

Supplemental regulations

PLANNING AND ZONING COMMISSION: 9.15.2026

Background

- The purpose of this effort is to continue the updating of various provisions within the city's zoning ordinance.
- This item proposes various amendments to provisions within the supplemental regulations within the city's zoning ordinance.
- The proposed amendments are detailed in the next two slides.

Supplemental Regulations

Amends various Code sections relating to **Site plans** to update text references, processes and requirements. Most notably, it includes a new requirement to illustrate the location and full extents of any on-site sewage facility (OSSF).

Amends various provisions of the **Accessory building and structure yard** regulations to include increasing the setback of an alley or side street garage or carport from 18' to 20'.

Amending Code section 133-100 relating to **height** to replace the Spinks Airport Air Hazard Zoning ordinance with the IH35 overlay district restrictions.

Supplemental Regulations (cont'd.)

Amending Code section 136-103 to remove **snow cone stands** as a seasonal use. This use is governed by the State's mobile food vendor regulations.

Amending Code section 136-105 to replace stationary food vendor with **mobile food vendor**.

Deleting Code section 136-106 relating to **stationary food vendors**. This use is now governed by the State's mobile food vendor regulations.

Recommendation

- Staff recommends approval of the proposed amendments to the city's supplemental regulations.