

MAIN POINTS OF THE DRAFT VOLENTE ZONING ORDINANCE.

The 2004 Village of Volente Community Survey and the large amounts of work completed on the Comprehensive Plan by the Comprehensive Plan Steering Committee were used in virtually every instance to develop the current preliminary draft.

- In keeping with the community survey the standard Single Family lot size (R-1) will be one acre with large setbacks in all directions. These designations are largely for new development and should ensure lower density and help maintain a natural feel to the Village. While there is a provision for *slightly* smaller lots through clustering, those developments will not be allowed on or near the ridgeline. Ridgeline refers to the tops of the Volente hillsides that are visible from primary roadways.
- The Ridgeline of the Village will be protected through the zoning map, the large lot R1 specifications and most importantly the Ridgeline overlay. The Ridgeline overlay states that lots will be a minimum of 200 feet in width and will require more stringent development standards than the standard single family lot.
- Adult oriented businesses will be severely restricted. None will be allowed within 1,000 feet of any schools, churches or other similar facilities and cannot be adjacent to any residential uses. They will be zoned to the *Very* limited Industrial zones and will be forced out of sight due to the large setbacks and sizes of the lots. While we cannot completely zone such uses out strict background checks for anyone who wishes to operate such a business and limited use areas will make it virtually prohibitive for any such use to exist in the Village.
- Industrial uses will also be severely restricted in the future limiting the noxious gases and manufacturing that can be harmful to residences. Again the industrial uses will be forced into larger lots and subject to deep setbacks. Due to health and safety we have disallowed several uses that will negatively impact the community.
- Existing residential uses will be allowed very liberal use of their properties. Current residential uses will be allowed to continue the use, sell the land or expand in some circumstances. Anyone who has a residential use will be able to continue the use after this ordinance has been adopted.
- Existing commercial uses will be allowed liberal use of their properties. Current legally existing commercial uses will generally be allowed to continue the use. However, non-conforming uses shall not be allowed upon sale or conveyance of the property.

- In order to enhance the visual image of the Village there are screening requirements for commercial and industrial properties. All off-street parking, loading spaces and docks, outside storage areas, mechanical equipment and the rear of structures on reverse frontage lots must be screened from view from the street or public right-of-way. Screening techniques include privacy fences, evergreen vegetative screens, Landscape berms, existing vegetation or any combination thereof.
- There are dozens of lots that would not be permitted to build under the proposed R1 standards. Those “in fill” lots (legal lots that currently exist in the Village) will be permitted to build homes and fill vacant lots. Lots that were *illegally* subdivided will not be afforded this protection.
- There are light, stormwater run-off and noise pollution standards that reflect the Comprehensive Plan.
- In keeping with the plan there are zoning categories for open space that can be zoned through the zoning map at the discretion of the Zoning Commission and City Council.