

Zoning Ordinance Text Amendments

Discussion and Direction Only

City Council Work Session
October 9, 2017

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Background

- Zoning Ordinance approved in 1990
- Extensively updated between 2008 and 2011
 - Stay current with changing industry standards
- Amendment in November 2013
 - Focused primarily on changes consistent with General Plan 2030 adopted in 2012
- Two minor text amendments 2013-2014
 - Medical Marijuana
 - PAD Approval Period/Extension
- Amendment in 2016
 - Greater flexibility in City processes
 - Respond to development community and market trends
 - Enhanced civic engagement

Overview

- Current revisions
 - Provide greater flexibility in City processes
 - Respond to development community and market trends
 - Clarifying text and requirements
 - Addresses inconsistencies
 - Correct typographical errors
 - Remove redundant requirements

Major Changes

- Section 1, Administration and Procedures
 - Further define Zoning Administrator's responsibility (Sections 1-5)
 - Redefines limited Design Review
 - Modify timing requirements for Neighborhood Meetings
 - *Locate Neighborhood Meeting in proximity to request
 - Amend BOA Public Notification requirements

Major Changes (cont'd)

- Section 1, Administration and Procedures
 - Definitions:
 - Relocated to the end of the section
 - Add new definitions
 - Self-Service and Full Service Carwash
 - Coming Soon and Now Hiring Signs
 - Renamed Wireless Facilities (HB 2365)
 - Removed Motel
 - Modified Right-of-Way definition
 - Further modified several other definition for clarity and ease of use

Major Changes (cont'd)

- Section 2, Residential Districts
 - Adjusted garage requirement for apartment developments
 - Further defined single-family subdivision requirements in the MH district
 - Added greater detail to manufactured home placement
 - Added Data Center as a Permitted with Conditions use in AG district
- Section 3, Commercial Districts
 - Reorganized Land Use Matrix – grouped similar uses together
 - Added and deleted uses

Major Changes (cont'd)

- Section 5, Special Districts
 - Amended Land Use Matrix to coincide with Section 3 uses
- Section 7, Supplementary Regulations
 - Leasing and training offices
 - Added requirement for LED lighting
 - Revised Wireless Facilities in accordance with HB 2365
 - Design requirements for exterior electrical equipment

Major Changes (cont'd)

- Section 8, Parking
 - Modified residential parking for storage of vehicles in rear and side yards
 - Allow the large lot residential to have dust proof surface parking and driveways
 - Amend required parking requirements for self-service carwash and wireless facilities.
- Section 9, Signs
 - Requirements for multi-building complex maps
 - Revisions to Signs Authorized with Permits
 - Maximum sign area in Commerce Park districts
 - Allowance for Now Hiring and Coming Soon Banners
 - Increase A-Frame Size

Major Changes (cont'd)

- Section 11, Public Art
 - Added a requirement that Capital Improvement Project will include a public art component for infrastructure, parks, and buildings
 - 1% of the project or building valuation
 - Capped at \$100,000
 - Public Art will now be reviewed and approved through site plan process
- Section 12, Landscape, Walls and Fences
 - Added landscape buffer requirements for Commercial/Industrial projects adjacent to multi-family
 - Amended the building frontage landscaping requirements
 - Adjust depth and width requirements
 - Allow for alternatives

Planning Commission 9.21.17

- Questions regarding the Small Cell Wireless Facilities and overall process
- Suggestions on exact wording of several changes
 - Limited Design Review
 - Timing of Neighborhood Meetings
- Inquiry on the lighting changes

Summary

- Provide greater flexibility in City processes
- Ease of use
- Respond to development community and market trends
- Addresses recent Legislative mandates
- Clarifies inconsistencies
- Correct typographical errors

Direction and feedback on the proposed amendments

