variances

d) Setbacks, currently Osprey, Sugar Mill and Cumberland Harbor, and many of the variances allowed across the City in the past ten years for set backs are of ten feet or less. The Fire Chief has approved these setbacks, recommend setback reductions.

3. Design Guidelines:

a) Building Materials, primary & secondary, these materials make-up the majority of homes built in the City, recommend adding stucco, brick and cement block as secondary or accent materials.

b) Colors, recommend removal.

c) Accessory Structures, except for Detached Garages, are limited to rear-yard, recommend approval.

d) Paved Garage or Carport, required for every 2-Bedrooms, recommend approval.

e) Garages, even or behind front façade, recommend consideration of the PC and HPC.

f) Definitions, recommend State Statute language, recommend approval.

g) Roof pitch, recommend approval.

h) Office, Commercial & Multi-family design guidelines

4. ADUs are proposed as Conditional Use in all residential and Form-based districts, except MH, recommend Special Use for R-1 districts.

5. Tiny Houses are proposed as a Special Use in R-2, R-3 & the Form-based districts as part of an ADU or a Cottage Court Cluster House, where they require a minimum of 5 units/lots at 3,000 SF, for a parcel size of 15,000 SF. Recommend as above, with one exception, R-2 and R-3 should allow Conditional Use for individual Tiny Homes on individual lots of 3,000 SF or greater.

6. Special Uses, recommend approval to change to running with the land.
7. Infrastructure Viability, not typically a zoning issue and recommended by Master Plan to update Stormwater Protections & Plans, and other infrastructural concerns with the Master Plan's number one priority, a Comprehensive Resource Allocation and Capital Improvement Plan.
8. Uses, are proposed to be more flexible throughout the city, with many Conditional and some Special Use, recommend minor changes to Table 2, making it a Special Use for SFD Estate, Village, Cottage Houses in DMS district and SFD Cottage Houses be Permitted in the DVR district. Also, recommend Special Use in Table 3, for Outdoor Storage, Screened and Telecommunication Tower > 60 feet in the DMS district.
9. Mapping:
 - a) Form-based code: are the boundaries appropriate, recommend approval with recommendations from Historic Preservation Committee.
 - b) Tiny Homes, recommend allowing R-2 and R-3 as Conditional Use for individual Tiny Homes on individual lots of 3,000 SF or greater.
 - c) RVs, recommend review of Industrial Lands capacity.
 - d) Manufactured, Mobile and Industrial Buildings, recommend approval, with insertion of the State's Industrialized Building language.
 - e) Heavy Industrial, recommend consideration of whether this is still a needed district in St. Marys and by extension, is this the appropriate location.
 - f) Auto-sales and lease, recommend limiting to Charlie Smith Sr. from 40 to Kings Bay Rd and 40, from Charlie Smith Sr. to Kings Bay Rd.
 - g) R-3 has been expanded and recommend approval.
10. Outdoor Storage & Display, recommend some provision be made for retail hardware or building supplies, when properly screened or buffered.
11. Home Occupations and Home-Based Businesses, recommend approval with additional language for A.5 that expands storage to 1,000 Cubic-feet of non-toxic or volatile materials, approved by the Fire Chief.
12. Ground Story Heights, are essential to provide Office and Commercial reuse and the new Building Height, measured from the ground is a nationally accepted practice, recommend approval, with a change to the 4th footnote of Table 5, of Section 3.03, to "not exceed (2) feet above the FEMA Free-Board Elevation, a column to clarify heights for each form and a graphic to clarify language of Sec. 4.04.
14. Administration, recommend 7.01.B1 read, "It shall be unlawful to cut or remove vegetation or excavate or fill any parcel, lot or tract of land other than activities related to landscaping or repairs

within an existing development, without first obtaining a Land Disturbance Permit for such work from the Community Development Director.”

15. Non-conformance, recommend providing more lenient language:

B. Non-conforming Structures.

1. Lawful Nonconforming Structure, Defined.

A lawful nonconforming structure is a structure whose size, dimensions, location on a property, or other features that were lawful prior to adoption of or subsequent amendment to this Zoning Ordinance, but after such adoption or amendment, no longer meets or conforms to one or more provisions of this Zoning Ordinance.

2. Continuance of Lawful Nonconforming Structures. (Rearranged order AND added new wording)

- a. A nonconforming structure may continue to be used and/or occupied and a change of ownership, tenancy, or management of a nonconforming structure shall not affect its legal, nonconforming status.
 - b. A nonconforming structure may be repaired **and those portions of the repair repainted** in accordance with all pertinent building codes in effect at the time of repair.
 - c. A nonconforming structure **may be** enlarged, expanded or extended or relocated **if such change is in conformity with the standards of this Zoning Ordinance and does not increase the non-conforming conditions of the structure.**
3. Damage or Destruction of Lawful Nonconforming Structures.
- a. Whenever a nonconforming structure is damaged by any means and the extent of the damage is fifty percent (50%) or less of the market value of the structure before the damage, as determined by the Building Department, the structure may be reconstructed, provided reconstruction is completed within one (1) year from the date of the damage.
 - b. Whenever a nonconforming structure is damaged by any means and the extent of the damage is more than fifty percent (50%) of the market value of the structure, as determined by the Building Department, the structure shall not be reconstructed except in conformity with all applicable ordinances.

16. Outdoor Storage Containers, recommend minimum 5 feet for any active building permit.

17. Automotive – Oversized Commercial and Recreational Vehicle Parking, recommend allowing six months of overnight parking in residential areas for emergencies, where an active building permit has been pulled to reconstruct the structure, never to exceed one year. Recommend consideration of limiting each residence to one visible (non-screened) RV or Travel, Hauling or Boat Trailer parked behind the front façade-line. Current ordinance requires all Trailers behind setback line or façade-line, whichever is greater, which is also difficult to enforce.