

Policy Briefing Summary

City Council



Regarding:	City Development Code Clean-Up 2026 Cycle
Staff Contact(s):	Matthew Alfele, City Planner
Presenter:	Matthew Alfele, City Planner
Date of Proposed Action:	November 2, 2026

Issue

Neighborhood Development Services ("NDS") Staff is presenting the second annual City Development Code ("CDC") clean-up cycle. The proposed amendment package includes technical corrections, administrative clarifications, state-law conformity updates, and targeted refinements intended to improve implementation of the CDC, while maintaining its adopted policy framework.

Background / Rule

City Council adopted the CDC on December 18, 2023. The CDC implemented a more form-based zoning framework and increased development capacity consistent with the City's 2021 Comprehensive Plan. CDC amendments are intended to be an annual maintenance process to ensure that the Ordinance remains effective and current as City Staff, Applicants, and the community gain experience implementing its provisions. The 2026 CDC amendment package represents the second year of this annual review cycle.

Throughout 2026, NDS Staff worked with the Planning Commission ("PC") through Work Sessions, listening sessions, subcommittee meetings, and project-specific discussions to identify issues and refine potential amendments. Feedback from PC Members, Applicants, property owners, preservation stakeholders, development professionals, and City Staff informed the proposed amendment package.

The package includes approximately twenty-four (24) amendments addressing administrative procedures, zoning standards, subdivision regulations, historic preservation processes, mapping and graphic clarifications, and development review procedures. The amendments include technical corrections, administrative clarifications, state-law conformity updates, and targeted revisions intended to improve implementation of the CDC.

Analysis

The proposed amendment package combines technical corrections, administrative clarifications, state-law conformity updates, and targeted refinements identified through CDC implementation. Examples include updates to easement requirements, references to the Standards and Design Manual and Appendices, clarification of standards eligible for Special Exception Permits, and other corrections intended to improve consistency and usability throughout the CDC.

The package also includes amendments necessary to maintain conformity with recent changes in state law, including updates related to accessory dwelling units. Additional refinements address topics such as tree-removal review procedures, private streets, bicycle parking requirements for lodging uses, active-depth standards, and the treatment of nonconforming buildings.

Collectively, the amendments are intended to improve administration of the CDC, eliminate ambiguities, streamline review processes, and incorporate implementation lessons learned since adoption of the Ordinance. NDS Staff anticipates bringing selected amendments forward at the

December 8, 2026, Joint Public Hearing, with City Council consideration of adoption anticipated in early 2027.

Financial Impact

Not applicable.

Recommendation

Not applicable.

Recommended Motion (if Applicable)

Not applicable.

Attachments

1. Presentation Code Amendment
2. Draft One-Pagers