

**Text Recommended by the Planning Commission on September 25, 2014**

**ZOTA 2014-6: AMENDMENT TO ARTICLE 21 TO ALLOW MINOR PLAN AMENDMENTS TO REDUCE SURPLUS PARKING**

*(Note: Text ~~dashed through~~ below indicates a deletion from the current Zoning Ordinance.)*

**21-7(a) MINOR AMENDMENTS DEFINED**

Minor amendments are intended to expedite approval in those situations where amendments are of minor significance and generally relate to the shifting of previously approved spaces. Such amendments **(1)** shall not decrease the overall land area in yards, or other open spaces; **(2)** shall not increase building ground area coverage, floor area, or height, or increase the number of dwelling units; **(3)** shall not increase the number or size of signs; **(4)** shall not change the location or cross-section of any street and shall not increase the number, or change the location of street access points, except that shifts in the approved access location not exceeding twenty-five (25) feet may be approved as a minor amendment where the access point is not located on an arterial street and the Divisions of Traffic Engineering and Planning concur that such relocation will not have a negative effect on traffic safety and movement; ~~**(5)** may include a reduction in parking spaces only when an associated reduction in floor area or number of dwelling units would permit a lesser number of minimum required off-street parking spaces than required for the original development plan. To qualify as a minor amendment, this reduction may be equal to but not exceed the difference in minimum required parking between the original plan and the proposed minor amended plan. For any case where parking in excess of the minimum requirement was provided on the original development plan, that same number of spaces shall be provided in excess of the minimum requirement for the proposed minor amendment plan.~~