



**4. Are there IPMC regulations that regulate cargo containers? Should there be a cross-reference to IPMC?**

- A. No there are not. They could be classified as accessory structures under the IPMC and enforced if not in “good condition” or if they provide “rodent harborage”. It does not require them to be on a hard surface. There is no specific IPMC section dealing with cargo containers to cross reference.

**5. On cargo containers, how will viewsapes be enforced since they can seem important or unimportant from any view?**

- A. This protects the 2 view-sheds we’ve had complaints about: 1) the street which is the most important and requires complete screening, and 2) the front of another property facing the rear of another property even if it is already screened from the street. The latter is not as restrictive.

**6. Is there a conflict between our recent Special Events/Vendors ordinance which requires a minimum of 5’ for pedestrian passage on sidewalks vs. 6’ required in D-1?**

- A. No. The 5’ is for temporary structures or time-limited events where items are more moveable. The 6’ is a “should” and is for more permanent-type structures that are harder to move.

**7. Is our recent Special Events/Vendors ordinance in sync with the location criteria for mobile retail vendors in the Zoning ordinance?**

- A. Upon further review, it is not. Staff has now made changes to ordinance that tie the definition of ‘mobile retail vendor’ to the definitions in the Vendor Licensing ordinance. What will remain in the zoning code is that vendors can operate in zoning districts where retail sales are allowed as well as anywhere authorized by ordinance. (e.g county parks, special events). (Lines 3031-3033)

**8. Is there a conflict with the IPMC and the allowance of Automobile Wrecking/Salvage Yards? Should storage be permitted in an enclosed building like the IPMC?**

- A. Correct. This was an oversight. Zoning definition changed to reflect that these uses refer only to outdoor/unenclosed storage. (Lines 288-289)

**9. How does “encroachment” into “yards” relate to maximum percentages elsewhere for use of yard space?**

- A. The intent of a coverage ratio is to control bulk and mass (i.e. structures that obstruct light and air) and not ground coverage or impervious surface. On that basis uncovered decks, stoops, landings, above ground pools are not subject to the coverage restrictions or ratios. Covered structures are subject to the coverage ratios.

**10. I understand why salvaged metal, salvaged wood or other materials [not new] would be of concern...but...would people be able to get exceptions for “art fences” or use of other recycled materials?**

- A. Typical fencing materials supplied by fencing vendors could apply to recycled “fencing” materials. So as not to confuse the issue the ordinance will remove references to recycled materials. Adding mosaics or painting a fence is still okay. It’s the base material being used that’s the concern. (Lines 2281-2284)

**11. Under sign conditions, the text does not address signs whose paint or lettering has simply faded or whose materials have simply worn out (e.g. faded or tattered feather flag). Suggest that substituting the word “deteriorated” for “damaged” might take care of the problem.**

- A. The language was not intended to enforce “faded” signs but it will enforce tattered or frayed flags. Changing the wording changes the intent, would be substantive, and would need further public vetting under the comprehensive sign code update. On the advice of Legal, no changes were made.

**12. Why are Funeral Homes – without crematoriums –not allowed in X-3?**

- A. They don’t fit NOTO arts and entertainment purpose. X Districts allow residential and are not necessarily compatible with residential.

**13. Medical Equipment – Why not X-3?**

- A. Agreed, sales are allowed so this should be. Got overlooked from two years ago when we converted to matrix format. (page 55 in land use matrix table)

**14. Printing/Copy Center – Why not X-1 and X-3?**

- A. Agreed, this may have gotten confused as a printing plant from last code update two years ago. (page 55 in land use matrix table)