

**MCCALL AREA  
PLANNING AND ZONING COMMISSION  
Public Workshop on Code Amendments**

**November 29, 2006 –6:00 p.m.  
McCall City Hall- Legion Hall – Lower Level  
216 East Park Street**

**PUBLIC WORKSHOP MEETING – Begins at 6:00 p.m.**

The following are examples (but not limited to) of code amendments to be discussed during the work session:

***Title 3***

**Chapter 2: Definitions**

1. Building Height definition- discussion of the current code language and a proposed averaging process.
2. Condominium definition- see attached document.

**Chapter 3: Residential Zones and Standards**

1. Side yard setbacks- discussion of current code language and possible alternatives.
2. Irregular shaped lots- discussion of an averaging process to determine the lot width.

**Chapter 5: Industrial Zones and Standards**

1. Change Minimum property size from “10, 000 sq. ft.” to “3000” sq. ft. in MCC 3.5.03 Dimension Standards table.

**Chapter 8: General Development Standards**

1. In Section 3.8.06 Parking Provisions, Driveways and Loading Area, modify paragraph as follows:  
*B. No building or structure shall be substantially altered, added to or enlarged, or its use changed permanently, which causes an increase in parking demand unless there is provided as many such spaces as may be required by this Title with respect to the square footage as to which alteration, addition, enlargement, or change of use has occurred. (See attached letter from the Network Architects dated 11/16/06.)*

**Chapter 9: Signs**

1. In MCC 3.9.08, delete “B. Internally Lighted. A sign with an internal light intended to illuminate translucent portions of the sign.”
2. Clarify MCC 3.9.03 (C), Commercial Zones to mention requirements for 2 sided signs and signs on more than one street.
3. Add MCC 3.9.03 (D), “Size. Requirements shall be the same as specified for the Commercial zones.”
4. Include a phrase about the size/materials of the structure displaying the sign.
5. Prohibition from credit card signs attached to main sign.

**Others**

1. Add a section on the Vision Triangle-the requirements are intended to provide drivers an unobstructed view as they come upon a driveway access, alleyway, intersection or other

transportation related feature where there is potential for a sight obstruction and particularly in a triangular shaped area vulnerable to obstruction.

2. Reconfiguration of non-conforming lots using a Record of Survey and design review process (4 or less lots.) (See attached email from Claire Remsburg dated 10/3/06.)
3. Add 'A conditional use permit is required for fractional ownership properties.'

## **ADJOURNMENT**