

NOTICE OF PUBLIC HEARING

The Dayton Town Council will hold a public hearing on Tuesday, Oct. 20th at 7 p.m. to receive public feedback and to review the UZO and any zoning regulations and land development rules with the goal of increasing housing development in accordance with Ind. Code § 36-7-4.3-3.

The hearing will take place at Dayton Town Hall, 721 Walnut St, Dayton, IN.

The goal of the review is to evaluate the UZO and any zoning regulations and land development rules and identify opportunities to increase housing development. As mandated by Ind. Code § 36-7-4.3-3, the Town's review will evaluate potential updates focused on nine key factors:

1. Providing for higher-density development of duplexes, triplexes and fourplexes in areas designated for single-family residential homes.
2. Constructing other housing types, including accessory dwelling units (ADUs), manufactured housing and modular housing.
3. Adaptive reuse of commercial buildings for residential use, such as allowing multifamily development in retail, office and light manufacturing zones.
4. Increasing allowable floor area ratios (FAR) within multifamily residential areas.
5. Waiving or eliminating regulations such as requirements for:
 - ◆ steeper roof pitch;
 - ◆ minimum lot sizes and square footage;
 - ◆ greater setbacks;
 - ◆ off-street parking;

- ◆ design standards that restrict or prohibit the use of code-compliant building products; and
 - ◆ property height limitations.
6. Reviewing impact fee zones in coordination with the applicable zone advisory committee.
 7. Streamlining or shortening the processes and timelines, including through one-stop and parallel process permitting by fifteen (15) days or more.
 8. Using property tax abatements to enable higher density and mixed income communities.
 9. Donating vacant land for affordable housing development.

No specific ordinance amendments are proposed or being voted on as part of this public hearing. This session is strictly intended to gather public comment and perspective from Dayton residents, business owners and community stakeholders.

If future amendments develop from this review, they will be considered through additional public hearings with formal legal notice in accordance with local and state procedures.

All interested members of the community are invited to attend the hearing. Public comments will be heard in order of appearance.

Community members who cannot attend or prefer to submit feedback in writing may send comments directly to the Town Clerk - Treasurer at Clerk.Dayton.IN.Gov prior to the meeting. Written submissions will be made part of the official public record.

The public hearing information will be available on the Town of Dayton's website at www.dayton.in.gov .