



Zoning Code Update

PLANNING AND ZONING COMMISSION: 7.14.2026

Background

- The purpose of this effort is to update the provisions of Article II Definitions and Article III, Zoning Districts 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.
- A joint City Council/ Planning and Zoning Commission meeting was held on April 14th regarding proposed changes.

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 land use categories and corresponding table
- Revisions to the city's zoning districts to include a new *MF-18 multi-family dwelling* district and the recently approved *Heavy and High Energy Industrial* zoning
- Neighborhood Service District combined into General Retail District

Zoning Code Highlights cont'd.

- Converts IH-35 and Business Park overlays into new base zoning districts named as Interstate Commercial & Business Park Districts respectively
- New provisions to allow accessory dwelling units
- New garage criteria for the SF7 zoning district
- Updated Planned Development zoning criteria
- The next several slides detail some of the changes.

Commercial Zoning District

Proposed Use Categories

Allowed by–right

Retail Sales and Services	Quick Vehicle Service	Basic Utilities
Commercial Outdoor Recreation	Major Event Entertainment	Colleges
Office, Traditional	Parks and Open Spaces	Community Services
Religious Intuitions		

Specific Use Permit

Commercial Parking	Self Service Storage	Wholesale Sales
Office, Industrial	Vehicle Repair	Rail Lines and Utility Corridors
Radio Frequency Transmission Facilities	Day Care	Medical Centers
Aviation and Passage Terminals	Detention Facilities	Schools (public)

General Retail Zoning District

Proposed Use Categories

Allowed by–right

Office, Traditional	Retail Sales and Services	Basic Utilities
Parks and Open Space	Day Care	Religious Institutions

Specific Use Permit

Community Services	Colleges	Commercial Outdoor Recreation
Quick Vehicle Servicing	Wholesale Sales	Radio Frequency Transmission Facilities
Self Service Storage	Medical Centers	Schools

Central Commercial Zoning District

Proposed Use Categories

Allowed by–right

Office, Traditional	Retail Sales and Services	Basic Utilities
Parks and Open Space	Religious Institutions	

Specific Use Permit

Community Services	Colleges	Daycare
Schools	Commercial Parking	

Proposed Garage Criteria, SF7

Created garage/driveway minimum standards to combat parking along streets.

Residential

Currently - 2 spaces for each dwelling unit – not defined if garage space or driveway spaces

Recommend – Garage and driveway pad criteria (effectively increase to 4 spaces) for all SF dwelling districts

Front Entry Garage Criteria.

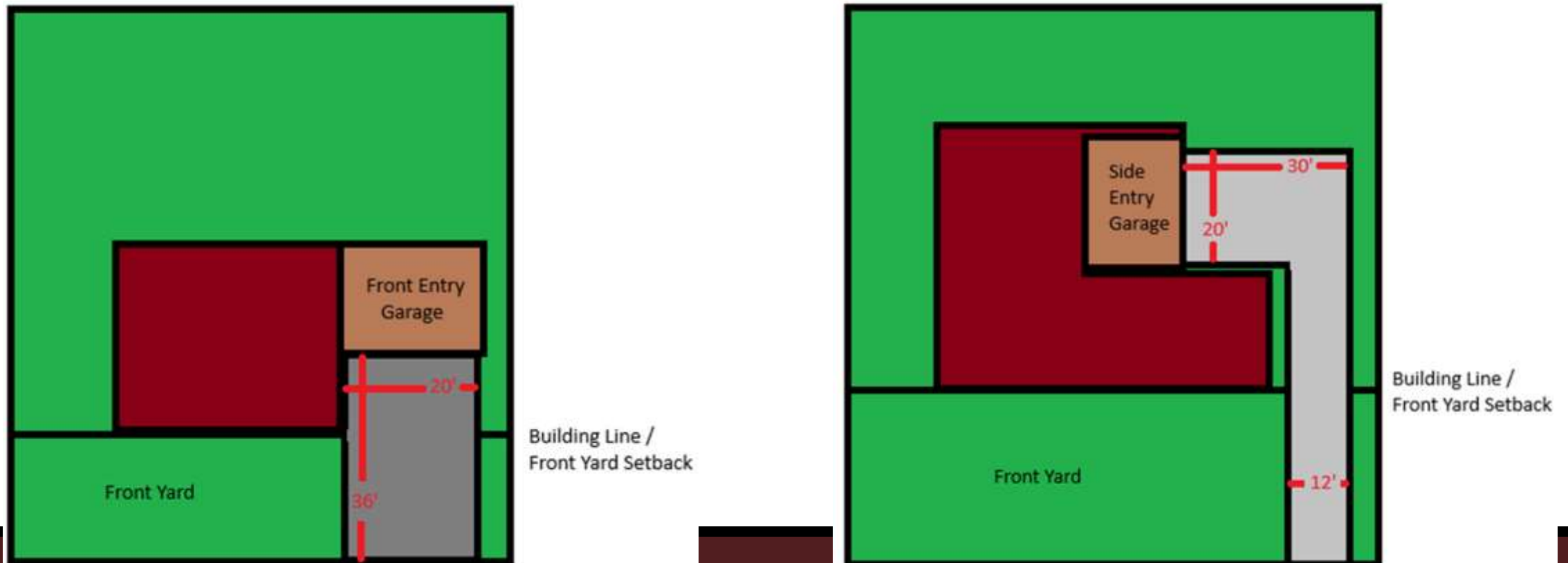
1. Front loading garages shall have a minimum driveway depth of 36 feet.
2. Front loading garages shall have a minimum driveway width of 20 feet.

Side Entry Garages.

1. Side entry garages shall have a minimum driveway pad at the entrance of the garage of 20 feet by 30 feet and the connecting drive to the pad shall be at least 12 feet wide.
2. There shall a side yard between the outside edge of the driveway and the property line of no less than 5 feet in width.

Example of a front entry garage and side entry garage with proposed standards

- Driveway depth pushes garages further from roadway
- Eliminates protrusion of vehicles onto sidewalks and reduces off-street parking in neighborhoods



Zoning Code Highlights

- Consolidated the Multi-Family₁ & Multi-Family₂ district standards into new Multi-Family Zoning district (MF-18).
 - Decreased the maximum density from 24 dwelling units per acre down to 18 dwelling units per acre
 - MF₁ and MF₂ zoning districts will become “legacy” districts; maintain vested rights but no new parcels will be zoned to this district unless requested through a PD, Planned Development

Accessory Dwelling Unit (ADU) regulations

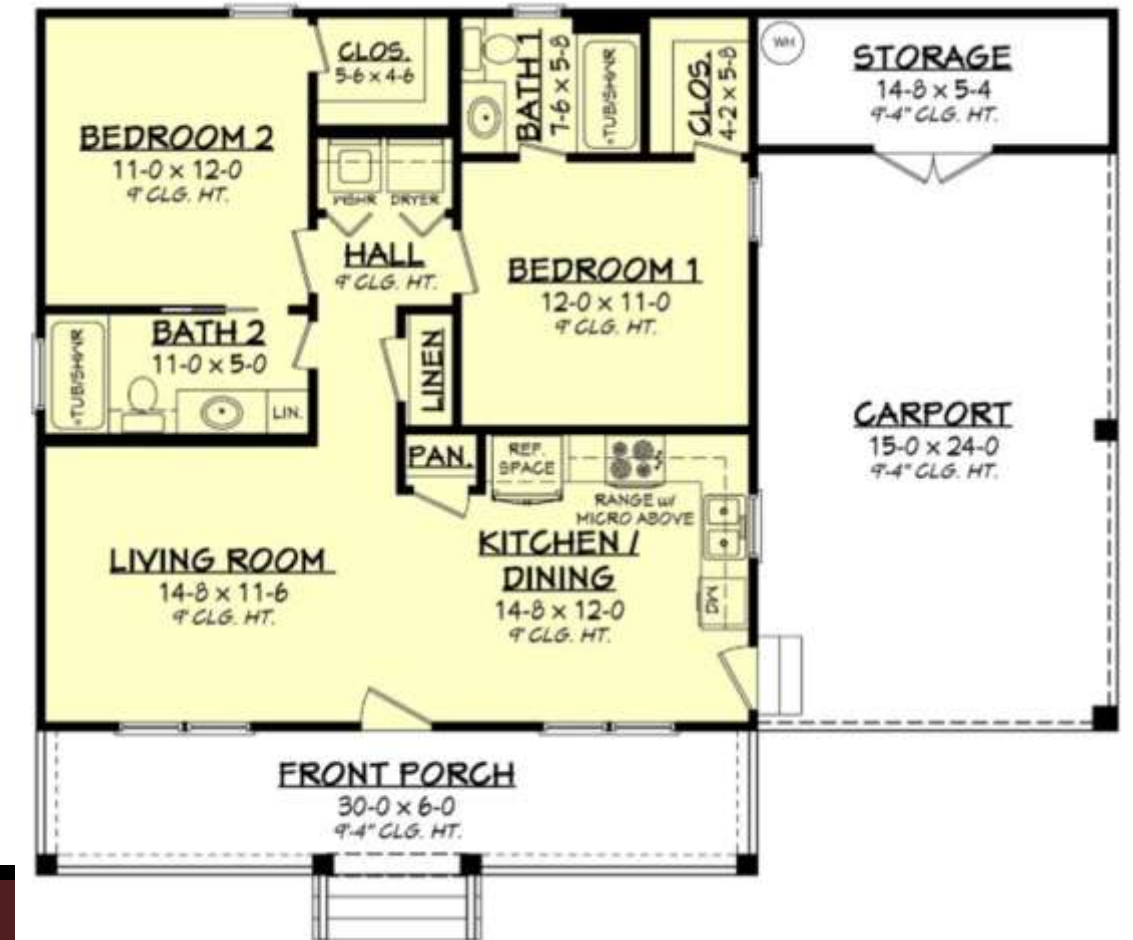
Accessory Dwelling Unit Standards:

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 Nonresidential zoning districts (approval by SUP or as part of a PD zoning)

1. Shall require one dedicated parking spot for the tenant.
2. Shall be occupied by the building owner or business tenant.



Developers Roundtable

- Staff emailed the draft zoning code document to members of the development community and conducted a Developers Roundtable on June 26th.
- Participants questioned the necessity for the new garage criteria. They expressed concerns that the 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 density of 18 units per acre is too low, and contrary to the Council's expressed desire for more residential density.

Recommendation

- Staff supports the proposed zoning code update; future amendments will be forthcoming.
- Staff recommends the Planning and Zoning Commission conduct a public hearing, receive community feedback and provide a report (i.e. recommendation) to the City Council.