



ITEM SUMMARY

MEETING DATE: December 1, 2025

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Ordinance 2025-06 – ZTA-25-03 – Second Reading**

Impervious/Pervious Surfaces & Driveways

BACKGROUND

The City-initiated request for a Zoning Text Amendment (ZTA) to Chapter 16 establishes clear standards for impervious and pervious surfaces, and driveway requirements for residential properties. The proposed text amendment addresses ongoing concerns associated with excessive impervious surface coverage on residential lots and the increased potential for flooding. Currently, the City has established policies and standards regarding impervious surfaces, driveways, and drainage; however, the lack of clear codified standards has resulted in the need to codify these policies and standards in the Zoning Regulations to ensure predictability for homeowners and protect the City from stormwater impacts.

The Development Review Committee has reviewed this proposed amendment and recommended approval, followed by the Planning and Zoning Board, which recommended approval to the Council by a vote of 4-0 at their meeting on October 9, 2025. The City Council voted five (5) to zero (0) to approve Ordinance No. 2025-06 on First Reading at its November 3, 2025, meeting.

ANALYSIS

The proposed amendment clarifies definitions and provides for impervious surface, pervious yard, and driveway standards to align the Zoning Code with the City's drainage requirements in Section 12-58 of the Code of Ordinances, parking regulations, and City policy. The amendment also supports the goals, objectives, and policies of the City's Comprehensive Plan as it relates to sustainability, environmental responsibility, and aesthetic character.

FINANCIAL INFORMATION

N/A.

LEGAL

Ordinance 2025-06 was prepared in accordance with all applicable state statutes and City Code requirements and has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of ZTA 25-03 through the adoption of Ordinance 2025-06.