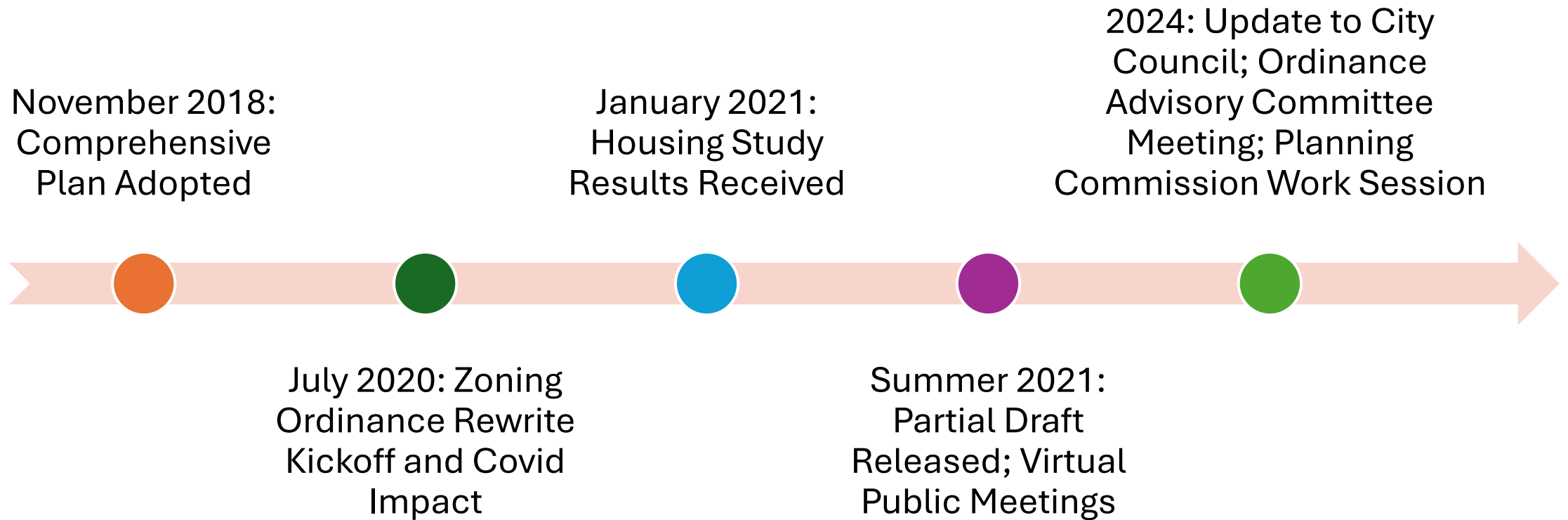
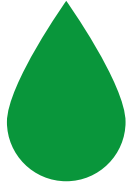


# Zoning Ordinance Update

# Project Context and Public Engagement



# Departmental Review



## **Infrastructure capacity**

Risk of growth outpacing water supply and school capacity



## **Public process**

Large developments would move forward without community input



## **Neighborhood stability**

Potential pressure for modestly priced homes to redevelop

# Refocus: Fixing the Foundation

## Improve Structure

- Focus on user experience
- Detailed Development Procedures

## Modernize Language

- New Definitions
- Simpler, Consistent Language
- Less Reliance on Interpretation

## Align the Zoning Map

- Replace All Zoning Districts

## Next Phase

- Public Education
- Public Input
- Consider Further Reforms

# User Friendly Format

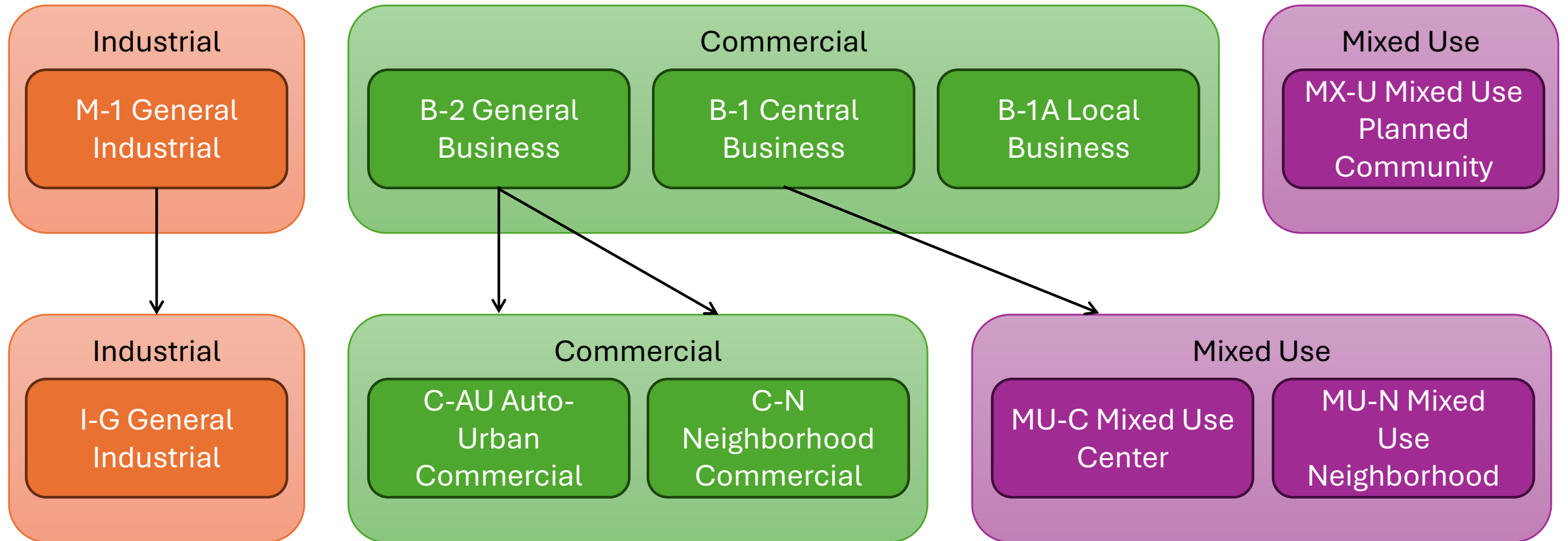
## Current R-1 Uses Permitted By Right

- (1) Owner-occupied single-family dwellings, which may include rental of space for occupancy by not more than two (2) persons, providing such rental space does not include new kitchen facilities.
- (2) Nonowner-occupied single-family dwellings, which may include rental of space for occupancy by not more than one (1) person, providing such rental space does not include new kitchen facilities.
- (3) Home occupations, as defined.
- (4) Churches or other places of worship; provided, that any building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (5) Public schools or a private school having a function substantially the same as a public school; provided, that any building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (6) Other governmental uses, such as community centers, parks and playgrounds; provided, that any new building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (7) Accessory buildings and uses clearly incidental to the above. (Refer to section 10-3-114, Accessory Buildings.)
- (8) Public uses.
- (9) Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- (10) Homestays, as further regulated by Article DD.

## Example Use Table

Use	R-NR	R-TN	R-AC	R-GC	Standards
<b>RESIDENTIAL USE GROUP</b>					
<i>HOUSEHOLD LIVING</i>					
Single-Family Detached	P	P			Section 10-3-30
Single-Family Attached	S	P	P		Section 10-3-30
Duplex	S	P			Section 10-3-30
Triplex/Quadplex		S		P	Section 10-3-30
Townhouse		S	P		Sections 10-3-30, 10-3-34
Apartment		S		P/S	Sections 10-3-30, 10-3-33
<i>GROUP LIVING</i>					
Boarding or Rooming House	S	S			
Recovery Residence (More than 8)	S	S	S	S	
<i>RESIDENTIAL ACCESSORY USES</i>					
Homestay	P	P	P	P	Section 10-3-35
Home Day Care, Small	P	P	P	P	
Home Day Care, Large	S	S	S	S	
Home Occupation	P	P	P	P	Section 10-3-27

# Non-Residential Districts



# Residential Districts

## Existing

### Conventional

- R-1 Single-Family Residential
- R-2 Residential
- R-3 Multiple Dwelling Residential
- R-3 Medium Density Residential
- R-5 High Density Residential
- R-8 Small Lot Residential
- UR Urban Residential

### Master Plan

- R-4 Planned Unit Residential
- R-6 Low Density Mixed Residential
- R-7 Medium Density Mixed Residential

### Manufactured Housing

- MH-1 Manufactured Home Park
- MH-2 Manufactured Home Subdivision

### Overlays

- R-P Residential Professional

## Proposed

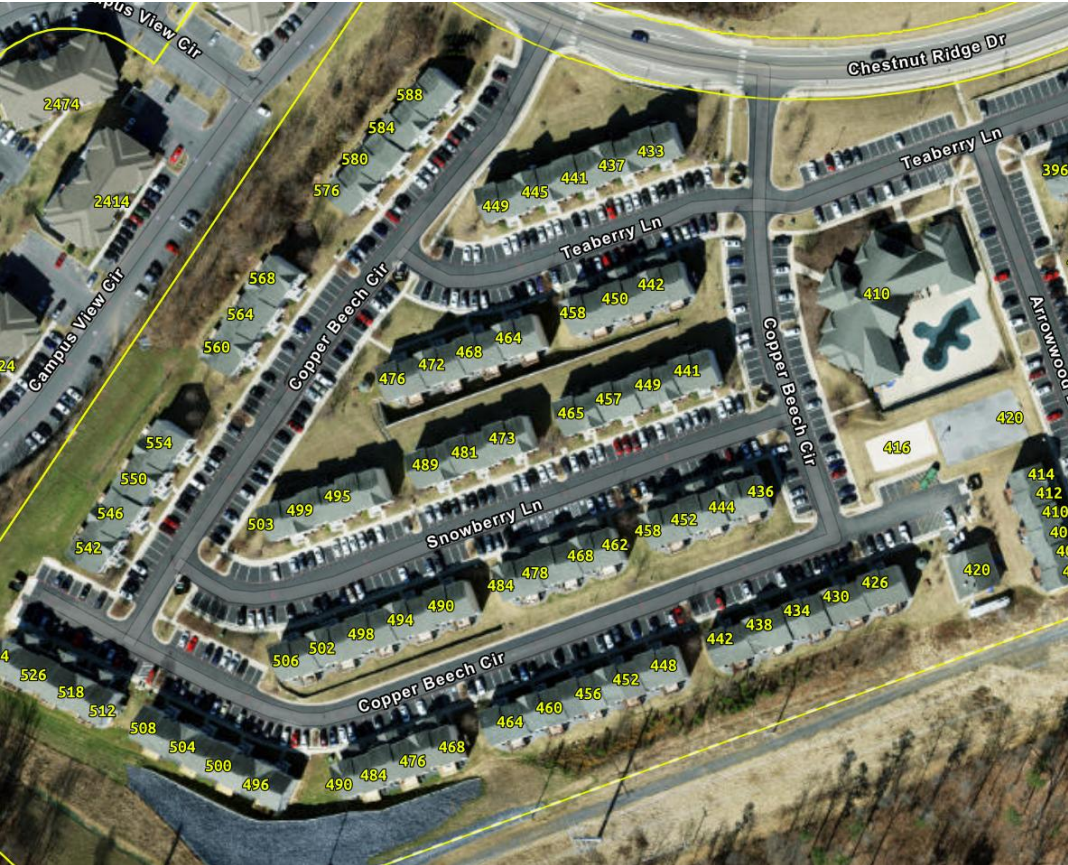
Apartment  
Communities

Townhouse  
Communities

Traditional  
Neighborhoods

Single-Family  
Neighborhoods

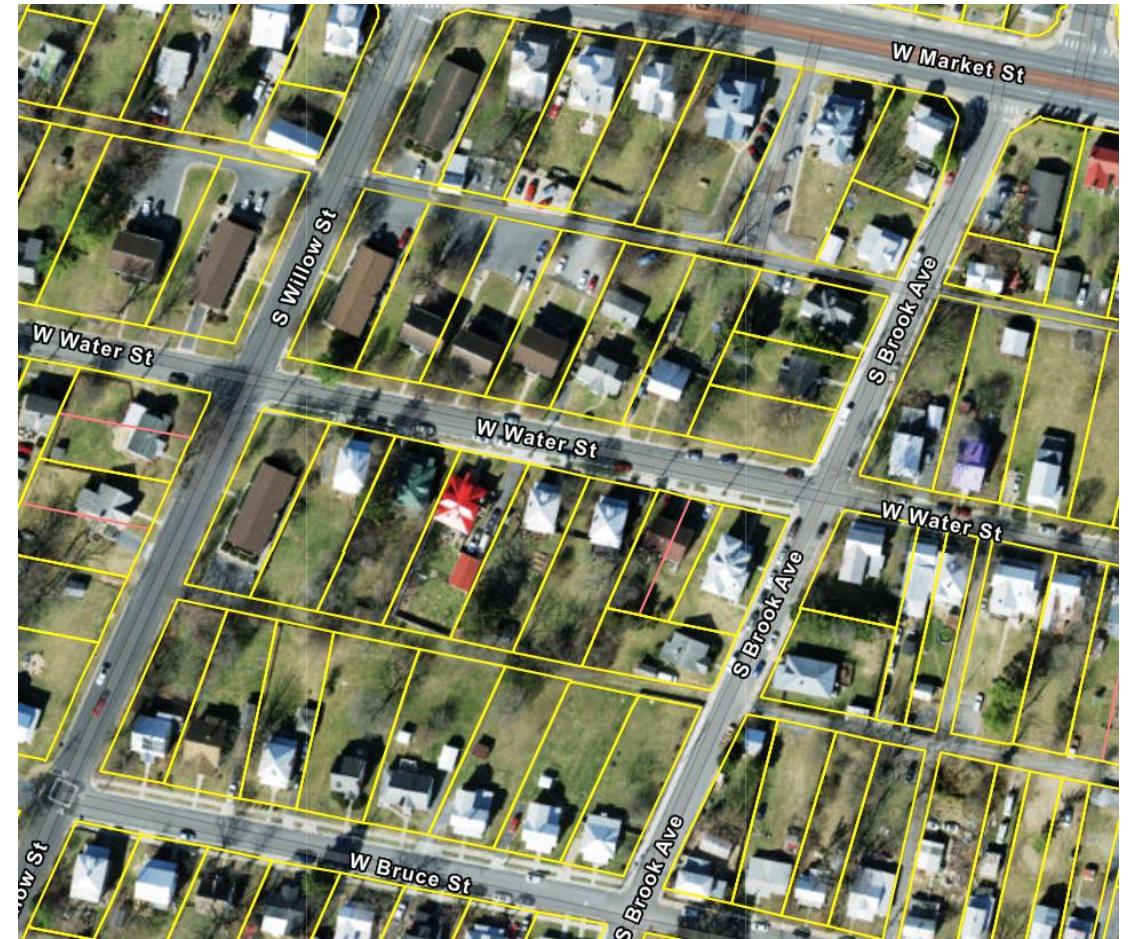
# Townhouse and Apartment Communities



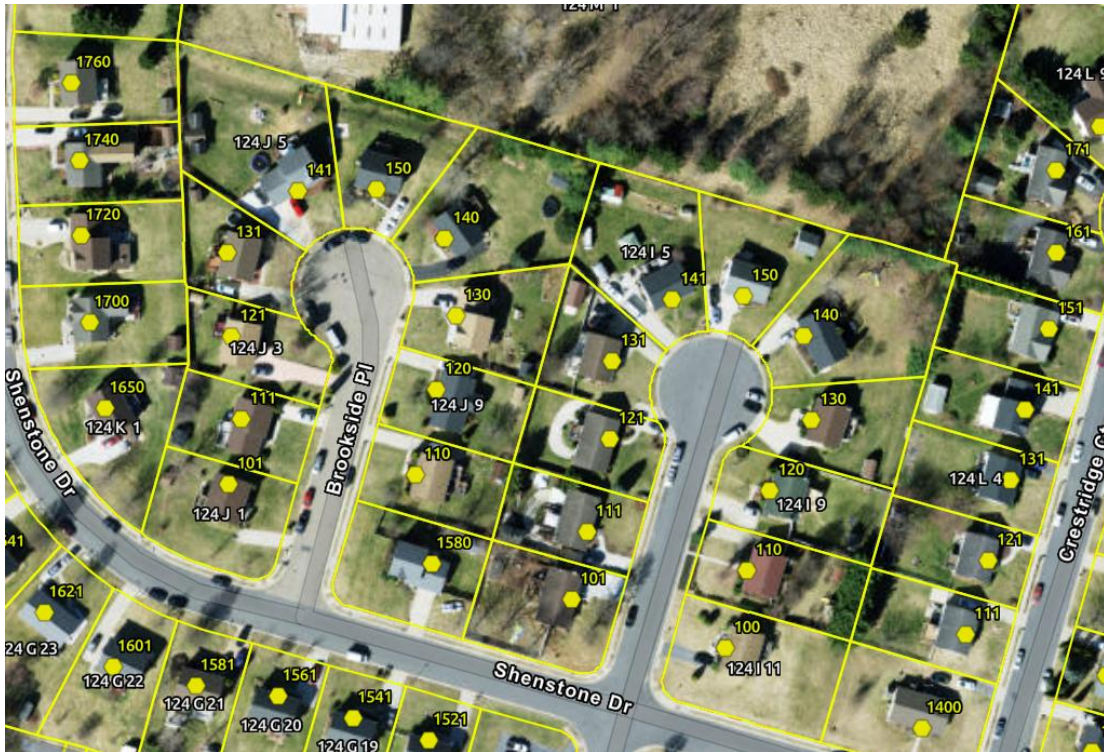
# New Residential Districts

## Traditional Neighborhood

- Mixture of existing housing types
- Typically older
- Often on a grid
- May have alleys for rear access
- Narrower lots
  
- Single-family homes and duplexes by right
- Townhomes and apartments by special exception



# New Residential Districts



## Single-Family Neighborhoods

- ~100% single-family homes
- Rarely on a grid
- More likely to have winding roads
- Individual front-loading driveway for every lot
- Single-family homes by right
- Duplexes by special exception
- July 1, 2027: Accessory Dwelling Units

# What Comes Next?

## Improve Structure

- Focus on user experience
- Detailed Development Procedures

## Modernize Language

- New Definitions
- Simpler, Consistent Language
- Less Reliance on Interpretation

## Align the Zoning Map

- Replace All Zoning Districts

## Next Phase

- Public Education
- Public Input
- Consider Further Reforms

# Project Schedule

This Week: Update  
to City Council and  
Planning Commission

Fall 2026: Present  
to Planning Commission  
and City Council

Future:  
Consider Further Reforms  
Update the Comprehensive Plan



Summer 2026:  
Planning Commission  
Work sessions  
and Public  
Engagement

Early 2027:  
Implement new Zoning  
Ordinance

# Ordinance Advisory Committee and Planning Commission

# Staff Recommendation

Endorse staff's recommended approach, including disbanding the Ordinance Advisory Committee and using the Planning Commission as the primary review body for the Zoning Ordinance Update