

VILLAGE OF SUTTONS BAY

Planning Commission
420 N. Front Street, Suttons Bay, MI 49682

October 11, 2023 at 5:00 pm

Regular Meeting Agenda

1. Call to order
2. Roll call and notation of quorum
3. Approval of Agenda
4. Member conflict of interest on any item on the agenda
5. Approval of minutes September 13, 2023
6. Public comment/Written communications (Reserved time for items listed on the agenda). Please limit remarks to no more than three (3) minutes
7. Old Business
 - a. Public Hearing 2023 Master Plan
 - b. Public Hearings-Zoning Ordinance Amendments
 - 4-3 (C) Spatial Requirements-High Water Mark
 - 5-3 (B) Spatial Requirements-High Water Mark
 - Section 20-13-Water's Edge Definition
 - Section 20-11-Setback from Historic High Water Mark Definition
 - Section 20-12-Accessory Dwelling Definition
8. New Business
9. Public comment
10. Reports
 - a. Zoning Administration Report
 - b. ZBA Report
 - c. Village Council Updates
11. Good of the order
12. Announcements: Next Regular Meeting November 8, 2023
13. Adjournment

If you are planning on attending this meeting and are disabled requiring any special assistance, please notify the Village Clerk by calling 231.271.3051 or by email at suttonsbay@suttonsbayvillage.org as soon as possible.



Village of Suttons Bay
 Planning Commission
 420 N. Front Street, Suttons Bay, MI 49682
 Meeting minutes of September 13, 2023

The meeting was called to order at 5:00 p.m., by Chairperson Hetler.

Present: Feringa, Hetler, Hylwa, Pontius, Smith and Suppes

Absent: Ostrowski

Staff present: Fay, Kopriva and Patmore

Approval of agenda

Smith moved, Suppes seconded, CARRIED, to approve the Planning Commission agenda as presented. Ayes: 6, No: 0.

Approval of minutes

Hylwa moved, Feringa seconded, CARRIED, to approve the August 9, 2023 Planning Commission meeting minutes as submitted. Ayes: 6, No: 0.

Public comment/Written Communications

Public comment received from Lois Bahle.

Review and make recommendation on draft Master Plan – Future Land Use Map and Text recommended changes

Commissioners requested a change in the Future Land Use Map (FLUM). The request is to change the color yellow in the Hillside district to make it distinct and different than the yellow in the Neighborhood Residential. This could be accomplished by changing the color or inserting dots or hash marks in the background. Currently the yellows look the same and are not differentiated.

Pontius moved, Smith seconded, CARRIED, to set a public hearing for October 11, 2023, at 5:00 to receive public comments on the proposed Village of Suttons Bay Master Plan. Ayes: 6, No: 0.

Section 2.6 Wetland Protection language/Ordinance discussion

Kopriva stated she was unable to secure a Wetlands map acceptable to the state for this meeting, and will continue to work on it. She stated a map is necessary to adopt a Wetlands Ordinance. It was the consensus of Commissioners to continue pursuing the

Wetland Protection language for a Wetland Ordinance and to place it back on the agenda for next month.

Definitions

High Water Mark, Waters Edge

Commissioners determined the definition for the high water mark to be the historic high water mark and requested the word historic be used in all four sections of the zoning amendment.

Feringa moved, Smith seconded, CARRIED, to set a public hearing on the historic high water mark zoning amendment for October 11, 2023. Ayes: 6, No: 0.

ADU definition

Following discussion, Commissioners requested the sentence found in A.1. Accessory Use, that reads, "Not included in this definition are parcels containing more than a single-family dwelling and one accessory dwelling," be eliminated.

Suppes moved, Smith seconded, CARRIED, set a public hearing on the ADU definition as amended, for October 11, 2023. Ayes: 6, No: 0.

Public comments

Public comments received from Larry Mawby representing Peninsula Housing.

Reports

Zoning Administration Report was received from Patmore and can be found in this meeting packet.

ZBA Report – Smith stated there was no ZBA meeting to report on.

Village Council Updates – Suppes stated the Zoning Ordinance amendments before Council were denied.

Good of the order

Kopriva stated she was requested to look at other available days for Planning Commission meetings, noting days were better than evenings, and that the first Monday or Thursday evening of the month is best for her. Patmore stated that as long as he can leave by 6:00 p.m. on the currently scheduled days, that he was fine to keep the meeting days as scheduled. It was the consensus of Commissioners to keep the schedule as is.

Announcements: The next Planning Commission meeting will be held on October 11, 2023.

The meeting adjourned at 5:46 p.m.

Meeting minutes submitted by Shar Fay, Clerk

Village of Suttons Bay – 420 N Front Street – P O Box 395 – Suttons Bay, MI 49682 – 231.271.3051
suttonsbay@suttonsbayvillage.org

**NOTICE OF PUBLIC HEARING
VILLAGE OF SUTTONS BAY
MASTER PLAN**

Notice is hereby given that the Village of Suttons Bay Planning Commission will hold a public hearing at 5:00 p.m. on October 11, 2023 at the Village of Suttons Bay Offices, 420 N Front Street, Suttons Bay, MI 49682. The purpose of the hearing is to receive public comments on the proposed Village of Suttons Bay Master Plan.

The Master Plan includes text, illustrations and maps that describe the Planning Commission's proposal for the long-range future development of the Village. It includes a Future Land Use Plan. The Master Plan has been prepared under the authority vested in the Planning Commission by the Michigan Planning Enabling Act, Michigan Public Act 33 of 2008.

A Master Plan is a long-range policy plan for land use that helps guide Village officials when making land use and development decisions. The Master Plan is not a zoning map and does not change the zoning of individual properties.

A complete draft of the proposed Master Plan may be inspected prior to the hearing at the Village Hall. The draft Plan can also be viewed online at www.suttonsbayvillage.org. Written comments may be sent to the Village prior to the hearing at Village of Suttons Bay - 420 N Front Street, P.O. Box 395, Suttons Bay, MI 49682 or emailed to: suttonsbay@suttonsbayvillage.org. Oral comments will be taken during the public hearing.

This notice is published pursuant to the requirements of Michigan Public Act 33 of 2008.

STATE OF MICHIGAN
COUNTY OF LEELANAU

VILLAGE OF SUTTONS BAY
PUBLIC HEARING

AMENDMENT TO THE VILLAGE ZONING ORDINANCE

The Village of Suttons Bay Planning Commission will hold a public hearing to consider the following Zoning Ordinance Amendment(s) at their regular planning commission meeting scheduled for Wednesday, October 11, 2023 at 5:00 P.M.

Adding the following to **Section 4-3 Spatial Requirements**

Add-Item C.

The Lake Michigan setback shall be measured from the Lake Michigan Historic High-Water Elevation as determined by the US Army Corp of Engineers.

Add the following to **Section 5-3 Spatial Requirements**

Add-Item B

The Lake Michigan setback shall be measured from the Lake Michigan Historic High-Water Elevation as determined by the US Army Corp of Engineers.

Add the following **Section 20-11**

SETBACK means the minimum required horizontal distance measured from the lot lines or Lake Michigan Historic High-Water Elevation as determined by the US Army Corp of Engineers to a building as designated by the applicable zoning district, or a structure, as applicable elsewhere in the ordinance.

Amend **Section 20-12 Definitions: U - V**
USE

A. **ACCESSORY USE** means a use naturally and normally incidental to, subordinate to, and devoted exclusively to the principal use of the land or buildings located on the same lot.

1. **ACCESSORY DWELLING** means *one* attached or detached dwelling subordinate to the principal single-family dwelling, *on the same parcel*, that contains an independent living area, including sleeping quarters, a bathroom, living area and kitchen facilities.

Add the following **Section 20-13 Definitions: W-Z**

Water's Edge means the line where the water and shore meet when the water level is static. For fluctuating water bodies other than Lake Michigan, it shall be the line where the water and shore meet when the water is at its annual high level. For Lake Michigan, it shall be the Lake Michigan Historic High-Water Elevation as determined by the US Army Corp of Engineers.

Information regarding the amendment may be examined by contacting the Office of Planning & Zoning at the Village of Suttons Bay, during regular business hours of 8:00 a.m. – 4:00 p.m., Monday through Thursday, and 8:00 a.m. – Noon on Friday, at 231-271-3051 or by email at suttonsbay@suttonsbayvillage.org. Comments may be made in writing, addressed to Planning & Zoning, c/o Village of Suttons Bay, PO BOX 395, Suttons Bay, Michigan 49682.

project memorandum

B R i
Beckett&Raeder

Landscape Architecture
Planning, Engineering &
Environmental Services

Date: 10.03.23

From: Sara Kopriva, AICP
To: Suttons Bay Planning Commission

Project: Zoning Amendment- High Water Mark, Water's Edge, Accessory Dwelling
Definition

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Next Steps: Following the public hearing and after review of the criteria, the Planning Commission will need to make a recommendation to Village Council

Recommended Motion: Motion to recommend approval of zoning amendments for high water mark, water's edge, and accessory dwelling units as the changes meet the criteria of Section 18-3(C).

As proposed the changes to the language will help to clarify language in the Zoning Ordinance. The intent is to make is clear where the water's edge setback is being measured from and that only one accessory dwelling can be on a property.

Amendment Below:

Proposed changes are in **bold** and highlighted in **Yellow** below.

Section 4-3 Spatial Requirements

- A. ***Spatial Requirements- Residential Districts.*** All lots shall meet the minimum area and width requirements of Table 4-3. New lots shall not be created, except in conformance with these requirements. All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 4-3.

Beckett & Raeder, Inc.
535 West William
Suite 101
Ann Arbor, MI 48103

734 663 2622 ph
734 663 6759 fx

www.bria2.com

Petoskey Office
113 Howard Street
Petoskey, MI 49770

231.347.2523 ph
231 347 2524 fx

Traverse City Office
148 East Front Street
Suite 207
Traverse City, MI 49684

231 933 8400 ph
231.944.1709 fx

Grand Rapids Office
5211 Cascade Road SE
Suite 300
Grand Rapids, MI 49546

616 585.1295 ph

Table 4-3 Spatial Requirements- Residential Districts											
Residential Districts	Min. Depth (ft.)	Min. Width/ Frontage	Setbacks (feet)					Height of Primary (feet)	Stories	Building Coverage	Max. Impervious Coverage
			Primary Street Front	Side Street Front	Side	Rear/ Alley	Lake Michigan				
CR	100	40/40	15-251	62	6	10	-	30	2.5	40%	50%
NVR	100	80/40	15	15	15	15	-	30	2.5	30%	40%
SFW R	200	100/100	25	25	15		50	30 (street) 40 (lowest grade)	2.5	Greater of 30% or 2,500 SF	Greater of 30% or 2,500 SF
HR	100	100/20	40	40	40	40	-	30, 40 for dwellings with walk out basement	2.5	Lesser of 40% or 8,000 SF	Lesser of 50% or 10,000 SF
WC	150	200/200	35	35	Lesser of 35 or height of bldg.		50	35	2.5	25%	40%

- B. *Single-Family and Two-Family Garages.* If garage doors are oriented toward the primary street frontage, they must be positioned at least five (5) feet behind the primary façade of a house. The total width of garage door openings shall not exceed 40 percent of the total width of any street-facing elevation of the house. On a corner lot, a garage facing a secondary street may be flush with the secondary side elevation or behind.

- C. The Lake Michigan setback shall be measured from the Lake Michigan Historic High Water Elevation as determined by the US Army Corp of Engineers.**

Section 5-3 Spatial Requirements

- A. *Spatial Requirements- Mixed Use Districts.* All lots shall meet the minimum area and width requirements of Table 5-3. New lots shall not be created, except in conformance with these requirements. All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 5-3.

 initiative

Table 5-3 Spatial Requirements- Mixed Use Districts

Zoning District		CB	NG	SG	BV
Minimum Depth (ft.)		120	100	120	
Width (ft.)		25 min.	60 min., 120., max.	60 min., 120., max.	
Minimum Frontage		25	Equal to width	Equal to width	
Front Setback	Front/ Primary Street (ft.)	0 max.3	15 min.	15 min.	15 min.
	Front/ Secondary Street (ft.)	0 min., 5 max.	10 min.	15 min.	15 min.
Side Setback	Adjacent Commercial (ft.)	0 min.	10 min.	10 min.	5 min.
	Adjacent Residential (ft.)	10 max.	10 min.	10 min.	5 min.
Rear Setback	Alley (ft.)	0 min.	10 min.	10 min.	10 min.
	Lot (ft.)	10 min.	10 min.	10 min.	20 min.
	Secondary Street (ft.)	0 min., 20 max.	15 min.	15 min.	15 min.
	Lake Michigan(ft.)	50 min.	50 min.	50 min.	50 min.
Height-(ft.) ⁴	All buildings	15 min., 35 max.	35 max.	35 max.	35 max.



	Corner lot buildings	20 min.5	35 max.	35 max.	35 max.
Stories- Maximum (number)		1 min., 3 max.	1 ½ min., 2 max.	1 ½ min., 2 ½ max.	1 ½ min., 2 ½ max.
Building Coverage Maximum (%)		-	40	40	-
Impervious Surface Maximum (%)		-	50	50	-
Front Parking Setback (ft.)		25 min.	-	-	-
Building Frontage Minimum (%)	Primary Street	80	-	-	-
	Side Street	50	-	-	-
	Secondary Street	50	-	-	-

B. The Lake Michigan setback shall be measured from the Lake Michigan Historic High Water Elevation as determined by the US Army Corp of Engineers.

Section 20-11

SETBACK means the minimum required horizontal distance measured from the lot lines or Lake Michigan Historic High Water Elevation as determined by the US Army Corp of Engineers to a building as designated by the applicable zoning district, or a structure, as applicable elsewhere in the ordinance.

Section 20-13 Definitions: W-Z

Water's Edge means the line where the water and shore meet when the water level is static. For fluctuating water bodies other than Lake Michigan, it shall be the line where the water and shore meet when the water is at its annual high level. **For Lake Michigan, it shall be the Lake Michigan Historic High Water Elevation as determined by the US Army Corp of Engineers.**

Section 20-12 Definitions: U - V

USE

- A. **ACCESSORY USE** means a use naturally and normally incidental to, subordinate to, and devoted exclusively to the principal use of the land or buildings located on the same lot.
1. **ACCESSORY DWELLING** means **one** attached or detached dwelling subordinate to the principal single-family dwelling, **on the same parcel**, that contains an independent living area, including sleeping quarters, a bathroom, living area and kitchen facilities.



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Evaluation of Proposed Text Amendment

Below is an evaluation of the proposed Zoning Ordinance amendment based on the criteria for text amendments set forth in Sec. 18-3(C). (Evaluation in *italics*):

1. The proposed text amendment would clarify the intent of the ordinance.

The proposed text amendment will clarify the intent of the ordinance and help with further enforcement of the Zoning Ordinance.

2. The proposed text amendment would correct an error or oversight in the ordinance.

The amendment will correct an oversight of the ordinance by further defining language to help with enforcement and implementation of the Zoning Ordinance.

3. The proposed text amendment would address changes to the State legislation, recent case law or opinions from the Attorney General of the State of Michigan.

The proposed text amendment is not in response to any State legislation, recent case law or opinions from the Attorney General.

4. The proposed text amendment would promote compliance with changes in other County, State or Federal regulations.

The proposed amendment would not promote compliance with changes in other County, State or Federal regulations.

5. In the event the amendment will add a use to a district, that use shall be fully consistent with the intent of the district and the character of the range of uses provided for within the district.

This amendment does not add a use to a district.

6. The amendment will not create incompatible land uses within a zoning district, or between adjacent districts.

The amendment does not create incompatible land uses.

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7. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.


There does not appear to be any conflict with any other reports, studies, or other documents.

8. As applicable, the proposed change shall be consistent with the Village's ability to provide adequate public facilities and services.

The amendment is only related to definitions and clarifications. There is no impact on public facilities.

9. The proposed change shall be consistent with the Village's desire to protect the public health, safety, and welfare of the community.

The proposed text amendments are consistent with the Village's desire to protect the public health, safety and welfare of the community.

		VILLAGE OF SUTTONS BAY ZONING REVIEW	
Prepared:	10/06/2023	Pages:	1 of 1
Meeting:	October PC Meeting	Attachments:	2 <input type="checkbox"/>
Subject:	Review of proposed Zoning Ordinance Amendments		

I offer the following comments on the proposed zoning amendments up for review:

1. Lake Michigan Setback Definition:

I want to thank the Planning Commission for addressing the lack of a definition of the Lake Michigan Setback in the zoning ordinance and where the setback is referenced from.

My comments are that I could not find a direct reference where the US Army Corp of Engineers actually specifically defines the term "Historic High Water Elevation" for Lake Michigan, however, they do publish a chart of historic water elevations on the Great Lakes, including Lake Michigan.

In administering the Village of Suttons Bay Zoning Ordinance, I will be interpreting this amendment, as written, to be that the reference elevation will be elevation 582.35 (IGLD55), which was recorded in October 1986 as the highest elevation number on the lake level chart for Lake Michigan published by the US Army Corp of Engineers.

If, in the future, a higher Lake Michigan elevation is measured, that elevation will be used as our reference.

I will be getting calls from Surveyors, Contractors, and Property Owners as to what specific elevation is to be used, and I will give them the attached chart.

It also should be noted that the term Historic High Water Elevation is used elsewhere in the zoning ordinance (see attached)

2. Definition of Accessory Dwelling

I do not object to this definition change, however, I believe that it was not really necessary because the standards for accessory dwellings clearly state that only one ADU is allowed per parcel, (Section 9-2).

Respectfully Submitted,

Steve Patmore



25-Apr-2023

FINAL 2022
and Long-Term (1918-2022) Mean, Max & Min
Monthly Mean Water Levels (Based on Gage Networks)
(Feet, IGLD85)

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Annual</u>
LAKE SUPERIOR													
2022	601.18	600.95	600.89	601.18	601.84	602.26	602.43	602.53	602.53	602.36	602.36	602.26	601.90
Mean	601.51	601.31	601.18	601.28	601.61	601.87	602.10	602.17	602.17	602.10	601.97	601.74	601.74
Max	602.72	602.49	602.40	602.62	602.92	603.15	603.22	603.22	603.22	603.38	603.31	603.05	
2020	2020	2020	1986	1986	2019	2019	2019	2019	2019	1985	1985	1985	
Min	599.84	599.61	599.54	599.48	599.61	599.90	600.26	600.43	600.46	600.72	600.43	600.13	
1926	1926	1926	1926	1926	1926	1926	1926	2007	2007	1925	1925	1925	
LAKES MICHIGAN-HURON													
2022	579.40	579.20	579.17	579.59	579.89	580.05	580.09	580.02	579.76	579.40	579.23	578.94	579.56
Mean	578.48	578.44	578.48	578.77	579.10	579.30	579.40	579.33	579.17	578.97	578.77	578.61	578.90
Max	581.56	581.50	581.43	581.66	581.92	582.15	582.19	582.09	581.96	582.35	581.96	581.56	
2020	2020	2020	2020	2020	2020	2020	2020	2020	1986	1986	1986	1986	
Min	576.02	576.08	576.05	576.15	576.57	576.64	576.71	576.67	576.64	576.44	576.28	576.15	
2013	1964	1964	1964	1964	1964	1964	1964	1964	1964	1964	1964	2012	
LAKE ST. CLAIR													
2022	575.20	574.38	575.20	575.46	575.79	575.95	575.89	575.79	575.49	574.97	574.61	574.54	575.26
Mean	573.72	573.56	573.95	574.38	574.64	574.80	574.87	574.77	574.54	574.21	573.95	573.95	574.28
Max	576.77	576.77	576.87	577.13	577.36	577.49	577.56	577.33	577.03	577.30	576.84	576.77	
2020	1986	2020	2020	2020	2020	2020	2019	2020	2020	1986	1986	1986	
Min	570.47	570.51	571.03	571.92	572.24	572.34	572.51	572.21	571.98	571.75	571.46	571.65	
1936	1926	1934	1926	1934	1934	1934	1934	1934	1934	1934	1934	1964	
LAKE ERIE													
2022	572.64	572.28	572.60	572.80	573.06	573.10	572.90	572.67	572.38	571.92	571.69	571.52	572.47
Mean	570.96	570.93	571.23	571.69	571.95	572.08	572.01	571.82	571.52	571.19	570.96	570.93	571.42
Max	573.69	573.82	573.98	574.31	574.41	574.61	574.57	574.21	573.72	573.95	573.65	573.79	
1987	2020	2020	2020	2020	2019	2019	2019	2019	1986	1986	1986	1986	
Min	568.27	568.18	568.24	568.83	569.03	569.06	569.06	569.00	568.83	568.57	568.24	568.21	
1935	1936	1934	1934	1934	1934	1934	1934	1934	1934	1934	1934	1934	
LAKE ONTARIO													
2022	245.60	245.67	246.03	246.49	246.62	246.49	245.90	245.21	244.59	244.13	244.09	244.32	245.44
Mean	244.69	244.82	245.05	245.70	246.16	246.26	246.10	245.70	245.21	244.82	244.55	244.52	245.31
Max	246.59	246.95	247.28	248.20	248.69	249.05	248.69	247.97	247.41	246.78	246.65	246.72	
1946	1952	1952	1973	2017	2019	2019	2019	1947	1947	1945	1945	1945	
Min	242.16	242.06	242.59	242.88	243.14	243.41	243.24	242.78	242.49	242.19	241.96	241.93	
1935	1936	1935	1935	1935	1935	1935	1934	1934	1934	1934	1934	1934	

Zoning

From: Dorothy <officeassist@suttonsbayvillage.org>
Sent: Thursday, October 05, 2023 1:59 PM
To: VOSB Zoning; zoningadmin@suttonsbaytwp.com; 'Sara Kopriva'
Subject: Historic High Water Mark

Steve & Sara

In looking through the Ordinance (on another matter) I noticed that we define the Michigan Historic High Water mark as: "Lake Michigan Historic High Water Elevation (582.3' IGLD 1985)" in the following three places in our Ordinance. If we are planning on amending our Ordinance to say---"as determined by the US Army Corp of engineers" we should probably be consistent and makes changes to the three sections below as well?

Page 2-10 (General Regs)

Waterfront Greenbelt.

1. Minimum Depth. A greenbelt a minimum of 25 feet deep will be established and maintained as a condition for new development or redevelopment taking place on waterfront parcels. This strip will be made up of a mixture of low growing shrubs and trees that are well suited for the site. This strip will be located upland from the **Lake Michigan Historic High Water Elevation (582.3' IGLD 1985)** and no lawn may be maintained between this strip and the water's edge.

Page 2-20 (General Regs)

1. Placement.
 - a. No fence shall be located below the **Lake Michigan historic high-water elevation of (582.3 feet IGLD 1985).**
 - b. No fence or wall shall be erected as to obstruct a clear vision area (Section 2-19).
 - c. If one side of the fence has a finished side, that side shall face adjacent properties, the water or streets.


Pg 7-3 (Public Lands)

- A. ***Shoreline Yard and Setback Requirements.*** Except for boat ramps, docks, harbormaster offices, and piers, all other structures shall be set back a minimum of 50 feet from the established **Lake Michigan historic high-water elevation (582.3 feet IGLD 1985) unless a greater setback from the shoreline is required by the DNR/DEQ or other public agency.**

Dorothy

Dorothy Petroskey

Village of Suttons Bay
 P.O. Box 395
 Suttons Bay, MI 49682
 231.271.3051

		VILLAGE OF SUTTONS BAY ZONING REPORT	
Prepared:	10/04/2023	Pages:	1 of 1
Meeting:	October PC & Council	Attachments:	0 <input type="checkbox"/>
Subject:	Zoning Report for September 2023		

LAND USE PERMITS ISSUED

		NEW	ADU	ALTERATIONS	ACCES.	FENCE	COMMERCIAL
DATE	TOTAL	HOMES		ADDITIONS	STRUCT.		& SIGNS
September 2023	0	0	0	0	0	0	0
Year To Date	21	2	1	5	1	2	10

Revisions to previously issued permits.

STAFF REPORT

- Investigate fence complaint.

FUTURE ACTION REQUESTED:

1. There is a discrepancy in the zoning ordinance requirements for Side Setbacks in the Hillside Residential (HR) Zoning District.
 - Table 4-3 on page 4-4 indicates that the Side Setback in the HR District shall be 40 feet.
 - Figure 4-1 on page 4-5 illustrates that the Side Setback in the HR District shall be 20 feet.
 - Figure 4-3 on page 4-7 also illustrates a Side Setback in the HR District of 20 feet for duplexes.
 - So should the Side Setback be 40' or 20'?

In the Zoning Administrator's desk I found a copy of Table 4-3 with the 40 foot HR side setback crossed out and a 20' handwritten in, leading me to believe that this discrepancy may have already been discussed.

I recommend that the Side Setback listed for the HR in Table 4-3 be reviewed, and this discrepancy addressed in a future housekeeping amendment.

