

## **Draft Ordinance Amendments Executive Summary**

Draft ordinance amendments are summarized below based on edits from previous reviews and comments from the Planning Commission and City Council.

Draft Ordinance Amendments:

### **Sec. 117.111 Residential Use Districts**

Minor edits have made to the residential use district to change the reference from 2020 to 2030 MUSA. In addition, the reference to Religious Institutions has been revised to Places of Assembly in order to be consistent with Federal law.

### **Sec. 117-122. Public/Quasi-Public District**

The Comprehensive Plan separated parks from other Public/Quasi-Public designations. Previously (and still currently in City Code), parks were guided as Public/Quasi-Public. The text is intended to create a separate zoning district for Parks (Sec. 117-122a) to provide general guidance, yet still provide the necessary flexibility to complete park system improvements. Having this district in place gives the City the ability to rezone park land to this new Park district.

**Discussion point:** Under the accessory uses a provision for signs has been added for consideration. This section allows for advertising signs to be installed as inward facing signs on ball fields fencing under a master lease agreement with the City. This provides an opportunity for advertising at larger ball field complexes with limits to overall size, appearance and time frames. Through the master lease agreement the City can determine appropriate fees. Staff has presented this proposed ordinance provision with the Park and Recreation Commission and they expressed support.

### **117.116A. Special Requirements and Performance Standards in All Employment and Office Park Districts.**

This new section is intended to be the first section of the Employment Districts and is designed to serve as a consolidated section for building and site design standards for all Employment and Office Park (discussed next) districts. Having one consolidated section that addresses building and site design requirements eliminates the need to repeat the same in each use district. The draft contains the *current* design and material requirements but also expands on other materials that are permitted along with the requirements for architectural accenting. In addition, standards for screening of roof top and ground mechanical units and provisions for trash enclosure and site lighting have been added.

This consolidated section provides a one stop location for an applicant to understand what all the requirements are for building and site design for the Employment Districts. The added building design standards reinforces what the city is striving for based on past site plan and building plan reviews and comments. By making expectations clear applicants can be more successful in preparing a quality submittal the first time. Clear and concise ordinances make it easier for an applicant to perform to the city's expectations while providing the city codes that fortify these requirements.

## **Sec. 117.116 and Sec. 117.117. E-2 Employment District and E-1 Employment District**

Minor revisions have been made to the E-2 and E-1 districts to add Places of Assembly as an Interim Use in the E-1 and E-2 Employment Districts.

## **Sec. 117.144A. Special Requirements and Performance Standards for B-1, B-2 and B-3 Zoning Districts.**

Like the consolidated building and site design section for Employment districts, this new section is intended to be the first section of the Business Districts. This section is designed to serve as a consolidated section for building and site design standards for all B-1, B-2 and B-3 districts. These requirements will not affect the COR. Again, having one consolidated section that addresses building and site design requirements eliminates the need to repeat the same in each use district. The draft contains the *current* design and material requirements but also expands on other materials that are permitted along with the requirements for architectural accenting. In addition, standards for screening of roof top and ground mechanical units and provisions for trash enclosure and site lighting have been added.

This consolidated section provides a one stop location for an applicant to understand what all the requirements are for building and site design for the B-1, B-2 and B-3 districts. The added building design standards reinforces what the city is striving for based on past site plan and building plan reviews and comments. By making expectations clear applicants can be more successful in preparing a quality submittal the first time. Clear and concise ordinances make it easier for an applicant to perform to the city's expectations while providing the city codes that fortify these requirements.

Also, this section adds standards to conditional uses in Sec. 117.114 B-1, Neighborhood Business District and Sec. 117.115 B-2, Highway Business District. This exercise is two-fold. First, this provides general direction when reviewing CUP requests per previous City Council and Planning Commission discussion. Second, this provides an opportunity to review existing Conditional Uses and determine which can be moved to Permitted Uses, based on the developed standards. The overall intent is to try to better address CUP requests in a timely manner. Providing the standards by which a CUP will be reviewed and approved provides better up front direction to applicants, and provides guidance to staff, Planning Commission and City Council. These standards become the conditions for the CUP, however if additional standards are warranted they can be expanded.

*City Council direction:* Do you support the consolidated building and site design standards for all Business districts versus repeating these standards within the individual districts? Do you support the inclusion of standards for conditional uses?

**Sec. 117.356 Commercial and Industrial Development Off-street Parking.** This amendment expands upon the list of potential uses, consistent with prior site plan approvals in an attempt to expand upon uses and required parking. As part of this update staff explored alternatives that may help the city achieve objectives to reduce excess impervious surface including excess parking. In an attempt to reduce "over parking" of

larger sites such as big box retailers staff suggests using an industry standard parking minimum of 4 spaces per 1,000 and a maximum of 5 spaces per 1,000 for shopping centers. There was some concern expressed by the City Council to set a maximum however, several members did acknowledge that is may be feasible as the proposed minimum and maximum are based on industry standards.

The amendment also provides illustrations of parking stalls and drive aisle standards to assist in interpretation. Different options for paving of parking and drive isles are clarified, including an *option* for the use of pervious pavers provided appropriate soils and site conditions exist. Alternative surface materials may also be considered in the rear yards with an interim use permit.

This draft includes parking lot landscaping requirements to strive for more landscaping and placement of trees within parking lot areas to reduce heat island effect while improving aesthetics. Based on comments with the City Council who expressed concern for the amount of landscaping being required in parking lot areas, staff has revised this section to apply only to parking lots of ten vehicles or more. Also, staff is suggesting that the total amount of trees required in parking lots can be located within interior parking areas at 50% of the total with the remaining 50% in the parking lot setback areas. This change was made to address concern over placement and use of islands in parking lots and will result in less parking within the parking areas.

On page 10 additional “alternative language” is also provided for the Planning Commissioners consideration that simply requests all open areas of site be landscaped without a requirement for any landscaping in islands within parking areas. This alternative *will not* meet the intent of the first option of improving site aesthetics and reducing heat island effects in parking lots.

Perimeter parking area landscape requirements have been added (for parking lots of ten vehicles or more, which requires sites in business or employment district abutting a street or similar district to provide landscape screening at a minimum of 3 feet in height to screen headlights. Where a business or employment district abuts a residential district a landscape screen of 6 feet in height and 80% opaqueness is required. This is a current requirement but written with addition detail and graphics. An alternative to this 6 feet height requirement is provided on page 11 that requires a mature height of landscaped screening between 4 and 6 feet in height.

Finally a new Minimum Parking Requirement Alternative section has been added for review and input. This new section is intended to require new construction or expansion in Business, Employment and Mixed Use districts to use parking alternatives if proposing parking below or above minimum requirements. The draft suggests that a minimum of two of the proposed choices be required.

### **Draft Consolidated Landscaping Section**

A draft consolidated landscaping section has been prepared based on support expressed by the Planning Commission. The intent of this section is to consolidating landscaping into one section to provide more consistency and to limit duplication. A draft has been prepared using current requirements for the B-1, B-2, E-1, E-2 and E-3 districts. In

addition to current requirements some new text has been included an introduction;  
building perimeter landscaping and landscaping maintenance.