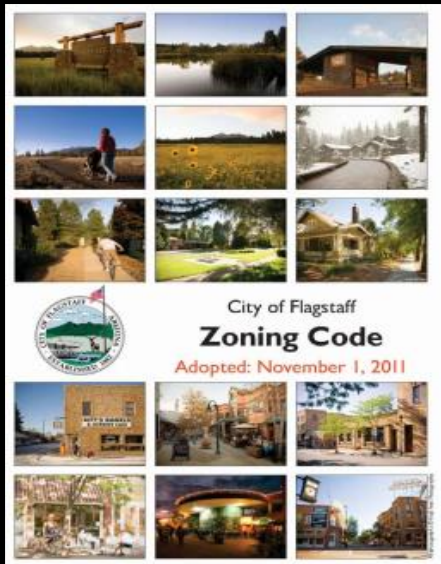


City Council

City's Request to Amend the Zoning Code Case PZ-19-00125



Dan Symer, AICP
Zoning Code Manager





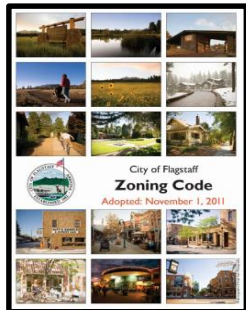
City Council Public Hearing



City's Proposed Zoning Code Text Amendment:

Purpose:

- **Resolve conflicts, incorporating technical and clarity corrections, simplify and modify requirements and remove redundancy, and**
- **Clarify and add to the definitions.**





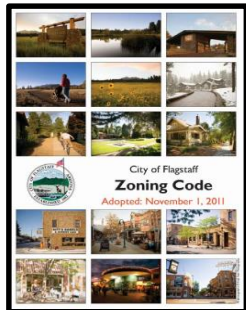
City Council Public Hearing



City's Proposed Zoning Code Text Amendment

Chapter 10-20: Administration, Procedures, and Enforcement:

- **Expiration Timeframes:**
 - **Concept Plan Review**
 - **Site Plans**
- **Exempting animal keeping shelters less than 50 square feet**
- **Initiation of Zoning Code and Map Amendments**

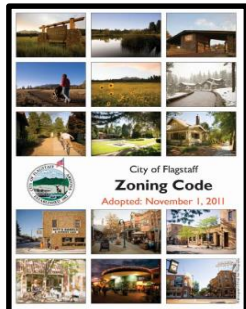




City's Proposed Zoning Code Text Amendment

Chapter 10-40: Specific to Zones:

- **Non-Transect Zones,**
 - **Incorporated modifications to standards for residential lots**
 - **Relocated the building height allowance for pitched roofs**
 - **Clarified Gross Floor Area Ratio (GFAR) requirements**
 - **Added Kennel, Animal Boarding to the Highway Commercial (HC) zone**





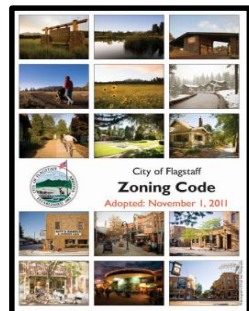
City Council Public Hearing



City's Proposed Zoning Code Text Amendment

Chapter 10-40: Specific to Zones:

- **Commercial Non-Transect Zones,**
 - **Relocated the building height allowance for pitched roofs**
 - **Clarified Gross Floor Area Ratio (GFAR) requirements**
 - **Added Kennel, Animal Boarding to the Highway Commercial (HC) zone**





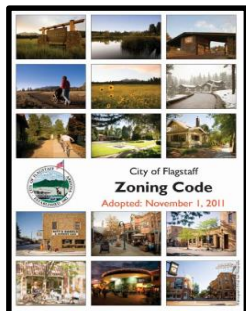
City Council Public Hearing



City's Proposed Zoning Code Text Amendment

Chapter 10-40: Specific to Zones:

- **Transect Zones,**
 - **Address conflicts between overlays and transect requirements**
 - **Incorporated exceptions to preserve historic nature or context of the property**

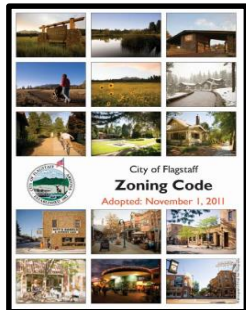




City's Proposed Zoning Code Text Amendment

Chapter 10-50: Supplemental to Zones

- Clarified which façade changes are subject to Architectural Design Standards
 - Visible from a public way
- Relocated and clarified the design requirements for exterior walls.
- Clarified the building height measurement provision

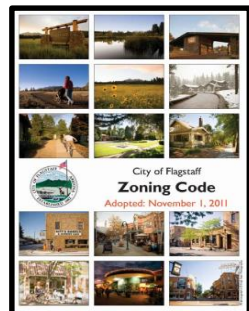
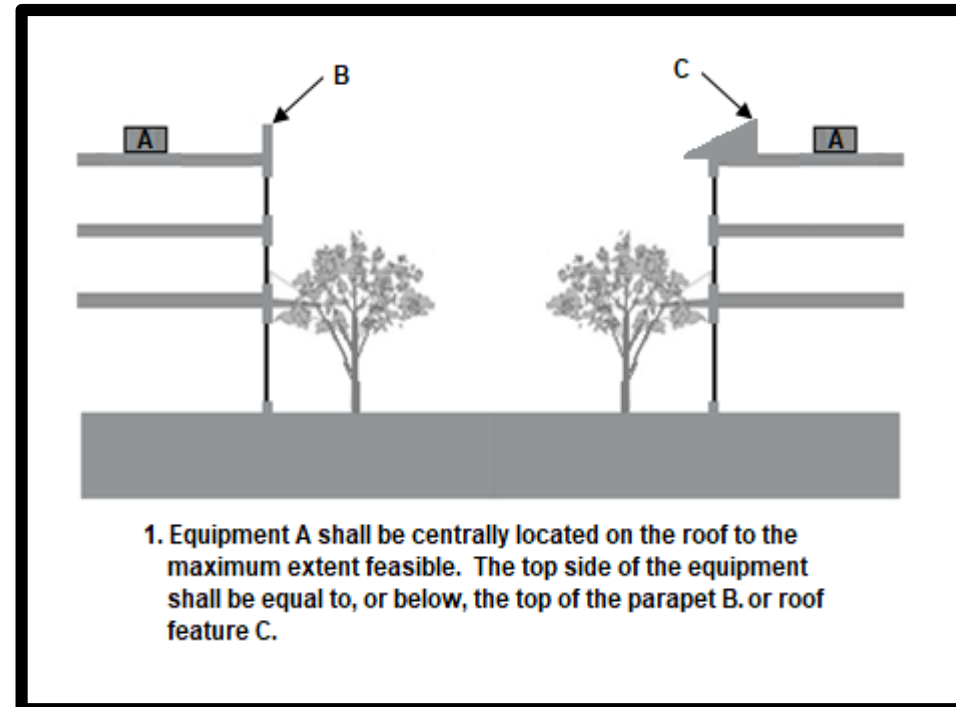
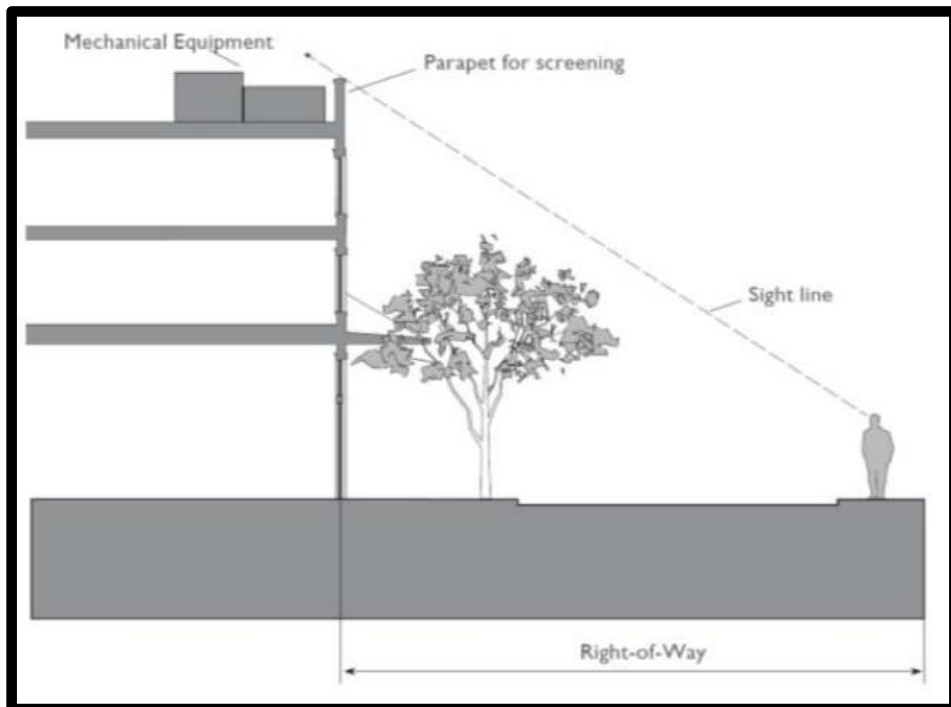




City's Proposed Zoning Code Text Amendment

Chapter 10-50: Supplemental to Zones

- Modified roof top equipment screening

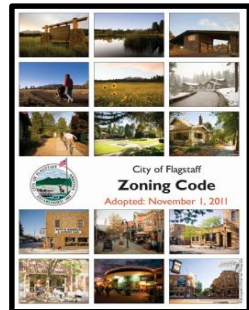




City's Proposed Zoning Code Text Amendment

Section 10-50.60.040 Landscape Location Requirements:

- **Clarified requirements adjacent to street in multi-family and commercial zones**
 - **5-foot landscape buffer adjacent to two lane roads**
 - **10-foot landscape buffer adjacent to 4 lane roads**
 - **Incorporated criteria to reduce width to 5-foot**
- **Clarified requirements adjacent to street in Industrial Zones**
 - **10-foot landscape buffer adjacent to any street, or**
 - **5-foot landscape buffer with a 6-foot wall or fence**

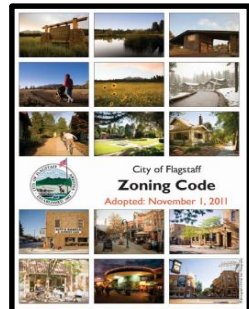
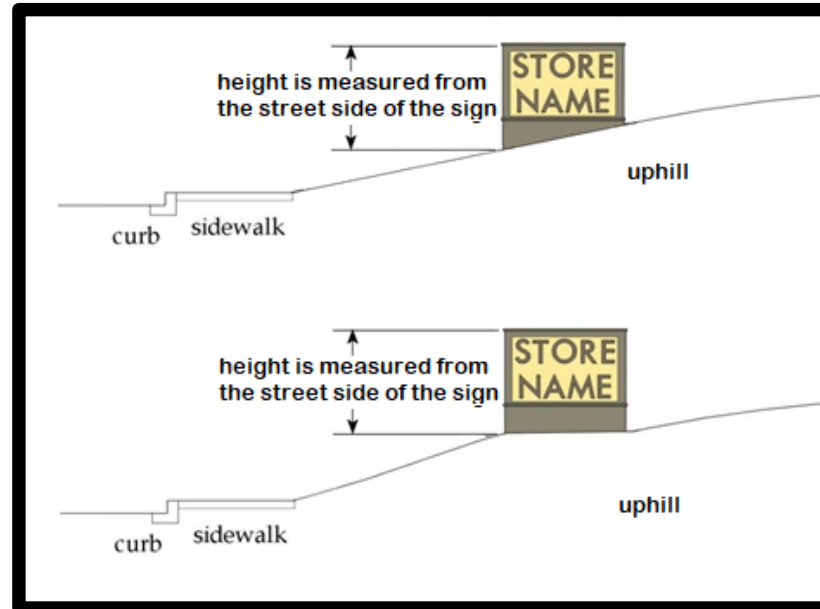




City's Proposed Zoning Code Text Amendment

Chapter 10-50: Supplemental to Zone- Signs

- Removed a sign image from the Central Sign District
- Clarified sign measurement provision





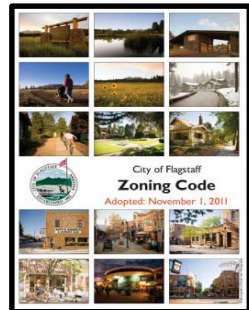
City Council Public Hearing



City's Proposed Zoning Code Text Amendment

Division 10-50.110: Specific to Building Types

- **Modified the Stack Triplex lot size requirement.**
 - Existing 50 feet x 75 feet
 - Proposed 75 feet x 100 feet
 - This revision would apply to new and existing lots

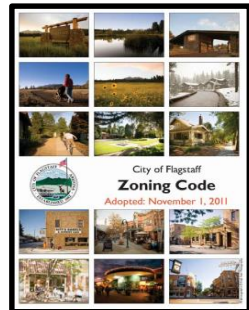
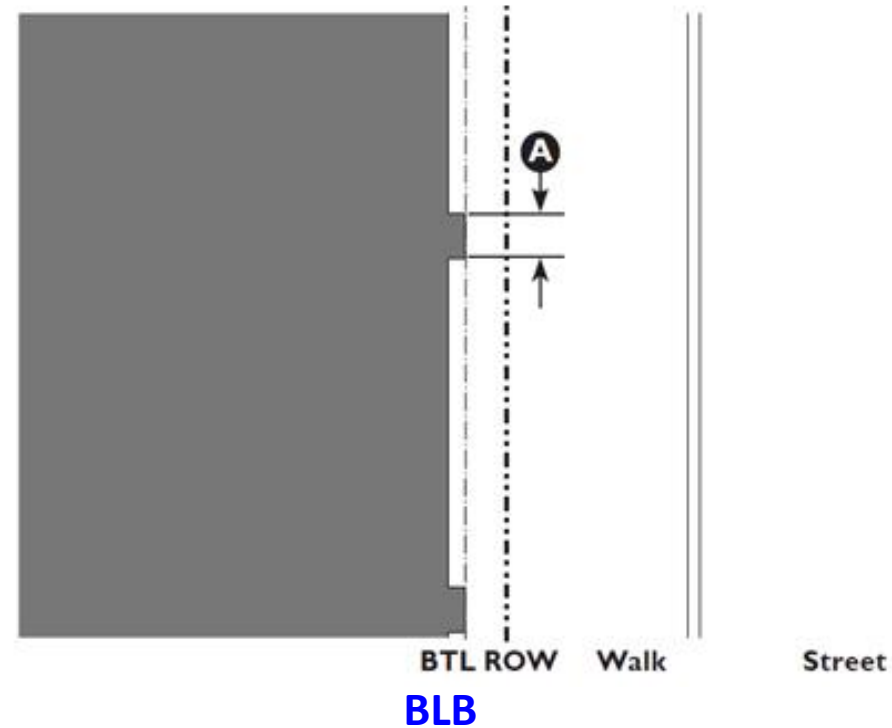
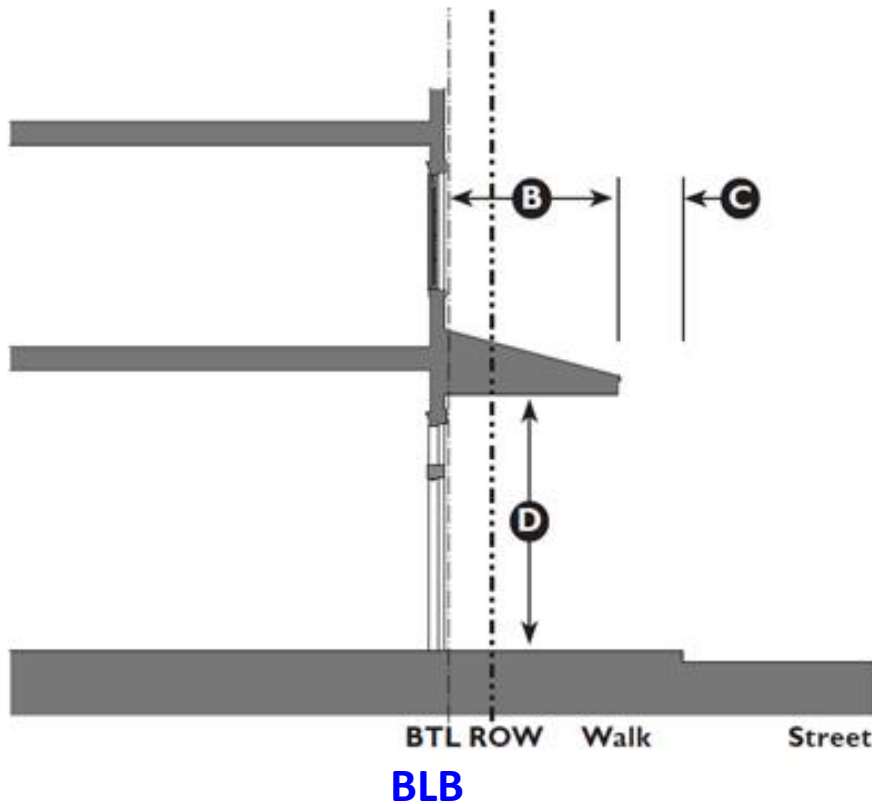




City's Proposed Zoning Code Text Amendment

Division 10-50.110: Specific to Building Types

- Clarified the building location requirements for non-transect developments





City Council Public Hearing



City's Proposed Zoning Code Text Amendment

City Council

Comments, Questions and Discussion

