**Draft Outline for Wheeler Zoning Ordinance Reorganization per Morgan CPS April 28, 21 Analysis**

The following provides a draft outline with Ordinances and Sections reorganized by Morgan CPS to make the document more user friendly and easier to implement.

 ***Article I (Introduction)***

This Division introduces the planning document to the reader and asks the basic questions of the document’s purpose and who is responsible for its administration. Administrative and legal requirements as well as definitions make up the bulk of this Article. This Article would include, with some minor variations and exceptions, Article 1, Article 19 and Sections 12.010 to 12.030.

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***Article II (Zoning)***

This Article answers the questions as to a property’s zoning and what development is allowed on the site. Generally, Articles 2 to 7 would be included, organized from Residential 1 to Water-Related Industrial along with flood hazard provisions (Sections 9.030 to 9.060) and historic resources (Article 9.20).

1. It is suggested each zone be organized as follows:
2. Permitted uses – those allowed outright.
3. Special permitted uses – also allowed but subject to certain design provisions (e.g., manufactured homes on individual lots)
4. Conditional uses – those requiring Commission approval
5. Dimension requirements – setbacks, building height, lot area, etc.
6. Development standards – list of other provisions that could apply such as fence regulations, signs, parking; and, referencing those applicable sections. Within each zone, uses would be expanded to include

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This Article also answers the questions as to a property’s zoning and development allowances, but focuses solely on the estuary. Normally, all zones (including overlay zones) would be placed in one article. However, due to the unique nature of the estuary it appears a separate article is called for. Sections 8.010 to 8.130; and, Sections 11.110 to 11.1194 would be found in Article III.

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***Article IV (Development Requirements)***

Once a use is determined the next logical question is **how** it can be developed. All of these standards would be placed in Article IV including those that apply to all zones (e.g., parking) and those that apply to a specific use (e.g., RV parks). Currently, this would include Article 10; Sections 12.040 to 12.070; and, Sections 11.010 to 11.090.

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