

REVISIONS SUGGESTED BY THE PLANNING COMMISSION

TO THE VILLAGE OF STOCKHOLM COMPREHENSIVE ZONING ORDINANCE 2016 Revision r3.07.02.18

Section and subsection numbers shown below refer to those of the Village of Stockholm Comprehensive Zoning Ordinance 2016. Added and deleted text is shown in red font.

1. Subsection 2.4 ZONING & BUILDING PERMITS is revised to read as follows:

2.4 ZONING & BUILDING PERMITS. Applications for zoning and building permits shall be made to the Village **Planning Commission and/or** Building Inspector on forms furnished by the Village and shall include the following where applicable:

2. Subsection 2.4 (g) is revised to read as follows:

(g) **Additional Information** as may be required by the Village and/or the Village **Planning Commission including, but not limited to, architectural plans, blue prints, elevations, perspective drawings and sketches illustrating the design, proposed signage and character and color scheme of proposed structures. The Planning Commission will review applications for zoning and building permits to determine whether they are consistent with the Smart Growth Plan goal of maintaining the historic, river-town, small village character of the Village, and with all applicable ordinances. The Planning Commission shall not unreasonably deny an application due to differences of opinion regarding the property owner's design choices.**

If the proposed use of the site requires a zoning district change, or a zoning district change ...

3. The first sentence of Subsection 2.8 VIOLATIONS is revised to read as follows:

"t shall be unlawful to construct or use any structure, land or water in violation of any of the provisions of this ordinance, **or to fail to comply with any standard or requirement of this ordinance or with any conditions or qualifications placed upon issuance of a permit or granting of a variance.**

4. The last sentence of Subsection 2.2 COMPLIANCE is revised to read as follows:

Except in the event of emergency including, but not limited to a reasonable risk of bodily harm, harm to the health or well-being of any person or animal, property damage or environmental damage, a minimum of 3 days notice shall be provided to owners for internal or external building inspections.

5. Subsections 3.1 ESTABLISHED DISTRICTS is revised as follows:

3.1 ESTABLISHED DISTRICTS. **Six** zoning districts are provided as follows:

- | | |
|--|--------------|
| 1. Residential (platted portion of village) | (R-1) |
| 2. Residential (un-platted portion of village) | (R-2) |
| 3. Central Business District | (B-1) |
| 4. Adjacent Business District | (B-2) |
| 5. Agriculture | (A-1) |
| 6. Floodplain | (F-1) |

There is no provision for an industrial district.

Boundaries of these Districts are hereby established as shown on a map titled “Village of Stockholm Zoning District Map,” ~~dated mm/dd/yyyy, as set forth in subsection 3.2 below.~~

Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.

6. Subsection 3.2 ZONING MAP is revised to read as follows:

3.2 ZONING MAP. A certified copy of the Village of Stockholm Zoning District Map (“the zoning map”) shall be adopted and approved ~~with the text as part of this ordinance and shall bear upon its~~ and attached to and incorporated as part of this ordinance as Attachment 3.2A. ~~The zoning map shall become certified when bearing upon its~~ face the attestation of the President and Village Clerk, and shall be available to the public in the Village Hall and office of the Village Clerk. Changes thereafter to the districts shall be entered and attested to on ~~the an updated and newly~~ certified copy of the zoning map. ~~The most recently certified zoning map shall control.~~

7. The heading of each zoning district is revised to correctly refer to the Zoning District Chart, as follows:

VILLAGE OF STOCKHOLM
ZONING ~~CONTROLS-DISTRICT~~ CHART
R-1 RESIDENTIAL DISTRICT

VILLAGE OF STOCKHOLM
ZONING ~~CONTROLS~~ DISTRICT CHART
R-2 RESIDENTIAL DISTRICT

VILLAGE OF STOCKHOLM
ZONING ~~CONTROLS-DISTRICT~~ CHART
B-1 and B-2 BUSINESS DISTRICTS

VILLAGE OF STOCKHOLM
ZONING ~~CONTROLS~~ DISTRICT CHART
F-1 FLOODPLAIN DISTRICT

VILLAGE OF STOCKHOLM
ZONING ~~CONTROLS-DISTRICT~~ CHART
A-1 AGRICULTURE DISTRICT

8. Subsection 3.30 PURPOSE is revised to read as follows:

3.30 PURPOSE

The B-1 and B-2 Business Districts ~~provide~~ ~~provides an area~~ for commercial and business uses in the Village. All businesses are expected to comply with all applicable village, municipal, county, state and federal laws, and must be consistent with the goals of the Smart Growth Plan.

9. The heading for subsection 3.31 PRINCIPAL PERMITTED USES is amended to include the B-2 business district:

3.31 B-1 AND B-2 PRINCIPAL PERMITTED USES

10. Section 3.33 ACCESSORY USES is deleted in its entirety and replaced with the following:

3.33 B-1 AND B-2 PROHIBITED USES

- A. Manufacturing, production, processing, packaging, shipping or storage facilities or operations.
- ~~B. Liquor stores.~~
- ~~B. Sale of fireworks, firearms or ammunition.~~
- C. Sales, repair, servicing, fueling, painting or storage for hire of motorized automobiles, motorcycles, all terrain vehicles, golf carts, lawn equipment, boats, airplanes, trucks, farm implements, heavy machinery, or recreational vehicles.
- E. Convenience stores or gas stations.
- F. Petroleum, propane or noxious or toxic chemical product storage, fueling or sales (excluding delivery of fuel oil or propane to homes and businesses).
- G. Warehouses and storage facilities (excluding collections open to the public on a part-time or full-time, guided or non-guided basis).
- H. Any sexually oriented business including, but not limited to, adult product sales and adult entertainment.
- I. Any use or activity that would violate the Village of Stockholm nuisance ordinance or, in the reasonable discretion of the Village Board of Trustees, would create a potential health hazard or safety hazard, or be detrimental to the quiet enjoyment of adjacent property owners.
- J. More than four (4) long-term residential units per building or more than six (6) lodging or short-term rental units per building.
- K. Mining facilities or operations.
- L. Smoking rooms.
- M. Outdoor vending machines.
- N. Taxidermy or tannery activities.
- O. Butchering or skinning any animal where visible to the public (but excluding the cleaning of fish in designated areas of the Village Park).
- P. Any use or activity that would violate the Village Smart Growth Plan.

11. 3.34 CONDITIONAL USES is deleted in its entirety and replaced with the following:

3.34 ADDITIONAL B-1 PROHIBITED USES:

- A. Businesses requiring more than one (1) acre of land.
- B. Motels.

12. 3.35 PROHIBITED USES is deleted in its entirety, and replaced with the following:

3.35 ADDITIONAL B-2 PROHIBITED USES:

- A. Theaters, dance halls, arcades or other entertainment venues.
- B. Micro-breweries, wine bars, tap rooms, taverns, liquor stores and pubs where less than 50% of the available internal space is devoted to restaurant, café, bistro or similar on-site food service.

13. 3.36 MINIMUM LOT AREA is retitled to read as follows:

3.36 MINIMUM LOT AREA AND REQUIREMENTS

14. The following new paragraph is added at the end of 3.36 MINIMUM LOT AREA AND REQUIREMENTS:

PUBLIC SIDEWALKS: B-2 permitted uses were expanded by the Village at the

request of B-2 property owners. To safely accommodate and provide for increased public access, public sidewalks, including curbs and driveway access, shall be required of B-2 properties. The cost of installing, maintaining and improving public sidewalks for B-2 properties shall be assessed to each respective B-2 property owner on a pro-rated basis, as reasonably determined by the Village in compliance with applicable law. The Village will use reasonable efforts to minimize undue hardship to B-2 property owners when designing, constructing and imposing assessments for public sidewalks.

15. 3.27 MAXIMUM BUILDING HEIGHT is amended to correct its numbering, as follows:

3.37 MAXIMUM BUILDING HEIGHT: Thirty-five (35) feet (or two and one half stories) measured from the lowest grade level.

16. 3.40 PARKING REQUIREMENTS is amended to read as follows:

3.40 PARKING AREAS AND REQUIREMENTS ~~See Sections 5.4.~~

- A. B-1 PROPERTIES must fully comply with Section 5.4, wherever lot size, structure location and driveway access accommodate off-street parking. Where off-street parking is not possible for B-1 properties, property owners, managers, employees and contractors shall, whenever reasonably possible, park in front of or adjacent to their own respective businesses, or on side streets, leaving as much on-street parking as reasonably possible for patrons and Village guests.
- B. B-2 PROPERTIES must provide off-street parking in full compliance with Section 5.4. In addition to the requirements in Section 5.4, B-2 properties must provide off-street parking for their owners, employees, independent contractors and staff.

17. The first paragraph of Section 5.4 PARKING REQUIREMENTS is amended to read as follows:

5.4 PARKING REQUIREMENTS. In R-1 and R-2 and in connections with every use providing a dwelling or residence, there shall be provided at the time any use or building is erected, enlarged, extended or increased, two (2) off-street parking stalls, including those in garages, for each dwelling unit or residence.

18. Subsection 5.4 (7) Parking Stalls is amended to read as follows:

5.4 (7) Parking Spaces. The requirements below apply to B-1 properties where lot size, building size and driveway access make off-street parking feasible. B-1 single-family residences must comply with the requirements below. The requirements below apply to all other zoning districts as shown. Property owners of B-1 and B-2 properties must provide required parking to the side or rear of buildings whenever possible, and may not place parking spaces between buildings and roadways unless no other reasonable alternative exists.

- A. Single family residence Two (2) spaces or stalls for each residence and one (1) space or stall for each guest house or other structure providing sleeping space
- B. B-2 and B-1 properties not providing overnight lodging or rentals One (1) space for each 150 square feet of total available interior space (whether use or unused) of all structures on the property, plus two (2) staff spaces.
- C. B-2 and B-1 properties providing overnight lodging or rentals, whether long-term or short-term One (1) space for each guest room or unit that provides sleeping space, plus one (1) staff space.
- D. B-2 townhomes, condos or multiple dwelling units Two (2) resident spaces and one (1) guest space for each townhome, condo or dwelling unit.