

Zoning Code Update

CITY COUNCIL: 9.21.2026

Background

- The purpose of this effort is to update various provisions within the city's zoning ordinance.
- Staff has worked on the zoning code update over the last several months utilizing feedback from the City Council, Infrastructure and Development Council Committee and Planning and Zoning Commission.
- April 14, 2026: Proposed changes were presented and discussed at the Joint City Council and Planning and Zoning Commission meeting.
- July 28th and August 25th, 2026: The Planning and Zoning Commission conducted public hearings and received feedback.

Zoning Code Highlights

This item proposes various amendments to provisions within the city's zoning ordinance. Highlights of some of the proposed changes include:

- New zoning definitions;
- New site orientation standards for auto laundry/car wash;
- Updated Planned Development zoning criteria;
- New provisions to allow accessory dwelling units;
- The next several slides detail some of the changes.

Amended Auto Laundry/ Car Wash Definition

Includes following additional standards:

1. Tunnel or drive thru (automatic) auto laundry/car wash. Shall be oriented so that the entrance and exit of the car wash tunnel are not seen from the parkway. The tunnel should be oriented parallel to the parkway. For sites located on corner lots, the tunnel shall be oriented parallel to the street with the higher classification in accordance with the master thoroughfare plan. Vacuums and self-service cleaning areas shall be located to the rear of the primary structure.
2. Self-service or pull in bay (manual) auto laundry/car wash. Shall be oriented perpendicular to the parkway so that entrance and exit points to the bays are not seen from the parkway. For sites located on corner lots the bays shall be oriented so that the interior of the bays can only be seen from the street with the lower classification in accordance with the master thoroughfare plan. Vacuums and self-service cleaning areas shall be located to the rear or side of the primary structure. When vacuum areas are located in the side yard of the lot, they shall be screened so to not be seen from the street with the higher classification.

Mixed-Use Definition

MIXED-USE — Development that permits a broad range of commercial, institutional, and residential development at varying densities within one building, lot, or district. Mixed-use is generally categorized as one of the following:

- Vertical mixed-use allows for a combination of different uses in the same building and most frequently the non-residential uses occupy the bottom portion of the building, with the residential on top.
- Horizontal mixed-use allows distinct uses on separate parcels to be combined in a particular area or district. This helps avoid the complexities of combining uses that may have different safety or regulatory requirements in a single building.
- Mixed-use walkable combines vertical mixed-use and horizontal mixed-use, thus creating an area containing mixed-use buildings as well as distinct single-use buildings in close proximity to each other.

Planned Development District (PD)

Use regulations:

Planned Development Districts shall be used in conjunction with base zoning district, unless changed by zoning amendment. Base districts or changes in existing base districts may be requested at the same time planned development districts are requested. Unless otherwise specified, all permitted uses in the base district are applicable for a planned development district.

In the PD District, uses shall conform to the standards and regulations of the base-zoning district to which it is most similar. The base zoning district shall be stated in the granting Ordinance. All applications to the City shall list all requested deviations from the standard requirements set forth throughout this Code (applications without this list will be considered incomplete) specifically any deviation not requested is deemed to comply with this Code even if shown graphically on a Site Plan. The Planned Development District shall conform to all other sections of this Code unless specifically excluded in the granting Ordinance.

Accessory Dwelling Unit (ADU) regulations

Accessory Dwelling Unit Standards:

1. Either the primary residence or ADU shall be occupied by the property owner.
2. The accessory dwelling unit shall be subordinate to the primary structure in overall height and size and placed in accordance with applicable zoning district setbacks.
3. ADUs shall not be larger than a GFA (Gross-Floor-Area) of 900 square feet or one-half the GFA of the Primary Dwelling, whichever is smaller.
4. There is a limit of one (1) accessory dwelling unit per lot.
5. Short-term rental (STR) permits will not be issued for ADUs.
6. One additional off-street parking space, accessible from the current drive-way; shall be required prior to approval of the final inspection for the ADU.
7. Additional utility meters and the issuance of separate addresses for the ADU are prohibited.

Accessory Dwelling Unit (ADU) regulations

ADUs in the following zoning districts shall require approval of a specific use permit (SUP):

- MF-1, multiple-family dwelling district.

- MF-2, multiple-family dwelling district.

- NS, neighborhood service district.

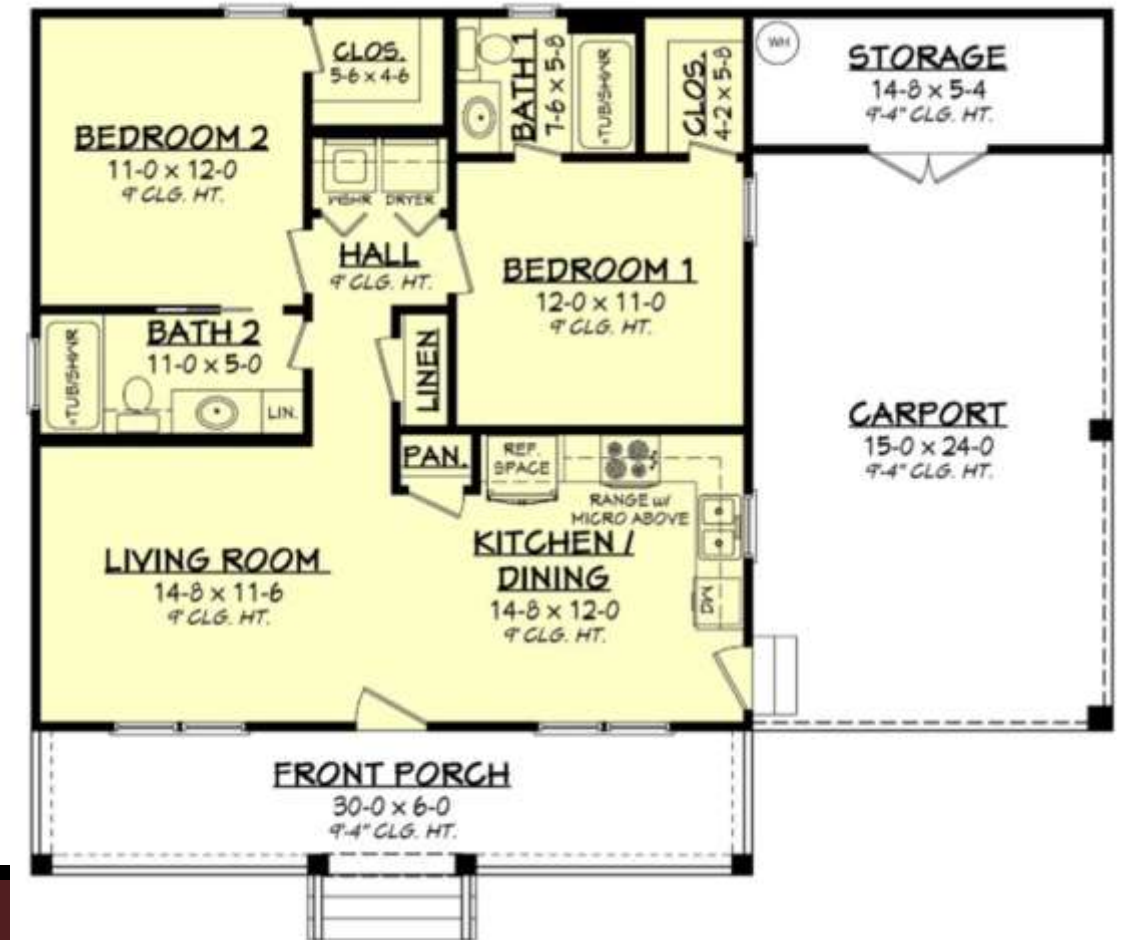
- GR, general retail district.

- CC, central commercial district.

- C, commercial district.

Additionally, ADUs approved per SUP shall be occupied by the building owner and shall require one dedicated parking spot.

Examples of a 900 sq. ft home



Developers Roundtable

- Staff emailed the draft zoning code document to members of the development community and conducted a Developers Roundtable on June 26th. The previous draft contained new garage standards for SF-7 zoned properties and a new *MF-18 multi-family dwelling*, which was to replace the existing MF-1 and MF-2 zoning districts.
- Participants questioned the necessity for the proposed garage regulations. They expressed concerns that the garage criteria will negatively affect overall lot size, lot yield, residential density, and result in an increased cost burden that will be passed down to homebuyers.
- There is concern that the *MF-18 multi-family dwelling* district arbitrarily limits developer's choice between MF-1 and MF-2, and the density of 18 units per acre was contrary to the Council's expressed desire for more residential density where appropriate.
- As a result of this feedback, staff has not included those proposed changes within these amendments.

SB 929

The previous draft of the zoning code amendments included multiple sections of changes, which if approved, would have resulted in significant non-conforming uses. While the City could elect to proceed with the previous proposed amendments, it would require a significant notification process, continued non-conforming use of property, or remedies to discontinue the use.

The remedies are: (1) payment for costs directly related to stopping the nonconforming use and payment for loss of market value of the property; or (2) continued nonconforming use of the property until the owner or lessee recovers the amount that would otherwise be payable under (1) through the continued business activities.

Staff's determination was to remove any subject sections that could expose the city to the remedies detailed above.

Supplemental Standards

- Staff brought forward additional zoning code amendments specific to various supplemental standards at the September 15th Planning and Zoning Commission meeting.
- Those proposed amendments involve:
 - ❖ commercial site plan requirements
 - ❖ accessory building and structure requirements
 - ❖ clarification of height measurements
 - ❖ amendments relating to mobile food vendors

Recommendation

- The Planning and Zoning Commission recommended approval of the proposed amendments to the city's zoning code by a vote of 7 to 0.
- Staff recommends approval of the proposed amendments to the city's zoning code.