



REQUEST FOR ACTION  
CITY COUNCIL

Agenda Date: 5/19/2026  
Agenda Section: Consent Agenda

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**Department Origination:** Community Development

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**Agenda Item:** Adopt Ordinance 2026-005 and Resolution 2026-039 approving zoning ordinance text amendments relating to commercial recreation, single family R-1 and multi-family R-3 regulations

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**Approval Required:** Simple Majority Vote

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**BACKGROUND**

Consider a comprehensive ordinance amendment to address several issues within Title 10 Zoning Regulations of the City Code. These updates include the establishment of a new residential zoning district named R-1B, High Density Single Family Residential District in new section Article C2. R-1B. These updates also resulted in revisions to “Use Districts; Purpose” in section 10-3-1, “Conditional Uses” in section 10-3G-3, “Signs” in section 10-5-1, F. 4, and “Drive-Through Businesses” in section 10-5-5, A. 7; of the Zoning Ordinance.

The primary purpose of the changes is to establish a new high density residential single family zoning district and to provide greater flexibility in some areas of the city code, add substantive requirements in other areas and to provide increased clarity of the intent of existing areas of the zoning code.

**FINANCIAL IMPLICATIONS**

None

**STAFF RECOMMENDATIONS**

The Planning Commission recommends approval of the zoning ordinance and findings of fact resolution.

**COUNCIL ACTION REQUESTED**

Adopt Ordinance 2026-005 and Resolution 2026-039 approving zoning ordinance text amendments relating to commercial recreation, single family R-1 and multi-family R-3 regulations.