

VILLAGE OF EPHRAIM

FOUNDED 1853



Plan Committee Ordinance Working Session

July 28, 2026, 12:00 p.m.

9996 Water Street

NOTE: THIS MEETING WILL BE SIMULTANEOUSLY HELD VIA TELECONFERENCING. STAFF, COMMITTEE MEMBERS AND THE PUBLIC ARE WELCOME TO PARTICIPATE IN THIS MANNER. TELECONFERENCING WILL BE AVAILABLE BY COMPUTER, PHONE, TABLET, OR DIAL-IN. CONNECTION INFORMATION BELOW:

The Village of Ephraim has been holding monthly zoning ordinance working sessions that began on January 27, 2015. The purpose of these sessions is to work on the ordinances identified by the village board of trustees and the planning committee as ordinances in need of discussion and consideration. Any recommended changes to zoning ordinances will be acted upon by the planning committee in a regularly scheduled meeting and then be forwarded on to the village board for consideration and public hearings if the proposed changes are to be implemented. A quorum of the Plan Committee will be verified for each meeting; minutes of working sessions will be approved during 7 pm meetings. The current ordinances/ordinance sections being discussed are:

- Prioritizing the list of next ordinances to consider:
 - PW Ordinance
 - Acc. Bldgs/Structures
 - Building Heights
 - Signs

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** It is possible that a quorum of the Village Board, Village Planning Committee, or other Village Committees may be present at the meeting. However, no action will be taken unless specifically noticed.*

Andrea Collak, Clerk

Kim Roberts, Deputy Clerk

Date 7/24/2026

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**VILLAGE OF EPHRAIM PLAN COMMITTEE
WORKING SESSION MEETING MINUTES
TUESDAY, JULY 14, 2026 - 12:00 PM
9996 WATER STREET**



Present: Andy Bartelt, Grace Held, Laird Hart, Rick Hoyerman, Monique McClean, BD Thorp, and Ken Nelson – Chair.

Staff: Brent Bristol - Village Administrator and Kim Roberts - Deputy Clerk.

Guests: John Cox and Kathy Pentler.

Call to Order: K. Nelson called the working session to order at 12:00 PM.

K. Nelson walked the Committee through changes to the permitted uses section, specifically the addition of a section for "reproduction" as §17.20(2)(c).

The Committee reviewed and refined the definition of "house reproduction" under Section §17.20(8). Bartelt suggested adding "and appearance" to the phrase "size and volume" to ensure the look of the structure was captured, not just its dimensions. The Committee agreed. Hoyerman suggested breaking up the lengthy sentence and proposed: "The materials must be sourced to ensure authenticity," to which the Committee agreed.

Current Section Language for §17.20(8)(a), "House Reproduction: A house reproduction means creating a replica of the existing residence in terms of size and volume. Unique features, materials, and architectural details of the original house must match the project within this district, including design and materials, which must be sourced to be replicated or recreated to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction."

Proposed Section language for §17.20(8)(a), "Structure Reproduction: A structure reproduction means creating a replica of the existing structure in terms of size, volume, and appearance. Unique features, materials, and architectural details of the original house must match the project, including design and materials. The materials must be sourced to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction."

Under 17.20(8)(b), the Committee debated the intent of the provision allowing modern materials to be substituted for original materials. The original language restricted substitution to cases where original materials were "not available." Bristol raised the question of whether the carve-out was strictly for unavailability or also permitted for reasons of cost and modernity. The Committee discussed whether a product such as LP SmartSide—engineered siding molded to look like cedar—should qualify. After considerable discussion, the Committee agreed that substitution should be permitted more broadly, provided it remained consistent with the intent of paragraph (a).

Current Section Language for §17.20(8)(b), "Design Criteria: Original materials not available for reproduction may be recreated with modern materials, subject to design review and design criteria in §17.26, Historic District."

Proposed Section Language for §17.20(8)(b), "Design Criteria: Modern materials may only be substituted for original materials insofar as they are consistent with the provisions of §17.20(8)(a) and subject to design review.

The Committee reviewed §17.20(3) Conditional Uses. They noted the need to replace the word "residences" with "structures" in §17.20(3)(b) and §17.20(3)(b)(1). After further discussion, the Committee concluded that for reproduction (Section 2, Permitted Uses), the word "structures" was more appropriate, as it would encompass not just residences but also accessory buildings, stone walls, flagpoles, and similar features that exist on protected waterfront properties and could be destroyed and reproduced. Further, the Committee suggested amending §17.20(3)(b)(1) to read, "Additions/modifications to or replacement of existing structures, subject to §17.20(6). In §17.20(8), the Committee agreed to replace the word "residences" with the word "structures" in the section heading as well as throughout the definition of reproduction in §8(a).

For conditional uses under Section 3(b), the Committee debated whether to replace "residences" with "buildings" or "structures." The Committee agreed to leave Section 6 - "Additions/Modifications to or Replacement of Existing Residences "PW Design Review" referencing residences for now, with Bristol noting he would consult the Village Attorney regarding "residence" as a use in Section 6. The Committee decided to reverse the order of §17.20(6)(a)(i)(a) and §17.20(6)(a)(i)(b), with subsection (b) being listed first. Further, in the new §17.20(6)(a)(i)(a), it should read, "Footprints in the PW District can be modified so long as there is no increase in the width as measured parallel to STH 42 of the residence or accessory buildings, and no increase *in the total footprint.*"

K. Nelson reviewed the Design Criteria subsection §17.20(6)(b), which references the Historic District Ordinance §17.26 for style and includes a provision that the design characteristics of a project must reflect, at maximum, a single-story or one-and-one-half-story house. The Committee reviewed the definition of "one and a half story house" in §17.09 - Definitions, which describes a full first floor with full-height interior walls of nominally eight feet (8') and an upper level with less full-height floor area than the first floor.

A discussion was held regarding the definition of a one and one-half story house. Bartelt expressed concern that the phrase "less full height floor area" still permits a near-full second story if pressed to the maximum by a creative architect. Bristol noted that the definition itself is not intended to establish the limitations — those would be set elsewhere — and that the definition simply characterizes what qualifies as a one-and-a-half-story building. The Committee reviewed the version from the June 23 meeting, a more detailed definition that described deeply pitched roofs, gables, dormers, and knee walls, and generally preferred it for its greater clarity. K. Nelson indicated the Committee should return to the original definition and also examine how the Village Assessor defines story-and-a-half. The Committee agreed to revisit this definition.

The Committee reviewed the provision on visual impact in §17.20(6)(b)(ii), which states that the width of individual structures as measured parallel to STH 42 cannot be increased, and that when existing landscaping is to be modified or replaced, a landscape plan is required. The Landscape Plan should not reduce water views between buildings. Bartelt proposed that the visual impact paragraph simply reference Section 10(b) for landscape plan requirements, rather than duplicating the discussion. It should read, "When the existing landscape is to be modified or replaced, it should not reduce the water view between buildings. (See §10 Permit Application; in such cases, a Landscape Permit is required.)"

Cox raised a philosophical concern about restricting private landowners' ability to landscape their own property in the interest of public view corridors.

K. Nelson acknowledged this tension, and stressed the intent of the ordinance was to maintain views.

The Committee agreed to keep the provision focused on situations where a building project triggers new landscaping, and not to extend it to standalone landscaping changes.

The Committee discussed the growing prevalence of permeable pavers and how they are currently counted — or not counted — as impervious surface. Bristol noted the risk of allowing unlimited permeable pavers between structures and the waterfront, potentially resulting in what would look like a fully paved yard. The Committee acknowledged this needed further thought, with Bristol noting it would be preferable to address it before, rather than after, passing the new ordinance.

The Committee spent significant time discussing the definition and treatment of "house attachments," in §17.20(6)(b)(iv). The Committee reviewed the definition in §17.09 – definitions. A House Attachment is defined as elements not part of the conditioned living interior space but attached to the house — such as decks, porches, screened porches, and windowed porches. The Committee discussed that any existing attachment may be replaced on a one-for-one basis (same size, same type), giving the example that a porch must be replaced by a porch, not a screened or windowed porch.

A discussion on house attachments was held. The term "conditioned space" was flagged as problematic. Cox and others noted that many older cottages have no central conditioning at all, making the term inapplicable as a dividing line between interior and attachment space. K. Nelson proposed striking the conditioned space language

and replacing it with "finished interior space," referencing the footprint definition, which describes space with walls, floors, and ceilings of materials generally accepted for interior construction, with a ceiling height of at least seven feet (7').

The Committee agreed to remove "conditioned living space" from the definition of house attachment and replace it with "finished interior space" to tie to the definition of footprint. Bristol questioned whether "finished" was the right word, noting that a windowed porch could have carpeting and electrical outlets and still arguably be "finished."

Regarding the definition of footprint, §17.09 definitions, the Committee agreed to strike "dimensions" and replace it with the word "area". Further, the Committee decided to strike the sentence, ~~"This is a conditioned space where temperature and humidity are controlled in the space."~~

The larger policy question of whether attachments such as screened or windowed porches should be included in the footprint was debated at length. K. Nelson described the situation with a prior application where a windowed porch was significantly enlarged because the ordinance lacked clear controls. The one-for-one replacement rule was described as the primary mechanism to prevent this kind of expansion. The Committee discussed whether decks should be treated differently from porches. K. Nelson suggested decks might be less of a concern from a bulk and visual standpoint than roofed porches, though second-story decks were noted as potentially more impactful. No final decision was made on this distinction.

Cox raised the specific situation of his own cottages, which have covered, unenclosed porches and fall below the six hundred square foot (600 ft²) residential minimum. He asked whether a conditional use process could be created to allow PW property owners in such situations to enclose an existing porch. By doing so, they would be able to meet minimum residential square footage requirements, subject to conditions imposed by the Committee to become more conforming with the ordinance.

Bartelt questioned whether the Committee's goal was to bring non-conforming structures to conforming.

K. Nelson expressed caution about opening this door, noting it could result in structures being substantially enlarged under a conditioned living space scenario combined with a twenty-three-foot (23') height allowance. Further, the minimum requirements were established after the nonconforming properties were built. Additionally, he stressed that many of the properties in the PW district will never be conforming due to setbacks.

Hoyerman suggested that the right framing for a conditional use in such cases would be that the applicant is asking for something but potentially giving something up in exchange, and that this quid pro quo logic could be better codified in Section 7.

Bristol cautioned against trying to enumerate every possible scenario; the section is intentionally broad.

The Committee agreed that Section 7 provides the necessary latitude and guidance for such situations without requiring exhaustive specification, and that these cases would still be subject to Plan Committee discretion.

The Committee discussed the broader goal of encouraging property owners to retain and work with their existing structures rather than demolish and rebuild, noting this was the original purpose of the reproduction provision.

Bartelt revisited a fundamental question: whether the concern about attachments was specifically about preventing them from being incorporated into a rearrangeable footprint and built up to a story and a half, or whether there was a different concern.

K. Nelson affirmed that a porch-as-porch replacement was the intent — the porch footprint should remain one story, while the main house footprint could go up to the one-and-a-half-story maximum.

Thorp moved, Bartelt seconded to adjourn at 2:05 PM.

Recorded by Kim Roberts – Deputy Clerk

17.20 PROTECTED WATERFRONT (PW) DISTRICT.

1) INTENT.

The open shoreline is one of Ephraim's most distinctive features and is also characterized by buildings sited on mostly small non-conforming lots. This ordinance is intended to preserve the open views of the shoreline as well as the historic appearance of Ephraim's built environment while also allowing for some leeway for Protected Waterfront (PW) District property owners to modify or replace their residences. Consistent with the intent and provisions of the Ephraim Historic District Ordinance (§17.26), property owners are encouraged to use and maintain their existing residences. However, if residential modification or replacement is desired, said modification or replacement must strictly conform to the provisions of §17.20 and §17.26. New construction on vacant lots is prohibited in the PW District, as structures are limited to those existing on or before January 1, 1998.

2) PERMITTED USES.

- a) Park and open spaces, provided that any proposed structural elements are given conditional use approval.
- b) Beaches provided that any proposed structural elements are given conditional use approval.
- c) Reproduction:
 - i) Structures destroyed by natural disaster or fires in this district may be reproduced using the former dimensions and location, subject to design review and §17.20(8).
 - ii) Reproduction of the existing structures, subject to design review and §17.20(8).

3) CONDITIONAL USES.

- a) On parcels where there is not a residence:
 - 1) Dockage and launching;
 - 2) Boat and related rentals;
 - 3) Sale of marine fuel and accessories for marine use only;
 - 4) New structures necessary for permitted uses in the district, including bathrooms.
 - 5) Non-profit organizations on village-owned property. Sales within such shall be subject to any existing lease or other agreements with the village. In the event that no such agreement speaking to sales exists, the Village of Ephraim Planning Committee, through Conditional Use review, shall oversee and have final approval over any such sales area. This review will include, but is not limited to, the type of merchandise sold and the total amount of display area the merchandise will envelop.
- b) On parcels where there is a structure:
 - 1) Additions/modifications to or replacement of existing structures, subject to §17.20(6).

4) PROHIBITED USES. Home occupations are not permitted in the PW District.

5) **SPECIAL EXCEPTION REVIEW.**

The provisions of this section, including the setback and lot coverage requirements from [§17.24](#), shall be mandated except in the case of buildings, structures, or public projects along the shoreline that are deemed to be in the greatest interest to the public by a majority of the Plan Committee and a majority of the Village Board, and this exception can occur only through special exception review.

6) **ADDITIONS/MODIFICATIONS TO OR REPLACEMENT OF EXISTING RESIDENCES AND ACCESSORY BUILDINGS. "PW DESIGN REVIEW". (Completed by Historic Preservation Committee and Plan Committee.)**

a) **General Requirements:**

- i) Footprints in the PW District can be modified, subject to the following provisions:
 - a) Footprints (*see definition* in §17.09) in the PW District can be modified so long as there is no increase in the width, as measured parallel to STH 42, of the residence or accessory buildings, and no increase in the total footprint.
 - b) Footprints in the PW District cannot be increased with the following exception: Consideration given to principal building footprint increases when existing accessory buildings are to be removed. The footprint of the accessory building may be reclaimed and combined with the principal building, provided there is no increase in the width of the footprint, as measured parallel to STH 42, of the principal building. No upper level will be allowed over the reclaimed square footage of the accessory building.
- ii) All projects are subject to applicable floodplain ordinances of the Village and State.

b) **Design Criteria.**

- i) The style of a project within this district shall meet the design criteria in §17.26, Historic District, and generally, as a maximum, have the design characteristics of a single-story or one and one-half-story house (*see definition* in §17.09).
- ii) Visual impact from the street is to be minimized on all projects occurring in the PW District. The width of any individual structure as measured parallel to State Highway 42 cannot be increased. When the existing landscape is to be modified or replaced, it should not reduce the water view between buildings. (See §10 Permit Application; in such cases, a Landscape Permit is required.)
- iii) From the view of any side of the residence, the number and varying pitches of the rooflines should be minimized. The overall guiding principle of design is simplicity and avoidance of bulk.
- iv) Any existing house attachment (*see definition* in §17.09) may be replaced on a project within this district, assuming the size is no more than the existing house attachment, and the attachment is a one-for-one replacement. For example, a porch being replaced by a porch but not by a screened or windowed porch.
- v) Outdoor lighting shall be minimized, generally limited to entrance points on all elevations.

- vi) Covered front entrances: A minimal roof over a front entrance will be considered.

c) **Dimensional Standards.**

- 1) All projects are subject to the applicable dimensional standards of [§17.24](#) of the ordinance unless otherwise noted or provided in this section.

	PW
Minimum Lot Size	10,000 sq. ft.
Minimum Lot Width	100'
Front Setback Minimum	30'
Side Setback Minimum	15'
Rear Setback Minimum	40'
Maximum Lot Coverage	20%
Min. Building Separation	

- 2) Addition/modification or replacement projects, including existing dimensionally nonconforming buildings considered under this section, may apply the existing grandfathered setbacks of the existing buildings as the required setback for new work, so long as the new work increases or, at a minimum, does not further encroach on the setbacks in question.
- 3) No residences shall exceed twenty-three feet (23') in height, and accessory buildings shall not exceed fifteen feet (15') in height as measured from the crown grade of State Highway 42.
- 4) Other rooftop accessories on residences, which include but are not limited to:
- 1) Spires, belfries, parapet walls, domes, and all other projections shall not exceed the peak roof height of the building.
 - 2) Cupolas, flues, vent pipes, chimneys, and communication devices are allowed to a maximum of twenty-five feet (25').
- 5) Roof pitches less than 6/12 and greater than 12/12 are prohibited.
- 1) A roof pitch for a shed dormer of less than 6/12 may be allowed to a minimum of 3/12 for a maximum of fifteen feet (15') ??? of shed dormer.
 - 2) Roof pitches for house attachments less than 6/12 will be considered.
- 6) Covered front entrances less than 6/12 will be considered.

7) **EXCEPTIONS FOR ADDITIONS OR MODIFICATIONS OF EXISTING RESIDENCES AND ACCESSORY BUILDINGS IN THE PROTECTED WATERFRONT DISTRICT (PW).**

When working with a goal to retain the original residence, exceptions for additions or modifications may be considered by the Plan Committee, so long as the additions or modifications match the original architecture to preserve the special character of the PW District.

8) **REPRODUCTION OF EXISTING STRUCTURES IN THE PROTECTED WATERFRONT DISTRICT.**

- a. Structure Reproduction: A structure reproduction means creating a replica of the existing structure in terms of size, volume, and appearance. Unique features, materials, and architectural details of the original house must be replicated, including design and materials. The materials must be sourced to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction.
- b. Design Criteria: Modern materials may only be substituted for original materials insofar as they are consistent with the provisions of §17.20(8)(a) and subject to design review and design criteria in §17.26, Historic District.

9) **OTHER REQUIREMENTS.**

- a. Special Plan Committee approval shall determine the number of required parking spaces on a case-by-case basis unless the use has a number established under ordinance [§17.15\(9\)](#); parking requirements may be met through a combination of off-street, on-site, and/or dedicated parking spaces within common ways. Pervious surfaces for parking are preferred in this district.
- b. Consideration given to allow for ten percent (10%) additional lot coverage when that area will be used for adding off-street parking.

10) **PERMIT APPLICATION.**

- a. Beyond the normal requirements as outlined in §17.40, an overlay is required showing the footprints of all existing buildings, including attachments, with the footprint of all proposed buildings and attachments. The measurement in square feet (SF) should be provided for all footprints and attachments, both existing and proposed.
- b. A Landscape Plan is also required when the existing landscape is to be modified or replaced. The Landscape Plan should not reduce the water view between the buildings. The plan shall show all new plantings along with all proposed hardscape and impervious surfaces. Samples of all hardscape (pervious and impervious) are required, showing material and color.
- c. A Construction Parking Plan is required showing the location of construction and worker vehicles as outlined in §17.40(1).
- d. No Occupancy Permit will be issued until the Village Administrator has inspected all elements of the project for compliance with the approved plans.

17.09 DEFINITIONS.

Except where specifically defined herein, all words used in this chapter shall carry the meanings as defined in Webster's Unabridged 3rd New International Dictionary or a dictionary based upon it. Words used in the plural include the singular. The word "shall" is mandatory.

DECK: A deck on a house is a flat outdoor surface, typically made of wood or composite materials, that is elevated from the ground and often connected to the main building.

FOOTPRINT: The area of a single horizontal plane bounded by the exterior walls of the building, expressed in square feet. This is the finished space within the house with walls, floors, and ceilings of materials generally accepted for interior construction, with a ceiling height of at least seven feet (7'). See §17.24 for attached garage exemptions to this definition.

HOUSE ATTACHMENT: A house attachment is not part of the conditioned living interior (**finished interior?**) space, but is attached to the house. Examples: Decks, porches, window porches, and screened porches.

ONE AND ONE-HALF STORY HOUSE: A one and one-half story house has a full first floor with full-height interior walls (nominally eight feet (8') high) and an upper level that has less full-height floor area than the first floor. The upper level has steeply pitched roofs with gables and dormers (normally with windows). The upper level typically has sloped ceilings with knee walls (normally 5 - 7' high) that define the floor area. These features reduce the floor area on the upper level.

PORCH: A porch on a house is a covered area adjoining an entrance to a house, usually with a separate roof. A porch can be open or enclosed by screens or windows.

STRUCTURE REPRODUCTION: Structure Reproduction: A structure reproduction means creating a replica of the existing structure in terms of size, volume, and appearance. Unique features, materials, and architectural details of the original house must match the project, including design. Materials must be sourced to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction.

17.20 PROTECTED WATERFRONT (PW) DISTRICT.

- 1) **INTENT.** Recognizing that the open shoreline is one of Ephraim's most distinctive features, the intent of this ordinance is to provide for as much open viewing space along our shoreline as possible. As an important contributing component of the Ephraim Historic District Ordinance [§17.26](#), owners of residences in the Protected Waterfront "PW" District are encouraged to use and maintain their existing residences. Since most of the residential buildings in this area are sited on small non-conforming lots that would otherwise prohibit the erection of such structures under the existing ordinance unless otherwise noted or provided for in this section, structures shall be restricted to those in existence as of January 1, 1998.
- 2) **PERMITTED USES.**
 - a) Park and open spaces, provided that any proposed structural elements are given conditional use approval.
 - b) Beaches provided that any proposed structural elements are given conditional use approval.
- 3) **CONDITIONAL USES.**
 - a) On parcels where there is not a residence:
 - 1) Dockage and launching;
 - 2) Boat and related rentals;
 - 3) Sale of marine fuel and accessories for marine use only;
 - 4) New structures necessary for permitted uses in the district, including bathrooms.
 - 5) Non-profit organizations on village-owned property. Sales within such shall be subject to any existing lease or other agreements with the village. In the event, that no such agreement speaking to sales exists, the Village of Ephraim Planning Committee, through Conditional Use review, shall oversee and have final approval over any such sales area. This review will include, but is not limited to, the type of merchandise sold, and the total amount of display area the merchandise will envelop.
 - b) On parcels where there is a residence:
 - 1) Additions/modifications to or replacement of existing residences. Subject to [§17.20\(5\)](#).
 - 2) Residences destroyed by natural disasters or fires in this district may be replaced using the former dimensions and location.
- 4) **SPECIAL EXCEPTION REVIEW.**

The provisions of this section including the setback and lot coverage requirements from [§17.24](#) shall be mandated except in the case of buildings, structures, or public projects along the shoreline that are deemed to be in the greatest interest to the public by a majority of the Plan Committee and a majority of the Village Board, and this exception can occur only through special exception review.
- 5) **ADDITIONS/MODIFICATIONS TO OR REPLACEMENT OF EXISTING RESIDENCES. "PW DESIGN REVIEW". (Completed by HPC and Plan Committee.)**
 - a) General requirements:

- 1) Addition/modification or replacement projects including existing dimensionally nonconforming structures considered under this section may apply the existing grandfathered setbacks of the existing structures as the required setback for new work so long as the new work increases or at minimum does not further encroach on the setbacks in question.
- 2) Footprints in the PW District can be modified, but increases to the total footprint of individual structures within the district are prohibited.
- 3) All projects are subject to the applicable dimensional standards of [§17.24](#) of the ordinance unless otherwise noted or provided in this section.
- 4) All projects are subject to applicable floodplain ordinances of the Village and State.

b) Design Criteria:

- 1) All projects shall incorporate a design that is in keeping with the character of the Village Historic District and the language of the Historic District Ordinance [§17.26](#).
- 2) Visual impact from the street is to be minimized on all projects occurring in the PW District.
- 3) No structures shall exceed twenty-three feet (23') in height as measured from the crown grade of State Highway 42.
- 4) ~~Only chimneys shall be allowed up to two feet (2') above the approved peak roof line.~~
- 5) ~~Primary roof pitches less than 6/12 or more than 12/12 are prohibited.~~
- 4) ~~Only chimneys shall be allowed up to two feet (2') above the approved peak roof line.~~ ***Other rooftop accessories including but not limited to, such as spires, belfries, parapet walls, cupolas, domes, flues, vent pipes, chimneys, communication devices, and all other projections are allowed to a maximum of twenty-five feet (25') from grade the approved peak roof line (maximum twenty three feet (23') in height as measured from the crown grade of State Highway 42. Such rooftop accessories may exceed the twenty-five feet (25') maximum by Planning Committee approval via special exception review.***
- 5) Primary roof pitches less than 6/12 or more than 12/12 are prohibited.

6) **OTHER REQUIREMENTS.** Up to fifty percent (50%) of the total roof pitch square footage can be made up of dormers that may be less than 6/12, but in no case may be less than 3/12.

- a) Special Plan Committee approval shall determine the number of required parking spaces on a case-by-case basis unless the use has a number established under ordinance [§17.15\(9\)](#); parking requirements may be met through a combination of off-street, on-site, and/or dedicated parking spaces within common ways. Pervious surfaces for parking are preferred in this district.
- b) Consideration given to allow for ten percent (10%) additional lot coverage when that area will be used for adding off-street parking.

7) **DIMENSIONAL STANDARDS.** See ordinance [§17.24](#)

8) **PROHIBITED USES.** Home occupations are not permitted in the PW District.