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MEMORANDUM

TO: PLANNING COMMISSION
FROM: KEN ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
EVAN C. GARIEPY, PLANNER
SUBJECT: PUBLIC HEARING FOR MINOR MISCELLANEOUS UNIFIED DEVELOPMENT
CODE AMENDMENTS
DATE: JUNE 18TH, 2026

At the May 27th Planning Commission meeting, staff presented two minor miscellaneous proposed changes to the Unified Development Code. These two changes were errors that were missed when updating the former Zoning/Subdivision Ordinance into the UDC. The proposed amendments would be changing the contents of the UDC to be the same as the former Zoning Ordinance, as they were unintended changes.

The Planning Commission motioned for a public hearing to be scheduled for the June 24th, 2026 Planning Commission meeting. Notice regarding the hearing has been posted at City Hall and been published in the New Prague times. As of June 18th, Staff has not received any public comment regarding the proposed changes.

Proposed Amendments

Proposed deletions are ~~struck out~~, and proposed additions are underlined.

5.001 Use Chart

Assisted living facilities are a ~~permitted~~ conditional use in the R-1, R-2, R-3, RM, and RH Zoning Districts.

6.002 (E) (1) (b) Accessory buildings and structures in residential districts.

Accessory buildings are permitted in any rear or side yard. Accessory buildings ~~which are 200 square feet or less~~ shall not be erected within six (6) feet of any lot line or ten (10) feet from any alley and provide a minimum of 20 feet of direct access to the entrance.

Recommendation

Staff recommends that the Planning Commission holds the required public hearing on June 24th, 2026, to gather public input and to forward a recommendation on the proposed amendment to the City Council for consideration at their July 6th, 2026 meeting.