

PUBLIC HEARING NOTICE

The City of Satsuma will hold a public hearing March 12, 2019 at 5:45 P.M. at City Hall to hear public comments regarding amending Articles III and IV of the Satsuma Zoning Ordinance. The proposed changes are as follows:

- 3.1 **APPLICATION OF REGULATIONS.** Except as hereinafter provided:
- h. **Multi-Family:** All multi-family dwellings shall have Planning Commission approval on site plans prior to issuance of the building permit.
 - 1) Site plans shall be submitted no less than ten (10) days prior to the meeting at which they are to be reviewed.
 - 2) Site Plans shall contain an accurate plot plan drawn to scale showing the actual shape and dimensions of the lot to be built upon, the exact sizes and locations of current improvements, including buildings and accessory buildings, and the location and line within which all proposed improvements shall be erected or altered. The site plan shall specify the intended use of all existing and future improvements, the number of occupants and units, topography, proposed drainage system, landscaping, fencing, amenities, parking, safety equipment, security, current and proposed zoning, names of streets adjoining, names and mailing address for each adjoining property owner, and such other information, including traffic studies, as may be requested by the Planning Commission in order to understand the specifics of the proposal in its effort to protect the safety and general welfare of the citizens. This review of site plans shall be coordinated with the appropriate departments and utilities.
- 4.1 **TABLE OF PERMITTED USES:** The following Table contains a list of land uses permitted in each district. Opposite each land use, in the appropriate district column or columns, the letter "R" identifies those districts in which a particular land use is permitted by right and the letters "SE" identifies those districts in which a particular land use is permitted only by special exception. The letter "R1" identifies those uses that must be reviewed and approved by the Planning Commission. If no letter is present then the use is not allowed in that district.
- a. **Uses Not Specified:** In any case where a use is not specifically referred to by the Table or elsewhere in this Ordinance, its status shall be determined by simple majority vote of the Planning Commission by reference to the most clearly analogous use or uses that are specifically referred to in the Table of Permitted Uses.
 - b. **Site Plan Review:** A site plan review shall be required for: all residential projects involving the construction of two (2) or more dwelling units; all business structures having floor space in excess of two thousand five hundred (2,500) square feet; all industrial structures having floor space in excess of ten thousand (10,000) square feet; all uses identified by an asterisk (*) above the symbol for permitted uses in the Table of Permitted Uses; and if requested by the Planning commission in consideration of any R1 use. Site plan reviews shall be conducted by the Planning Commission.

TABLE OF PERMITTED USES AND CONDITIONS	USE DISTRICTS							
	R-1	R-2	R-3	R-4	B-1	B-2	M-1	FH
Dwelling: Single-family dwellings	R	R	R	R	SE	SE	SE	
Multi-family structures (2 or more units), Including apartments, townhouses, condominiums and cooperatives. All multi-family dwellings rented shall be leased for a period not less than one month.				R1*				
Planned Unit Developments, in accordance with all the requirements of the section in this Ordinance governing such developments	SE	SE	SE	SE	SE	SE		
Mobile Homes, including Mobile Home Parks and subdivisions.				SE				