



VANDEWALLE & ASSOCIATES INC.

To: Village of Fontana
From: Brandy Howe, Village Planner
Date: Wednesday, June 29, 2011
Re: Fontana Zoning Ordinance Update – Current Ordinance Changes

The May 23rd draft zoning ordinance contains approximately 80 percent of the contents and standards of the current zoning ordinance, including district standards, procedures, and definitions. Specific articles and sections from the existing ordinance that have been generally been retained in their entirety include:

1. Article I. Introduction
2. Article II. Definitions
 - a. Definitions pertaining to measurements (e.g. “Building Height,” “Lot,” “Maximum Lot Area Coverage.”)
3. Article III. General Provisions
 - a. 18-23. Home occupations provisions
 - b. 18-27. Accessory uses and structures
 - c. 18-34. Swimming pools
4. Article IV. Zoning Districts
 - a. The existing residential and commercial zoning districts have been proposed to be renamed—the following standards have been retained.
 - i. Minimum lot areas
 - ii. Minimum lot width
 - iii. Minimum setback
 - iv. Principal building height
 - v. Maximum lot area coverage
 - vi. Permitted uses, conditional uses, accessory uses
 - b. Section 18-95. C-4 Resort Commercial District
 - c. 18-104. Wellhead Protection Overlay district procedures
5. Article X. Signs
6. Article XI. Extraterritorial zoning (ETZ)
7. Article XII. Administration
 - a. 18-300. Administration.
 - b. 18-309. Fees
 - c. 18-310. Double Fees.

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Shaping places, shaping change

- d. 18-311. Recovery of Village costs and expenses
- 8. Article XIV. Public Hearing
- 9. Article XV. Zoning Board of Appeals
 - a. 18-371. Membership
 - b. 18-372. Organization
 - c. 18-373. Powers

Articles and sections from the existing ordinance that have been modified include:

- 1. Article V—Zoning Districts
 - a. 18-87. Village Center Preservation District
 - b. 18-89. PD Planned Development District
 - c. 18-90. RC Restricted Conservancy
 - d. 18-91. LC Limited Conservancy
 - e. 18-101. PEC and SEC Environmental Corridor Districts.
 - f. 18-102. Floodplain zoning ordinance.
- 2. Article XII. Administration
 - a. 18-301. Building permit required
 - b. 18-302. Zoning permit required
 - c. 18-303. Uses not requiring a zoning permit
 - d. 18-304. Certificate of compliance required.
 - e. 18-305. Conditional use permit required.
 - f. 18-306. Developer’s agreement required.
 - g. 18-307. Sign permit required.
 - h. 18-308. Other permits.
 - i. 18-312. Violations.
- 3. Article VI. Conditional Uses
- 4. Article XV. Zoning Board of Appeals
 - a. 18-374. Appeals and applications.
 - b. 18-375. Notice to DNR
 - c. 18-376. Wetland and floodland mapping disputes
 - d. 18-377. Findings
 - e. 18-378. Decision.
 - f. 18-379. Limitation on number of appeals
 - g. 18-380. Status of conformity
 - h. 18-381. Review by court of record
- 5. Article XIII. Changes and Amendments

Articles and sections from the existing ordinance that have not been retained in new ordinance include:

- 1. Article III—General Provisions
 - a. 18-18. Applicability
 - b. 18-19. Municipalities and State agencies Regulated
 - c. 18-20. Modification permitted.
 - d. 18-21. Site and locational regulations.
 - e. 18-22. Height regulations.
 - f. 18-24. Keeping of Pets

- g. 18-25. Public utility facilities.
 - h. 18-26. Special use regulations.
 - i. 18-28. Natural resource conservation ordinance
 - j. 18-29. Stripping of topsoil, sod removal, filling of lands, and quarrying.
 - k. 18-30. Grading and drainage
 - l. 18-31. Engineering regulations
 - m. 18-32. Health, sanitation and property maintenance
 - n. 18-33. Shoreland regulations.
- 2. Article IV. Performance Standards
 - 3. Article V. Zoning Districts
 - a. 18-96. STH 67 State Trunk Highway 67 Overlay District
 - b. 18-97. OP Parking Overlay District.
 - c. 18-98. OIP Institutional and Public Service Overlay District.
 - d. 18-99. OLS Lakeshore Overlay District.
 - e. 18-100. OLS-VC Lakeshore Village Center Overlay District.
 - 4. Article VII. Nonconforming uses, structures, and lots
 - 5. Article VIII. Traffic, loading, parking and access
 - 6. Article IX. Construction site erosion control
 - 7. Article XII. Administration
 - a. 18-306. Developer's agreement required.
 - 8. Article XIII. Changes and amendments
 - 9. Article XV. Zoning Board of Appeals
 - a. 18-370. Establishment
 - 10. Article XVI. Validation