

Date: July 10, 2014  
To: City Council  
From: Stephanie Sheetz, AICP, Senior Planner  
**Re: Major Text Amendments**

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A variety of potential major text amendments to the City's Zoning Ordinance have been identified. In June, staff met individually with Council members to discuss each of these potential amendments. This discussion included background on the current regulation, challenges that have been experienced and concerns that have been expressed. Each Councilmember and the Mayor were asked to provide their thoughts on the issue and what direction they would like to see on each item. Finally, each amendment received a priority rating in those discussions. Attached is a summary of those discussions. It lists the topic then gives the majority comment that was received and finally identifies the direction staff anticipates taking. The summary is also listed in order of priority, averaging all the responses (1=highest priority and so on).

Staff is seeking Council discussion on this summary, the order of priority and staff's conclusion on the direction. Any changes can be made at this time. Then, once the planning division is fully staffed and adequately trained, work will commence on the major text amendments. The anticipated process at that time will be for staff to identify a couple options regarding the staff direction listed on the spreadsheet attached for Council discussion. Upon selecting one of those options, staff will then draft text for the proposed ordinance amendment. This text can be reviewed before starting the formal process of adopting the change. There may be some amendments that occur solely on that topic, while some of the less involved amendments could be grouped.

## Major Text Amendments Discussion Summary

Topic	Average Score	Majority Comment	Staff Direction
Overlay Requirements <ul style="list-style-type: none"> <li>• <i>Landscaping of Outdoor Storage</i></li> </ul>	2.25	Limit outdoor storage to rear yard. Screen any side visible to a street. Screen in addition to required plantings of site plan, perhaps allow percentage of site plan requirement to go toward this but not all.	Draft text to address this.
<ul style="list-style-type: none"> <li>• <i>Building Design</i></li> </ul>		<ul style="list-style-type: none"> <li>• Would like options for window zone to be middle and provide design criteria &amp; options.</li> <li>• Corner lot: Some flexibility on side.</li> <li>• Existing building slightly more flexibility.</li> </ul>	Modify terminology from "window" to "middle". Explore several tiers of design options for flexibility. (For example if less than 51% windows, then decorative brick patterns, etc.) By addressing options for middle zone, flexibility to 2nd side is addressed.  Explore how to bring some flexibility in for existing building. <i>If middle zone is addressed would that help? What other flexibility is needed?</i>
<ul style="list-style-type: none"> <li>• <i>Setbacks</i></li> </ul>		Leave as is.  Pedestrian access important.	No action.
<ul style="list-style-type: none"> <li>• <i>Building Entrances</i></li> </ul>		Create a path.	No action.
Accessory Structures	3.13	<ul style="list-style-type: none"> <li>• Size limit needed.</li> <li>• Materials should be addressed, to help fit in with neighborhood character.</li> </ul>	Explore options to address height & area (both footprint & overall square footage)  Consider adding criteria that guides on neighborhood character, in terms of materials.
Sign Ordinance <ul style="list-style-type: none"> <li>• <i>Flashing Signs</i></li> </ul>	3.63	Hold longer. Ambient light adjustment necessary. Safety is an issue.	Review other community's ordinances to determine appropriate modifications for these issues. Draft text.
<ul style="list-style-type: none"> <li>• <i>Temporary Signs</i></li> </ul>		Leave as is.	Enforce.
<ul style="list-style-type: none"> <li>• <i>Monument Setback Requirement</i></li> </ul>		Not discussed.	No action.
<ul style="list-style-type: none"> <li>• <i>Square footage allowed</i></li> <li>• <i>Placement of signs (number sides)</i></li> </ul>		Leave as is. Allow on all sides.	No action. Modify text to remove limits to number of sides.
Storage Containers	4.88	Address. Visibility of them is concern, if in back not concerned whether permitted or not. Temporary permit for visible ones?	Review other community's ordinances to see how these may be addressed. Consider permitting process for temporary ones, when not located in the rear yard. Process would run much like temporary sign permit. Restrict from front yard?
Stormwater Ordinance	5.75	Explore.	Explore various options for applicability. Have further discussion with Council on this.

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Topic	Average Score	Majority Comment	Staff Direction
Parking Requirements • <i>Off-Site Requirements</i>	5.88	No SE. Staff review with criteria.	Modify text to change to staff review, utilizing criteria already provided in this section of the ordinance. Allow SE for unique circumstances beyond this.
D-1 Materials	6.00	Leave as is.	No action.
Overlay Landscaping Types	6.75	Encourage.	Create brochure outlining the plants that are used on 5th Ave S. so that staff can provide this to developers along the Corridor to encourage these plantings be used.
Corner Visibility	7.38	Not discussed, staff has a solution.	Move forward with staff solution.
Reuse of Parking Lots	8.13	No requirement.	Draft text to clarify this is not required. Consider trigger if parking lot expands then need to do.