

MEMO

To: Chairman Whitehead & Zoning Code Rewrite Task Force
From: Dana Burkhardt, Interim Zoning Administrator
Date: March 5, 2014
RE: Zoning Code Public Review Draft

The purpose of this agenda item is to discuss and confirm the Zoning Code Rewrite Public Review Draft incorporates the direction provided by the Task Force during the Module reviews. Task Force Member comments received on the Public Review Draft are included with this memorandum for your review. Responses and updates to all stakeholder and Task Force comments are in process and will be available to the Task Force prior to the March 5 meeting.

The format for this meeting is to review and discuss any outstanding questions and concerns of the Task Force, on each Series of the draft code. Upon conclusion of discussing each Series, the Chairman may open the discussion up to the stakeholders and public for comment, or hold public comment until the end of the meeting. At the conclusion of discussions of each Series, the Task Force may discuss consensus on the provisions of the Code and any recommended amendments or needed changes.

The Series may be discussed as follows:

- 1) 100 Series - Introductory Provisions
- 2) 200 & 300 Series – Base & Overlay Zoning Districts
- 3) 400 Series – Regulations Applying in Multiple Districts
- 4) 500 & 600 Series – Administration and Permits & General Terms

In addition to the Task Force recommendations, Staff has prepared the following list of recommended amendments to the Public Review Draft Code:

- 1) 202.02 Table – Strike note #2 to permit guest quarters in other areas than over the garage.
- 2) 202.03 C.3 – Revise provision to apply the maximum 20 foot unbroken wall plane provision to all lots, not just corner lots.
- 3) 202.03 H – Revise to reflect the quantities of differing roof colors as approved by the Task Force during module review. Ensure all other residential design elements approved by the Task Force are included in the guidelines.



- 4) Sing Code shall allow a major entry feature/monument sign on each arterial frontage. Currently the code is restricted to 2 monuments per development.
- 5) 409.12 D.3.h – delete “within 20’ of a permanent wall sign”
- 6) 410.24 – Add the term “Transitional Housing” to the title for “Residential Care Facilities”
- 7) 410.26 G. – Temporary & Seasonal Sales in parking areas– Strike last sentence, and Administrative Use Permit shall be required as is presently.
- 8) 501.03 C.4 & 501.04 C.4 – Revise to include “a majority of the quorum”
- 9) Revise Table 501.11 and all related references to make the Board of Adjustment the decision body for Variances, versus Hearing Officer.
- 10) 510.03 B.2 – Revise code to be clear that PAD’s are not processed in the same manner as Conditional Use Permits.
- 11) 512.06 – Revise Nuisance Abatement, Hearing Officer may hold hearing, not City Council. Revise all related references.
- 12) Cross reference articles 207 & 510 to better integrate the Planned Area Development sections.
- 13) 511.03B – Revise rezoning of annexed land to within 6 months after annexation is approved. This is our current code.
- 14) Update all home daycare references to a maximum of 5 non-family members may be cared for.
- 15) Provide criteria for locating propane tanks for retail filling and for locating donation drop boxes on commercial properties.
- 16) 202.04 E.1&2 -Require that 33% of the units have private outdoor open space and that the minimum required open space be calculated on a per bedroom basis, such that a one-bedroom unit would have 60 SF, a 2 bedroom 120 SF and 3 bedroom 180 SF.
- 17) Delete Zoning Permit requirement for all permitted use requests and by right building permits.
- 18) Update all scrivener errors within document