

STAFF REPORT



DATE: October 9, 2026
TO: Mayor Benage and City Council
FROM: Paula Downs, Director of Community Development
RE: Zoning Workshop #3

PURPOSE

The City is continuing its update of the Zoning Regulations through a series of joint City Council and Planning Commission workshops. Workshop 3 will focus on two new components of the draft regulations:

- Part 6, Dimension Standards; and
- Section 8.8, Residential Neighborhood Pattern Standards.

The attached materials are provided in advance to support an informed discussion. Staff and the Consultant seek consensus direction on the policy approach, the general standards, and any targeted revisions needed before drafting continues.

BACKGROUND

Workshop 1 established project priorities and the overall approach to the update. Workshop 2 focused on the proposed zoning districts, use categories, use definitions, and use table. Feedback from those workshops has been incorporated into the current draft materials.

The regulations are being organized as a concise, plain-English document that separates related subjects and minimizes unnecessary repetition. The City's goal is to create a usable code that clearly communicates expectations to residents, property owners, elected and appointed officials, City staff, and the development community.

MATERIALS PROVIDED FOR REVIEW

The attached draft materials include the cover and table of contents, Part 4, Part 5, Part 6, and a partial draft of Part 8.

The cover and table of contents show the proposed organization of the complete regulations. The document is structured to separate administration, districts, uses, dimensional standards, supplemental standards, site development standards, nonconformities, and enforcement. It is provided for general reference and to show how the individual draft sections will fit within the final regulations.

Part 4 establishes the base zoning districts, district intent statements, the Official Zoning Map, map interpretation rules, and overlay districts. The proposed base districts and their intended development patterns reflect the direction discussed during Workshop 2. Part 4 also includes the Planned Unit Development Overlay District, Protective Overlay District, and Airport Hazard Overlay District framework. This material is provided for review in regulation form but is not a primary Workshop 3 discussion item.

Part 5 contains the Use Catalog and Use Table. It organizes uses into clear categories, provides plain-English definitions, and identifies where each use is permitted, conditional, or not permitted. The use classifications and permissions reflect the Workshop 2 discussion, including the City's direction to allow a broader range of housing types in the Neighborhood Residential District and

more intensive districts. Part 5 is also provided for reference rather than substantive Workshop 3 discussion.

DISCUSSION: PART 6--DIMENSION STANDARDS

Part 6 is a new draft section that establishes the basic physical standards for development in each zoning district. Rather than repeating standards in separate district sections, the draft uses one Master Dimension Standards Table. This approach is intended to make the regulations shorter, easier to compare, and easier to administer. The table addresses lot frontage, front, side, and rear setbacks, lot coverage, separation between principal buildings, and maximum building height. It is coordinated with the district intent statements and distinguishes between rural, suburban, neighborhood, activity-center, employment, industrial, and open-space settings. The draft does not establish minimum lot area requirements. Instead, it relies on frontage, setbacks, lot coverage, height, access, parking, and other site standards to shape development. This approach provides flexibility while retaining predictable physical standards.

Part 6 also includes standards for common-wall lots and a zero-lot-line option for one-unit residential development. These provisions are intended to allow practical residential formats by right while ensuring that resulting lots remain compliant with applicable zoning, access, utility, and safety requirements. The included illustrations are explanatory tools intended to help users understand how setbacks, lot configurations, common walls, alleys, and zero-lot-line development are measured and applied.

DISCUSSION: SECTION 8.8--RESIDENTIAL NEIGHBORHOOD PATTERN STANDARDS

Section 8.8 is a new draft section intended to address repetitive residential development patterns without prescribing architectural styles, building materials, paint colors, or a mandatory mix of housing types. The standards apply to new residential developments with 12 or more dwelling units. They focus on the arrangement of homes along a block face and require variation in building form, building width, roof form, entry or garage configuration, or orientation. The draft limits the number of consecutive homes with the same form and requires additional variation on longer block faces. The standards do not require a developer to include a particular mix of one-unit, two-unit, or small multi-unit residential uses. Those housing types are addressed through the Use Table and district standards. Instead, Section 8.8 is focused on avoiding long, repetitive runs of substantially identical buildings and creating a more varied and coherent neighborhood pattern.