

# City Code Amendments

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# Neighborhoods

Development Services  
August 21, 2023



# Neighborhoods

## Potential Code Amendments



## Meeting Intent

- Identify Code/Policy Issues
- Introduce Amendment Options
- Seek Committee Input





# Strategic Policy & Focus Area

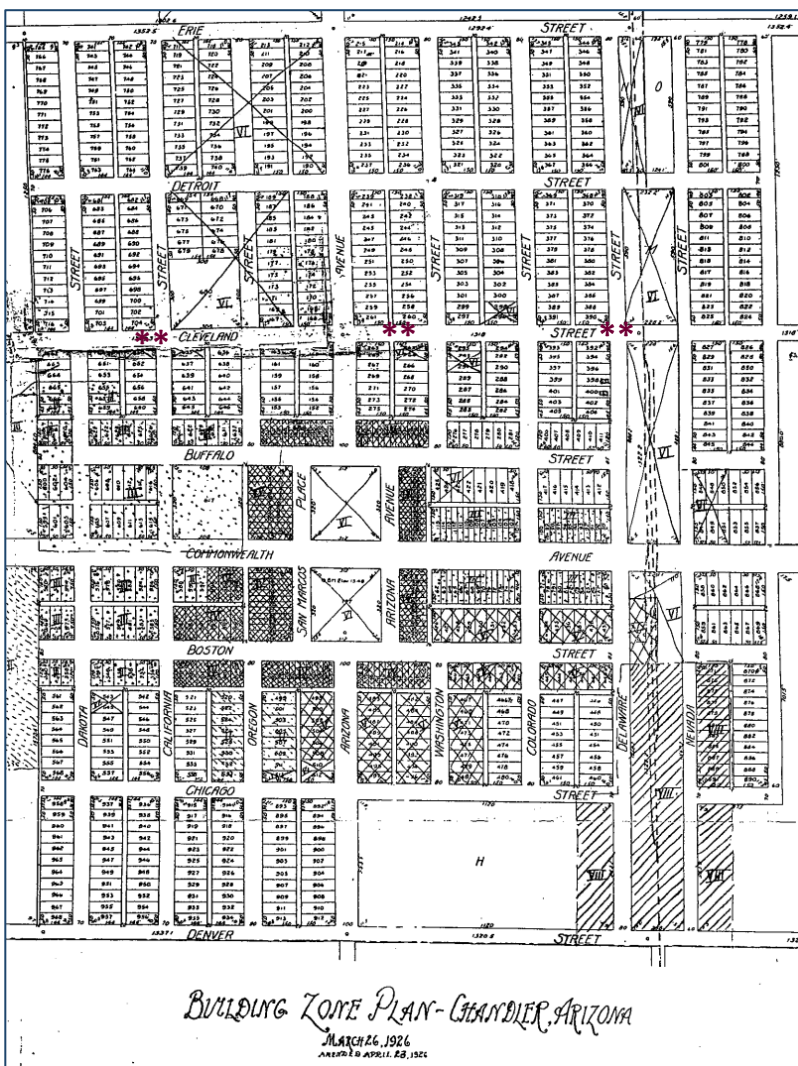
## Neighborhoods

- 🏠 Amenities, infrastructure and services that support community safety and align with the needs of people in the surrounding neighborhood.
- 🏠 Innovative programs that preserve neighborhood quality and streamline processes to approve housing options that meet residents' diverse needs.
- 🏠 Preservation and recognition of our historic cultural assets, buildings, and neighborhoods.

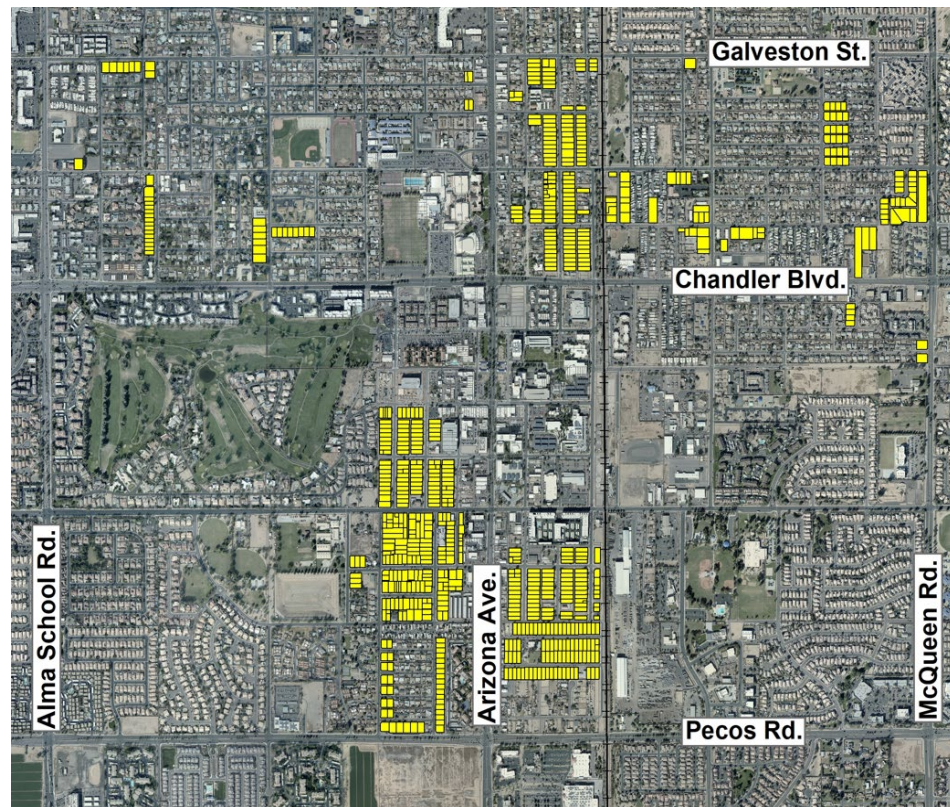
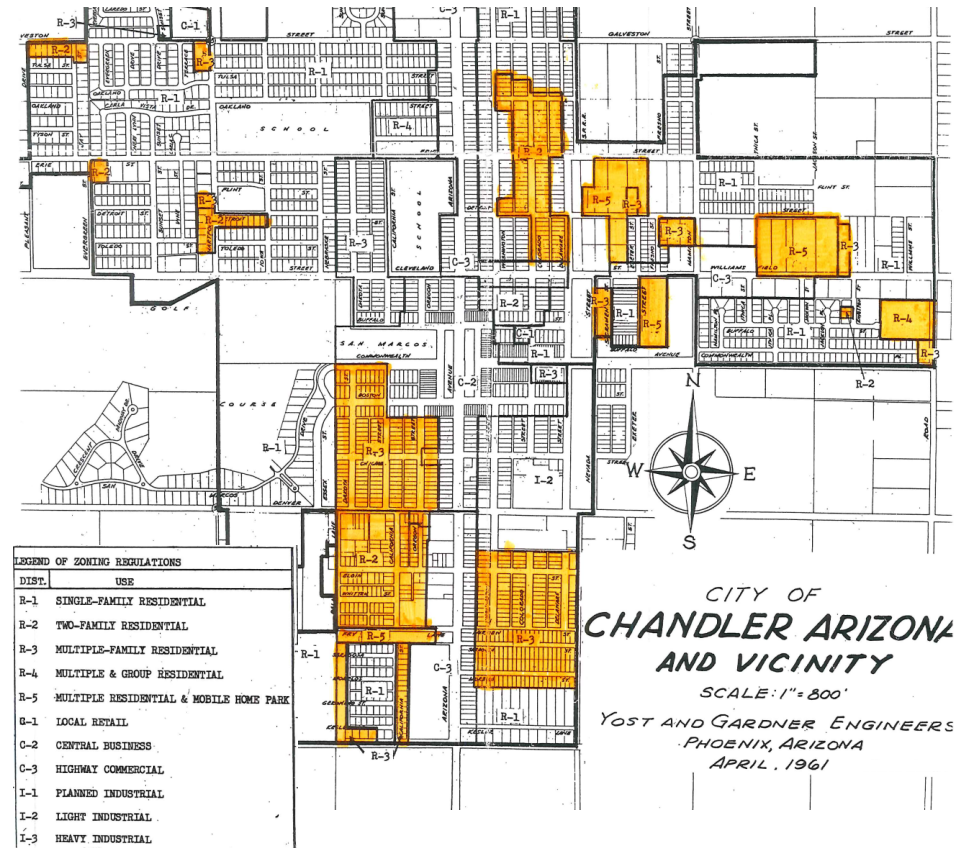
# Permit Single-Family in Multi-family Districts

**Current:** Single-family dwellings within a multi-family zoned property requires a Use Permit

Legal non-conforming lots cannot rebuild a single-family home without a Use Permit or Rezoning



- INDICATES CLASS I DISTRICTS - SINGLE FAMILY DWELLINGS.
- CLASS II DISTRICTS - BUNGALOW COURTS, FLATS, & DWELLINGS.
  - CLASS III DISTRICTS - APARTMENTS & DWELLINGS
  - CLASS IV DISTRICTS - RETAIL BUSINESS, OFFICES &

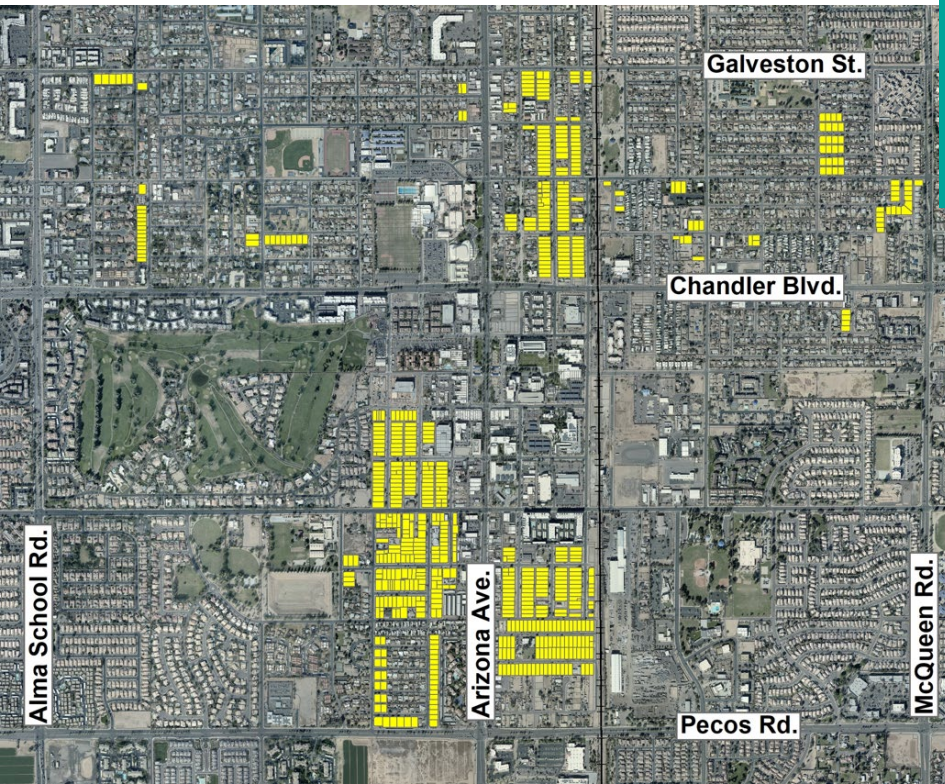


# Permit Single-Family in Multi-family Districts

**Current:** Single-family dwellings within a multi-family zoned property requires a Use Permit

Legal non-conforming lots cannot rebuild a single-family home without a Use Permit or Rezoning

**Proposal:** Permit single-family dwellings by right within certain multi-family zoned properties; limited to lots 12,000 square feet or smaller



# Front Yard Driveways

**Current:** All required off-street parking must be connected including additional driveways to access rear yards

All driveways must connect resulting in removing landscaping

**Proposed:** Eliminate requirement for areas to be connected



# Permit Accessory Dwelling Units (ADU's) Single-Family District



**Current:** Single-family properties allow for a guest quarters with no cooking unit and cannot be connected to separate meter

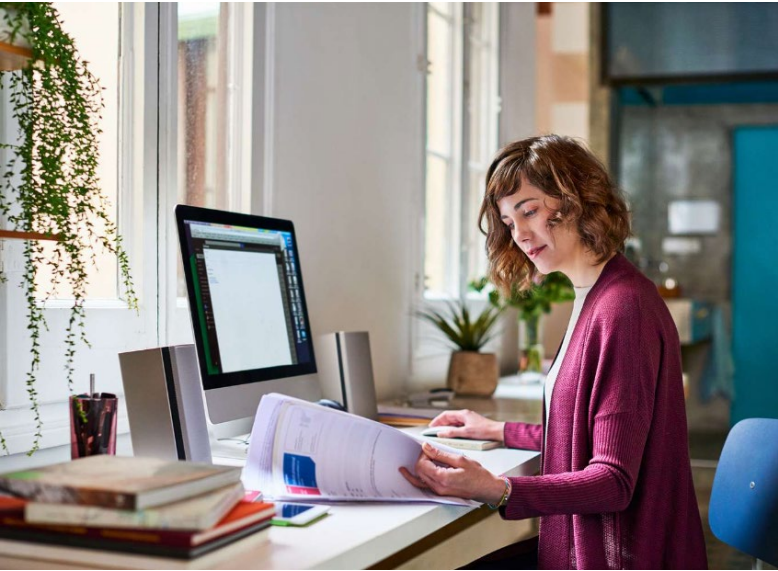
**Proposal:** Permit ADU's by right within single-family zoned properties meeting requirements for accessory buildings; setbacks, height, & architectural integrated

Require one uncovered off-street parking space

# Home-Based Businesses

**Current:** Home Occupation defined with limitations

- By policy home-base business permitted if,
- Conducted by member of family residing therein
  - Completely within the dwelling unit
  - No customers or employees permitted
  - Inventory cannot occupy a space larger than a closet
  - No signage permitted
  - Does not change the character of the residential neighborhood



# Home-Based Businesses

**Proposal:** Permit certain uses such as personal services, consulting, or therapist

Either one employee or one customer at a time

Operational hours 8 am to 7 pm

Cannot displace required garage spaces

The activity shall not generate vehicular or pedestrian traffic that alters the neighborhood character



Examples:  
piano lessons  
seamstress  
beauty services  
photographer  
therapist

# Reduce Setbacks for Residential Swimming Pools



**Current:** Five-foot setback required as measured from property line

**Proposal:** Remove to align with building code requirements; three feet from any horizontal plane

# Increase Size of Residential Open Air Ramadas

**Current:** Open air ramada is a structure open on the sides and supporting a roof used for the purpose of providing shade

Maximum square footage for an open air ramada is 150 square feet & maximum height ten feet

Five feet from property line

No limit to amount of ramadas; must be separated by one foot



# Increase Size of Residential Open Air Ramadas

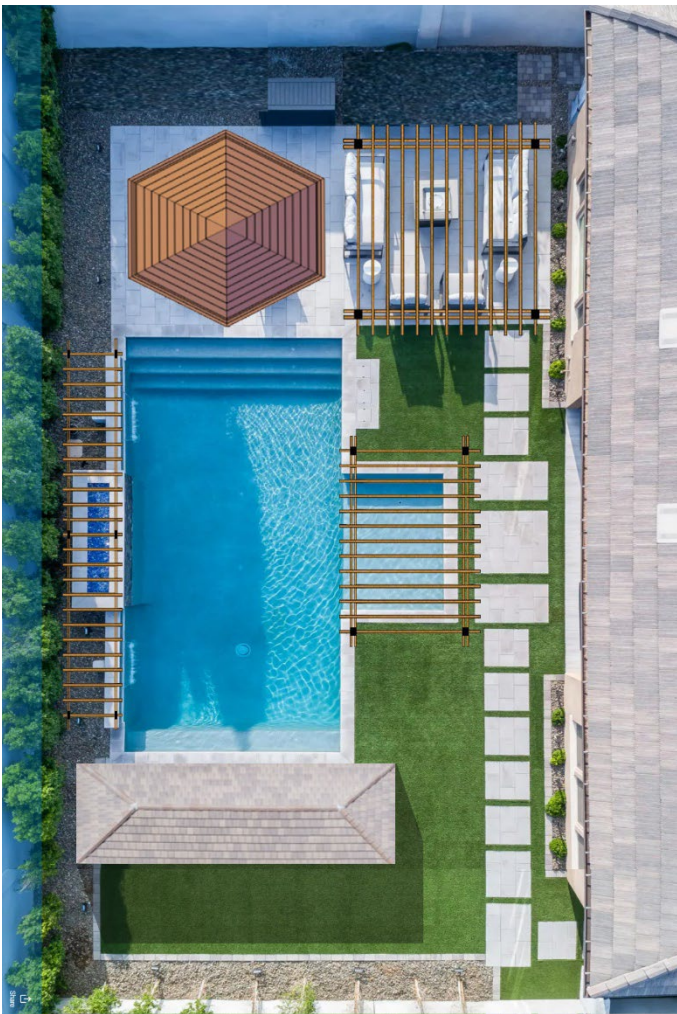
**Current:** Open air ramada a structure open on the sides and supporting a roof used for the purpose of providing shade

Maximum square footage for an open air ramada is 150 square feet & maximum height ten feet

No limit to amount of ramadas; must be separated by one foot



\*Image depicts ramadas permitted today by right



# Increase Size of Residential Open Air Ramadas

**Proposal:** No maximum square footage or amount of ramadas; five-foot setback from property lines (no overhang) and maximum height 10 feet top of structure

All ramadas cannot exceed 30% rear yard, as measured from back plane of house and total lot coverage met

Must be open on all sides except one wall may occur up to seven feet tall

# Buildings Constructed of Shipping Containers



**Current:** Not addressed by Zoning Code, however, metal buildings cannot be used along arterial roads

Increase requests from developers to use as main material; commercial & residential

**Proposal:** Allow for buildings to use shipping containers if designed creatively and use additional material

# Neighborhood Perimeter Walls



**Current:** Code does not require minimum wall height or consider grade differences between adjacent developments

Privacy screening and possible safety concerns between developments

**Proposal:** Add a requirement to maintain or provide a minimum six-foot-high perimeter wall for new developments abutting residential areas

Measured from the highest point within 5 feet of the wall

# Prohibit Double Walls



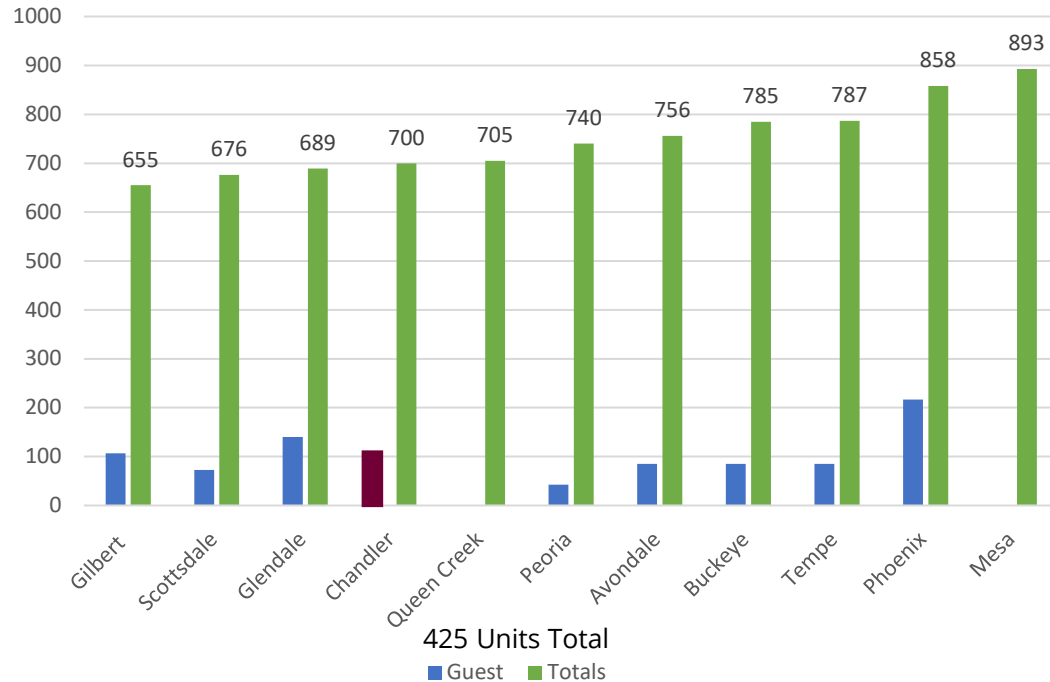
**Current:** City Code is silent on double walls; New development prefer to build new fence adjacent to existing development

Safety concerns

**Proposal:** Prohibiting double walls; developer shall work with adjacent property owner to replace wall

# Right Size Multi-family Parking Requirements

## Required Parking for Multi-family per City



**Current:** Zoning Code requires covered & uncovered parking spaces per unit

***Studio: 1 space\****

***1-bedroom: 1.5 spaces\****

***2-bedroom: 2 spaces\****

***3-bedroom: 2.25 spaces\****

***\* 1 space covered***

**Proposal:** Require additional .25 parking space per unit for guests

Prohibit charging fees for required parking spaces within the development

# Guest Parking Requirements



**Current:** Zoning Code does not require designated guest spaces; policy to provide guest spaces throughout development

**Proposal:** Require guest parking spaces if parking on-street is unavailable within development  
.25 per lot  
.5 per lot with no driveways

Spaces shall be distributed evenly throughout development



# Holiday Lights in City Right-of-Way



**Current:** Requires multi-departmental review and approval, which is time consuming and confusing to the applicant

**Proposal:** Simplify with a no-fee encroachment permit to be issued by the Development Engineering Division

# Conversion of Alley to Curbside Collection for Garbage



## Current:

...where a neighborhood **wishes** to convert...

**Proposal:** Clarify code language to align with current practice

...where a neighborhood **votes** to convert...

# Satellite Dish Regulations



**Current:** Zoning Code restricts height, location, and size of satellite dishes

**Proposal:** Remove from Zoning Code to align with federal law



# Next Steps

**September  
2023**

**Planning and Zoning Commission Work Session**

**Prepare Draft of Ordinance Revisions**

**Stakeholder Outreach**

**Planning and Zoning Commission**

**December  
2023**

**City Council Adoption**

# Questions?

