

## **Zoning Code Amendments**

### Section 3

- Clarified that the definition for “Church or rectory” is the same as “Religious Assembly”
- Added in “Construction and Equipment Sales, minor” that electrical, plumbing, and HVAC sales are included
- Added definitions for Drive Aisle and Drive Aisle, Major
- Clarified that the definition for “Dwelling (single-family attached) is the same as Townhouse
- Added in “Religious Assembly” definition that education facilities, community recreation, daycare facilities, and park facilities are excluded as principle uses.

### Section 4

- Removed from the Single Family Attached conditions the standard that Townhome areas within MF-1 or MF-2 zoned area be at the TH density of 12 units acre.
  - If a property is provided MF-1 (15 units/acre) or MF-2 (25 units/acre) then Townhomes built in those zoning districts could also be at that density rather than 12 units/acre

### Section 5

- Increased MF-2 to 4-stories
- Increased maximum height to 55’
  - Was 3-stories and 45’

### Section 6

- Added “Offices, Showroom” as a permitted use in C-2
  - It’s primarily a retail, sales tax generating use so would appropriate in C-2. It had just been in C-3 and IN-1

### Section 7

- Specified the residential districts that “Office, Warehouses” must be located 600’ or further away from.
  - Had been all residential districts. Now MF-1 and MF-2 are excluded and can be within 600’ of an Office, Warehouse

### Section 8

- Increased C-1 Light Commercial to 60’ to match C-2 and C-3
  - Had been 45’

### Section 9

- Pulled IN-1 and IN-2 out of the section with other non-residential uses that provided for masonry and created a separate section to provide masonry standards that are specific for IN-1 and IN-2 uses. This was set at 40% of the front façade, when we can enforce it.
  - It had been 60% and 50% overall, which on large 100,000 sf or larger industrial buildings is not necessary

- Added a new section that allows for NB and C-1 lots that are 5,750 sf (standard lot size in the older part of the city) to reduce their setbacks via Planning Commission approval.
  - This is already allowed for in residential districts but allowing it for NB and C-1 will help make development in the older part of the city easier for commercial projects

#### Section 10

- Updated the garage standards for Single Family attached (Townhomes)
  - The front façade garage percentage had been capped at 40%, but it was changed to mirror what is permitted for Single Family detached homes that allows them to go up to 65% with additional architectural detailing

#### Section 11

- Updated garage standards for Multi-Family (MF-1 and MF-2) to not make a certain percentage of the parking mandatory garage spaces.
  - The update provides mitigations IF garages are required, like bufferyards if they face a public right of way, minimum dimensions, and that single story detached garage structures can be an additional buffer to other residential uses
  - Prior code had 50% of the number of units had to be garage spaces and 50% of those had to be incorporated into the principle structure(s). For example, a 300 unit project would need 150 garage spaces and of that 75 had to be within the multi-family buildings themselves.

#### Section 12

- Updated the Nonconforming Structures sections to better clarify that modifying facades beyond normal maintenance requires the façade to meet our masonry standards, when we can enforce them.