

Ordinance 2026-XX Title 4 Proposed Changes - Section-by-Section Major Differences

Proposed Section / Heading	Status	Major Difference
Section 1 - Zoning General Provisions	Reorganized / Consolidated	Creates a single general-provisions chapter containing authority, purpose, definitions, and application.
4-1-3 Definitions	Renumbered / Consolidated / Revised	Consolidates all definitions to 4-1-3; removes subdivision-specific terms and revisions or additions to short-term rental, hotel, motel, bed and breakfast, hostel, and private drive terminology.
4-2-3 Appeals	Renumbered / Statutory alignment	Separates appeals of City Administration, Board of Adjustment, and Planning Commission decisions; adds 30-day filing language and judicial-review references. Proposed ordinance expressly identifies statutory appeal updates as a major change.
4-3-3 Public Hearing required	Renumbered/ Statutory alignment	Reduce public notification buffer to 140' per state statute in lieu of the current more restrictive 400'
4-3-4 Right to Public Petition	Renumbered/ Statutory alignment	Reduce neighborhood petition buffer to 140' per state statute making a petition from the adjacent landowners easier to achieve.
Section 4 - Board of Adjustment	Reorganized / Consolidated	Creates a dedicated chapter distinguishing Board of Adjustment authority from Planning Commission authority.
4-4-4 Variance Requests	Renumbered / Statutory alignment	Places variance criteria and findings in a dedicated section. Requires BOA review to confirm hardship criteria and statutory consistency and required City Administration to file a permanent record of the variance with the County Clerk.
4-4-5 Conditional Use Permit Requests	Renumbered / Expanded	Creates a unified Board process and conditions for conditional uses, including short-term rentals where specified.
4-4-6 Nonconforming Use Requests	Renumbered / Consolidated	Clarified Board review of changes or expansions involving nonconforming uses and delegates approval of non-conforming setback registration to City Administration in the 2022 adopted changes.
Section 5 - Planning Commission	Renumbered / Expanded	Creates a dedicated Planning Commission chapter and separates Commission duties from Board of Adjustment duties.
4-5-4 Annexations and De-annexations	Renumbered / Statutory alignment	Moves annexation and de-annexation review under Planning Commission authority and mimics state statutes.
4-5-6 District Zoning Map	Renumbered / Revised	Proposal also calls for a new map reflecting lot-line, zoning, and annexation changes from 2022-2026.
4-5-7 Subdivision and Land Use Regulations	Moved out to procedural adoption by resolution.	Retains Commission authority but removes detailed subdivision, PUD, and development-plan rules from Title 4 for adoption by separate resolution concurrent with publication of the newly adopted ordinance.
4-5-8 Water and Sewer Requests Outside City Limits	Renumbered / alignment with adopted master plan	Places outside-city utility requests under Planning Commission review and requires alignment with the adopted Water and Sewer Master Plans.
4-5-9 Issuance of Solar Rights Permits	Renumbered / Statutory alignment	Replaces the former Solar Rights section with a permit process aligned with state statute and Ordinance 1214.
Section 6 - General Zoning Requirements	Reorganized / Consolidated	Consolidates accessory uses, lot division, temporary dwellings, access, easements, parking, addressing, and communication facilities.
4-6-1 Accessory Uses	Renumbered / Revised	Moves accessory-use regulations into general zoning requirements; continues portable storage rules and other accessory standards as adopted in 2022 changes.
4-6-3 Temporary Dwellings	Renumbered / Revised	Expands new permissions that allows temporary RV occupancy for defined periods, including seasonal occupancy and occupancy during construction with a permit.
4-6-4 Legal Access	Renumbered / Consolidated	Consolidates legal-access requirements and expands regulations to uses related to the proposed definition of Private Drive.
4-6-6 Off-Street Parking and Loading	Renumbered / Consolidated	Restates parking-space requirements by commercial use, loading, design, and dimensional standards. Replaces parking for commercial uses not listed in the code to the current adopted Building Codes.
4-6-7- Street Addressing	Renumbered / Revised	Requires landowner to apply for a street address before permitting to increase accuracy in tracking conditional uses and building permits.
4-6-8 Commercial Communication Towers and Antennas	Renumbered / Consolidated	Consolidates and retains communication-facility standards and expands related definitions as adopted in the 2022 changes.
Section 7 - Zoning District Regulations	Reorganized / Consolidated	Places all base zoning districts and the new airport overlay in one chapter with more standardized formatting.
4-7-1 Agricultural District	Renumbered / Substantive clarification	Retains Agricultural district with standardized permitted and conditional uses, area, setback, and height standards; removes maximum lot-coverage restriction and restricts the number of accessory structures permitted. Clarifies the permission for up to 2 residential structures and add permission for an STR.

Ordinance 2026-XX Title 4 Proposed Changes - Section-by-Section Major Differences		
Proposed Section / Heading	Status	Major Difference
4-7-2 R-1 Single-Family Residential	Renumbered / Revised	Retains R-1 with standardized permitted and conditional uses, area, setback, and height standards. Clarifies access for existing nonconforming lots. Removes maximum lot-coverage restriction and restricts the number of accessory structures permitted.
4-7-3 R-2 Low-Density Residential	Renumbered / Substantive clarification	Retains R-2 with standardized permitted and conditional uses, area, setback, and height standards. Clarifies a maximum of four dwelling units (Scribner's error from 2022 adopted changes). Clarifies access for existing nonconforming lots. Removes maximum lot-coverage restriction and restricts the number of accessory structures permitted.
4-7-4 R-3 Medium-Density / Manufactured Home Residential	Renumbered / Revised	Retains R-3 with standardized permitted and conditional uses, area, setback, and height standards. Clarifies access for existing nonconforming lots. Retains manufactured-home standards, and carries forward the 15-foot spacing requirement from the adopted Building Codes for more than one manufactured home on a lot. Removes maximum lot-coverage restriction and restricts the number of accessory structures permitted.
4-7-5 R-5 High-Density Residential	Renumbered / Substantive clarification	Retains R-5 with standardized permitted and conditional uses, area, setback, and height standards. Clarifies access for existing nonconforming lots. Replaces “three stories” with a measurable 40-foot maximum and removes maximum lot coverage. Removes maximum lot-coverage restriction.
4-7-6 R-MED Residential and Medical Services	Renumbered / Revised	Retains R-MED with standardized permitted and conditional uses, area, setback, and height standards. Clarifies access for existing nonconforming lots. Removes maximum lot-coverage restriction. Allows permission for an STR and restricts the number of accessory structures permitted.
4-7-7 General Commercial	Renumbered / Consolidated	Retains Commercial District with standardized permitted and conditional uses, area, setback, and increases height standards to match the built structures in the 200-400 blocks of Main St. Do we want to add STR requirements for commercial in B 6.
4-7-8 Manufacturing and Light Industrial	Renumbered	Retains Manufacturing and Light Industrial district with standardized permitted and conditional uses, area, setback, and height standards. Clarifies setback requirements and maximum number of accessory structures.
4-7-9 Public Lands	Renumbered	Retains Public Land district with standardized permitted and conditional uses, area, setback, and height standards. Clarifies maximum number of permitted and accessory structures.
4-7-10 Airport Protection Overlay	Renumbered / FAA policy alignment	Creates an airport overlay zone using FAA Part 77 concepts, height restrictions, permit review, and airport-hazard controls.