



Zoning Text Amendment (ZTA25-01) Citywide Initiative

Planning Commission Public Hearing, June 26, 2025





Purpose of the Request

- Amend UDC Section 35.3.204: Accessory Use Conditions, Accessory Dwelling Unit
- Amend UDC Section 35.4.310: Site Signs – Billboards, Digital
- Improve clarity, enforceability, and compliance with state law
- Applies citywide



Background

- UDC adopted in December 2023
- Staff advised future amendments would follow implementation
- Clarifications needed based on real-world application
- State law mandates ADU provisions
- Staff identified need for clarity on billboard regulation



ADU Amendments – Key Points

- Defines ADUs as attached with separate exterior access
- Introduces term: Restricted Affordable Dwelling Unit
- ADU size: Up to 100% of primary residence, max 1,000 sq. ft.
- Clarifies short-term (<30 days) vs. long-term rentals (≥ 30 days)
- Owner must reside on-site for short-term rentals; not required for long-term



Billboard Amendments – Key Points

- One digital billboard allowed per PAD approved, December 31, 2023
- Additional billboards must meet existing UDC standards, with one exception
- New static billboards must replace existing ones within city limits
- No change to billboard rules along Loop 101



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