



ITEM SUMMARY

MEETING DATE: November 18, 2024

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

SUBJECT: **Ordinance 2024-19 – ZTA-24-07 – First Reading**
Chapter 16 Parking, Loading, Outdoor Lighting, and Fences; Chapter 14 Parking of Motor Vehicles, Boats, and Trailers.

BACKGROUND

The proposed City-initiated Text Amendments (ZTA) will modify Chapter 16 off-street parking, loading, fences, and reorganize outdoor lighting regulations into a dedicated section with enhancements to improve safety and efficiency. Additionally, Chapter 14 proposed changes to include revised definitions and updated regulations for the parking of motor vehicles, boats, and trailers.

ANALYSIS

The proposed Chapter 14 revisions generally address parking regulations and definitions for clarity and comprehensive coverage of commercial vehicles and refined the size and weight of motor vehicles permitted to park on private residential properties, aligning them with what is deemed appropriate for residential areas.

The proposed Chapter 16 revisions generally are to improve the clarity, safety, and efficiency for off-street parking, loading, outdoor lighting, and fencing to enhance circulation, pedestrian safety, and landscape integration within parking areas. Additionally, the amendment creates a dedicated outdoor lighting section with refined guidelines on safety, efficiency, and aesthetics, including photometric plan standards, Dark Sky compliance, and design criteria that enhance the visual appeal and functionality of public spaces. Furthermore, the proposed amendments to the fencing regulations would allow a uniform front-yard fence height of 4 feet for any permitted fencing type (currently limits fencing to 3 feet in height unless it is chain-link), aligning with neighboring standards and require vinyl coating across all chain-link fences to enhance visual coherence and durability.

The staff report provides a more detailed overview of all proposed amendments. The proposed amendments align City standards with best planning practices, balancing safety, accessibility, environmental sustainability, and community aesthetics. The proposed amendments advance the City's Comprehensive Plan goals for well-managed growth, sustainable land use, and a safe, attractive urban environment, supporting current and future development. The Planning and Zoning Board of Appeals reviewed this text amendment on October 17, 2024, and recommended approval by a vote of 5-0.

FINANCIAL INFORMATION

N/A.

LEGAL

Ordinance 2024-19 was prepared in accordance with all applicable state statutes and City Code Requirements. The document has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of ZTA-24-07 through Ordinance 2024-19 as the proposed amendments will improve clarity, safety, circulation, and align with best practices.