

# City of Defiance Workshop

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## Overview of Changes to New Planning and Zoning Code

1. The format and structure of the new code were improved by grouping common topics together, removing redundancy and potential conflicts.
2. The roles, responsibility and procedures have been clarified for Minor and Major Subdivisions (1165.04 & .05).
3. Clarify role of Planning Commission in site plan review to review and make decisions on new or expanded nonresidential and multi-family uses (1165.06).
  - a. Appeals go to BZBA.
  - b. Decision criteria have been added.
  - c. Site plan approval does not represent approval of site construction plans by the City Engineer.
4. Conditional Uses are assigned to Planning Commission (not BZBA).
  - a. The change allows Conditional Use and Site Plan Reviews to be combined
  - b. Special Exceptions were changed to Conditional Use
5. Modernized use regulations, including updating terms, use of tables, and adding standards (1169).
  - a. Added similar use provisions (1169.07) to allow the Zoning Commissioner flexibility in interpretation of uses, particularly “new” uses.
  - b. Added use specific standards (1169.08) to provide specific requirements for unique uses.
  - c. New use categories, such as Religious Places of Worship, Telecommunication Towers and Facilities, and Sexually Oriented Businesses.
  - d. Accessory use regulations were substantially expanded (1169.10), and include provisions for home occupations, drive-throughs, dumpsters, outdoor dining, and solar panels.

6. Rules of measurement were clarified, using illustrations where possible (1173.01).
7. Outdoor lighting standards were added (1173.03), concentrating on regulating lighting levels at the property line, and shielding to limit light trespass. Also added height limits.
8. Parking standards (1175) were updated and modernized in several ways.
  - a. Generally the required number of spaces was reduced.
  - b. Provided parking spaces for all uses.
  - c. Reductions in required parking are allowed without variance. The Zoning Commissioner can allow up to 10% reduction from the minimum number of required parking spaces.
  - d. Maximum parking standards were established; Planning Commission approval during Site Plan Review to have parking spaces that exceed 125% of the minimum number of required spaces.
  - e. Bicycle spaces were added – only applicable to nonresidential uses requiring 25 or more spaces.
  - f. Sidewalks are required along public streets, and pedestrian connector from nonresidential use entrance to sidewalk.
9. Landscape and buffer standards were created (1177) to provide standards for plant material, and requirements for buffer, screening, vehicular use area, and building perimeter planting standards.
10. Moved the sign regulations (1179) to be part of the zoning code.
  - a. Format easier to read and addressed inconsistencies.
  - b. Made the regulations content neutral.
11. Architectural standards (1173.04) for nonresidential uses were created. Standards address building materials, primary entrance orientation, avoidance of long blank walls, screening of roof and ground equipment, and specific standards for the B-2 District.
12. Definitions (1185) were modernized and consolidated into one chapter.
  - a. No longer separate subdivision and zoning regulations.
  - b. Expanded significantly.