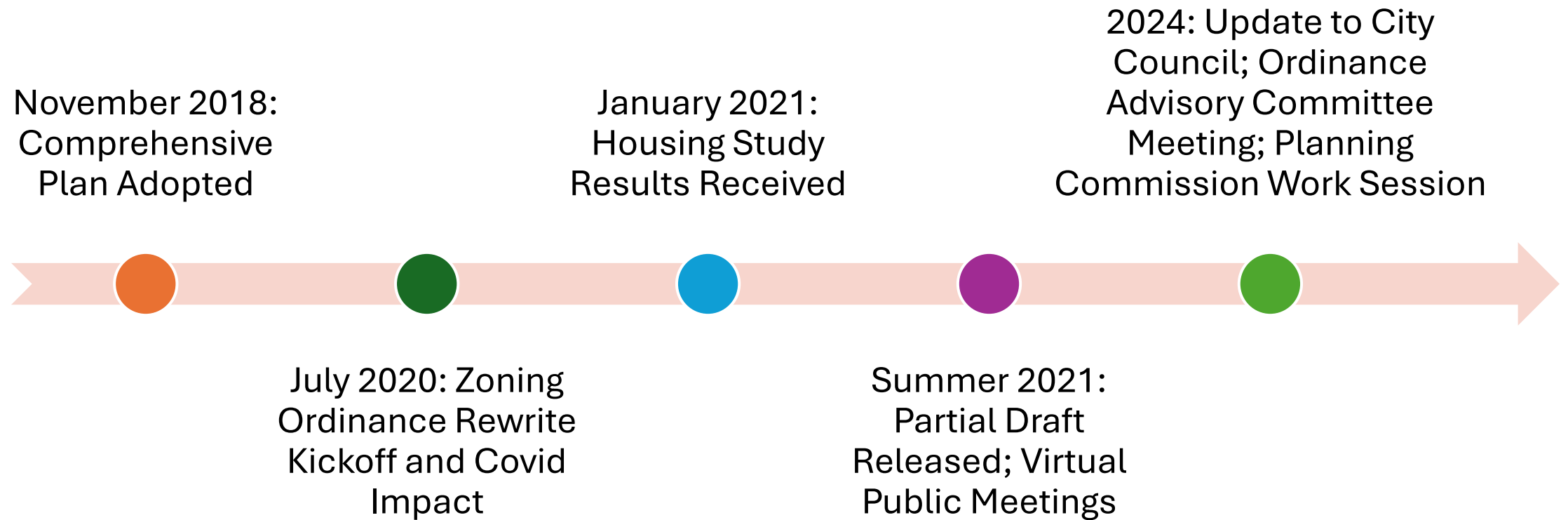
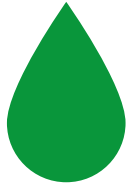


Zoning Ordinance Update

Project Context and Public Engagement



Departmental Review



Infrastructure capacity

Risk of growth outpacing
water supply and school
capacity



Public process

Large developments would
move forward without
community input



Neighborhood stability

Potential pressure for
modestly priced homes to
redevelop

Refocus: Fixing the Foundation

Improve Structure

- Focus on user experience
- Detailed Development Procedures

Modernize Language

- New Definitions
- Simpler, Consistent Language
- Less Reliance on Interpretation

Align the Zoning Map

- Replace All Zoning Districts

Next Phase

- Public Education
- Public Input
- Consider Further Reforms

User Friendly Format

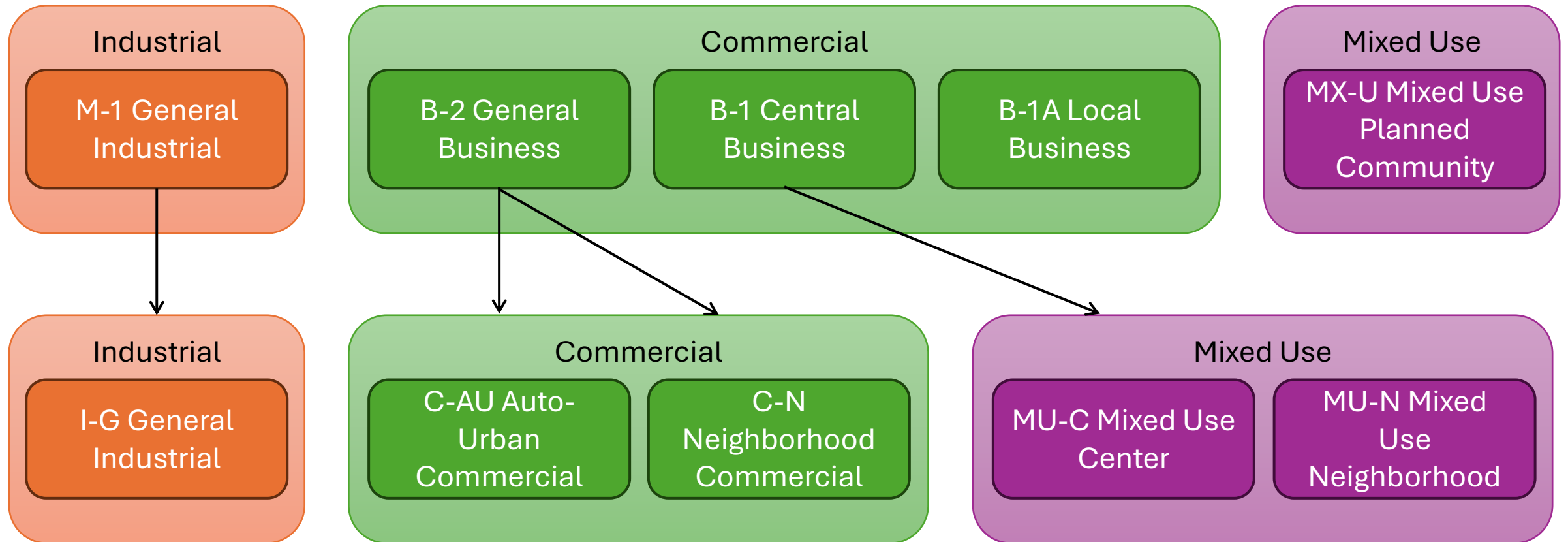
Current R-1 Uses Permitted By Right

- (1) Owner-occupied single-family dwellings, which may include rental of space for occupancy by not more than two (2) persons, providing such rental space does not include new kitchen facilities.
- (2) Nonowner-occupied single-family dwellings, which may include rental of space for occupancy by not more than one (1) person, providing such rental space does not include new kitchen facilities.
- (3) Home occupations, as defined.
- (4) Churches or other places of worship; provided, that any building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (5) Public schools or a private school having a function substantially the same as a public school; provided, that any building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (6) Other governmental uses, such as community centers, parks and playgrounds; provided, that any new building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (7) Accessory buildings and uses clearly incidental to the above. (Refer to section 10-3-114, Accessory Buildings.)
- (8) Public uses.
- (9) Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- (10) Homestays, as further regulated by Article DD.

Example Use Table

Use	R-NR	R-TN	R-AC	R-GC	Standards
RESIDENTIAL USE GROUP					
HOUSEHOLD LIVING					
Single-Family Detached	P	P			Section 10-3-30
Single-Family Attached	S	P	P		Section 10-3-30
Duplex	S	P			Section 10-3-30
Triplex/Quadplex		S		P	Section 10-3-30
Townhouse		S	P		Sections 10-3-30, 10-3-34
Apartment		S		P/S	Sections 10-3-30, 10-3-33
GROUP LIVING					
Boarding or Rooming House	S	S			
Recovery Residence (More than 8)	S	S	S	S	
RESIDENTIAL ACCESSORY USES					
Homestay	P	P	P	P	Section 10-3-35
Home Day Care, Small	P	P	P	P	
Home Day Care, Large	S	S	S	S	
Home Occupation	P	P	P	P	Section 10-3-27

Non-Residential Districts



Residential Districts

Existing

Conventional

- R-1 Single-Family Residential
- R-2 Residential
- R-3 Multiple Dwelling Residential
- R-3 Medium Density Residential
- R-5 High Density Residential
- R-8 Small Lot Residential
- UR Urban Residential

Master Plan

- R-4 Planned Unit Residential
- R-6 Low Density Mixed Residential
- R-7 Medium Density Mixed Residential

Manufactured Housing

- MH-1 Manufactured Home Park
- MH-2 Manufactured Home Subdivision

Overlays

- R-P Residential Professional

Proposed

Apartment
Communities

Townhouse
Communities

Traditional
Neighborhoods

Single-Family
Neighborhoods

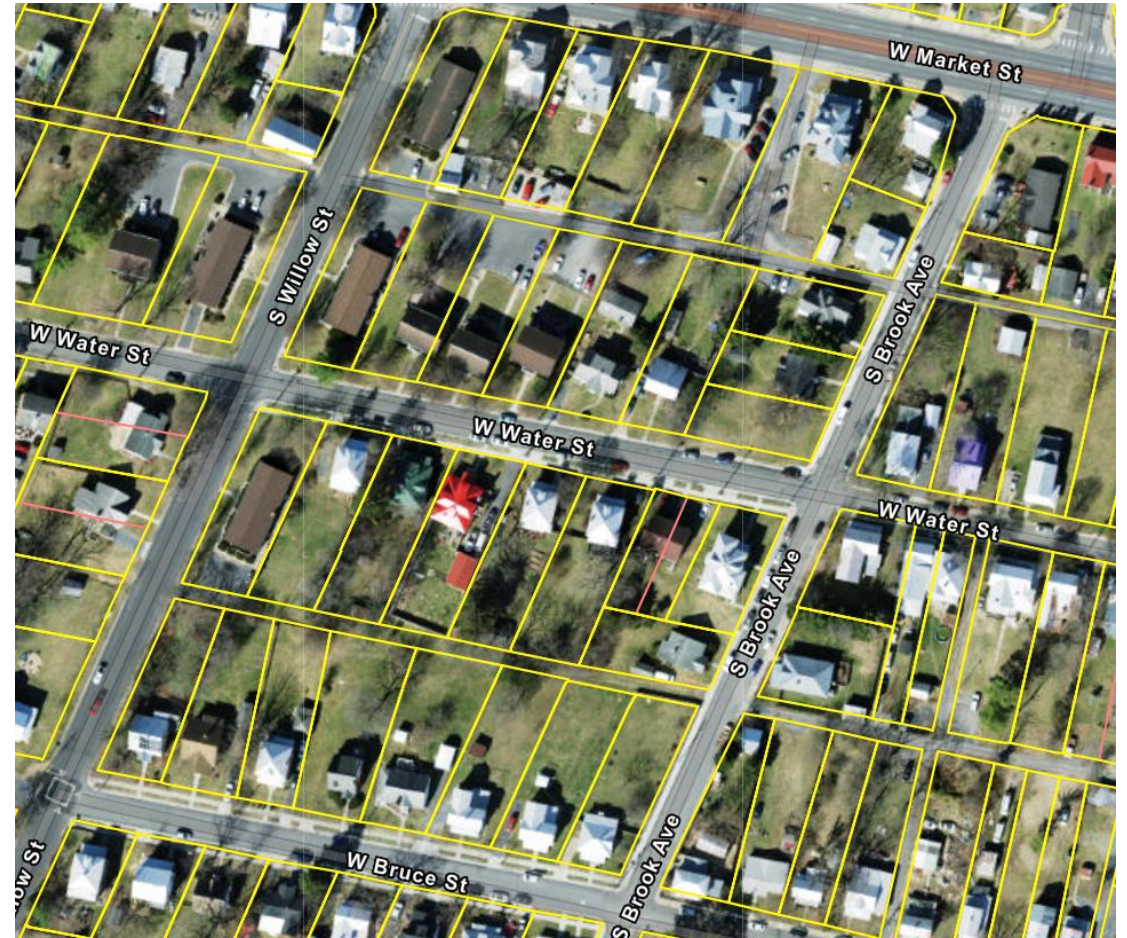
Townhouse and Apartment Communities



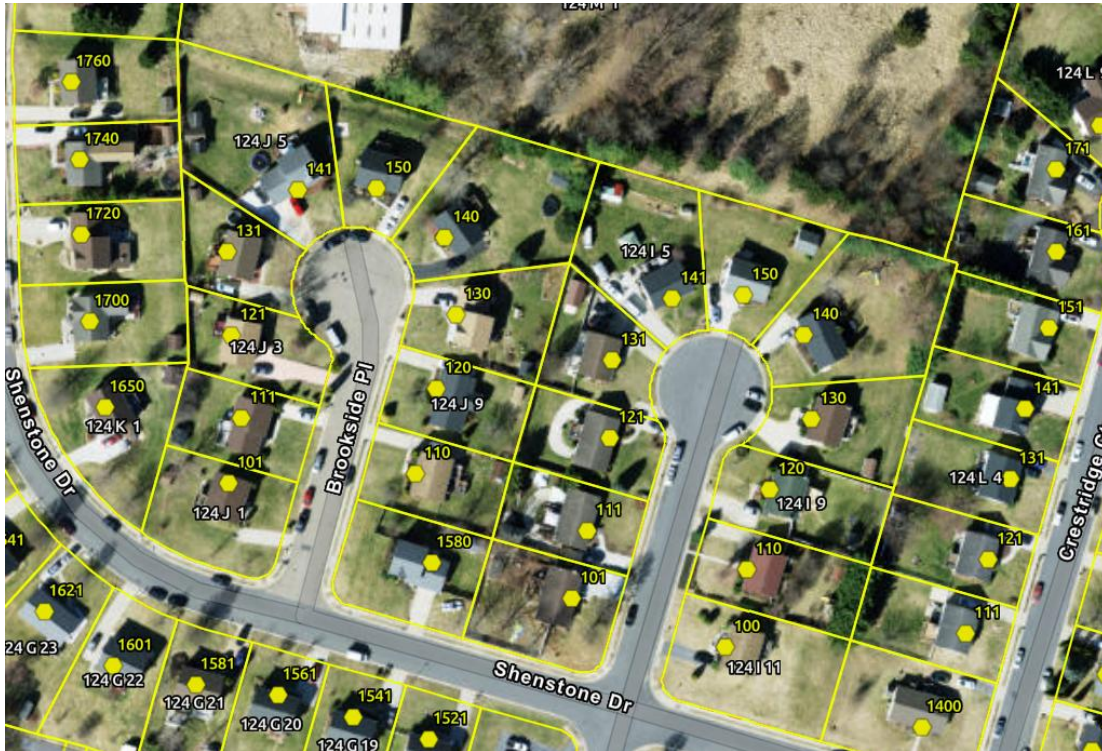
New Residential Districts

Traditional Neighborhood

- Mixture of existing housing types
- Typically older
- Often on a grid
- May have alleys for rear access
- Narrower lots
- Single-family homes and duplexes by right
- Townhomes and apartments by special exception



New Residential Districts



Single-Family Neighborhoods

- ~100% single-family homes
- Rarely on a grid
- More likely to have winding roads
- Individual front-loading driveway for every lot
- Single-family homes by right
- Duplexes by special exception
- July 1, 2027: Accessory Dwelling Units

What Comes Next?

Improve Structure

- Focus on user experience
- Detailed Development Procedures

Modernize Language

- New Definitions
- Simpler, Consistent Language
- Less Reliance on Interpretation

Align the Zoning Map

- Replace All Zoning Districts

Next Phase

- Public Education
- Public Input
- Consider Further Reforms

Project Schedule

This Week: Update
to City Council and
Planning Commission

Fall 2026: Present
to Planning Commission
and City Council

Future:
Consider Further Reforms
Update the Comprehensive Plan



Summer 2026:
Planning Commission
Work sessions
and Public
Engagement

Early 2027:
Implement new Zoning
Ordinance

Ordinance Advisory Committee and Planning Commission

Staff Recommendation

Endorse staff's recommended approach, including disbanding the Ordinance Advisory Committee and using the Planning Commission as the primary review body for the Zoning Ordinance Update