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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
EVAN C. GARIEPY, PLANNER
SUBJECT: INTRODUCTION OF ORDINANCE #367 FOR MULTIPLE MISCELLANEOUS
AMENDMENTS WITHIN THE UNIFIED DEVELOPMENT CODE
DATE: SEPTEMBER 1ST, 2026

The City Council passed minor amendments to the Unified Development Code on July 6th, which were updating the contents of the UDC to match the old Zoning Ordinance. Through continued use and administration of the UDC, Staff believes there are a few additional areas of the UDC that the Planning Commission and City Council should consider changing.

The following amendments to the Unified Development Code are proposed:

- Prohibiting shipping containers and storage containers from being utilized as structures or buildings due to aesthetic concerns and concerns regarding them meeting Building Code.
- Clarifying that the City requires building permits for all solar systems and explicitly prohibiting ground-mounted solar systems, which were previously disallowed through omission.
- Clarifying that ordinances pertaining to vehicles parking on the front and side yards of residential properties applies to all vehicles, rather than just personal non-commercial vehicles. The definition of carport is also clarified.
- Requiring that commercial and industrial accessory buildings must only meet one, rather than two, of the new building design requirements. Prior to the UDC, there were no building design requirements for accessory buildings, and principal commercial and industrial buildings must still meet two requirements.
- All decks, regardless of whether they are attached or detached, currently must be 20 feet from the rear property line. The change proposes that decks that are detached from a house, such as those surrounding a pool, must only meet the typical accessory structure setback requirements. Additional clarification is also provided regarding garages needing 20 feet of direct access within the property lines, which was an existing ordinance.

- Multiple references within the UDC to the 'Zoning Ordinance,' which were amended to instead refer to the Unified Development Code. A reference to a City Code Section that no longer exists is also amended.

The Planning Commission considered and discussed the proposed UDC amendments at their July and August meetings. On August 26th, they held a public hearing and unanimously voted (5-0) forwarding the proposed amendments to City Council for their consideration and approval.

A full copy of the staff report presented at the Planning Commission meeting on August 26th is attached as information.

Recommendation

Staff recommends that the City Council conduct a first reading and approve the introduction of Ordinance #367 for multiple miscellaneous amendments to the UDC.