

# UDO Policy Recommendations & Adjustments

On 02/25/25, after a deliberation by the Council, confirmed policy recommended by P+Z, made a series of recommendations to the UDO, and highlighted a series of topics for deliberation for the City Council

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& P+Z Joint Meeting.

**City Council confirmed the following recommendations:**

- All existing RA lots that were zoned under P<sub>3</sub> will now be P<sub>2.5</sub> in neighborhoods built before 2019
- RC lots will retain their translation to P<sub>3</sub>
- ADUs- In all zoning classifications, they will be permitted by a Special Use Permit
- RV Parks- In P<sub>2</sub> zoning classification, they will be permitted by a Special Use Permit
- Add a minimum lot frontage with 2.5 of 80.'

Table of referenced/related documents- Single location to see related documents like IBC, IRC, Comp Plan, IFC, ICC Codes, Downtown Plan, etc.

Index of each chapter- To provide clarity and ease of document use

Add water rights from UDC

Make 2.2.3 design charrette optional- Provides greater flexibility for development negotiations.

On-street parking is allowed in P<sub>2.5</sub>.

Add street subsection specifications- Provides greater clarity for street sections.

Change P<sub>2.5</sub> zoning from "Historic Residential" to "Traditional Residential"

Sync the Historic overlay name to match the existing so there is no legal conflict

Adjust sign administrator to sign sign enforcement

RV parking to be allowed in 2nd and 3rd layer in accordance with existing zoning

**City Council brought up the following topics for conversation on the joint City Council & P+Z Meeting:**

- Determine proper allocation of lots to either P<sub>4</sub> or P<sub>5</sub>
  - 1114 FM 471
  - Others are currently zoned as P<sub>5</sub> to P<sub>4</sub> to more properly fit with the existing environment.
- Determine side setbacks of 2.5
- Adjust "Areas of Stability and Change" in the comprehensive plan
- Adjust bike parking- simplify language

