

DATE: August 16, 2017
TO: Planning Commission
FROM: Planning Director
SUBJECT: Zoning Ordinance Amendment Articles 4, 9, and 10 |
Updated Zoning Districts, Dimensional Standards and Overlays.



SUGGESTED ACTION

Conduct public hearing and consider recommending approval as discussion warrants.

DISCUSSION

- This zoning ordinance amendment contemplates broad changes to Articles 4 Zoning Districts & 9 Dimensional Standards. Staff anticipated updates to various overlay provisions but has not proposed any changes to Article 10 at this time.
- The bulk of changes occur in the principal and accessory use matrices with corresponding updates to the restrictions for affected uses and the dimensional standards for the particular zoning classifications reviewed.
- Incorporates recommendations from 2016 Housing Study to diversify housing choices, elevate and maintain visual integrity of neighborhoods as well as incent walkable development patterns.
- Market analysis identifies broad trends which indicate a pent up demand for middle income housing.
- A wide gap exists between the dimensional standards of our highest density multifamily zoning and highest density single family residential zoning.
- Neighborhoods with smaller footprint lots and thoughtfully designed high quality outdoor living spaces and common amenities can serve as transitional development between existing low density residential neighborhoods and commercial or industrial land uses.
- Includes multiple updates to the matrix of permitted uses to clean up various irregularities and outdated restrictions.

A = Allowed by right. A-R = Allowed with restrictions. SU = Special use permit required. SU-R = Special use permit required and subject to restrictions. T-R = Temporary Use and subject to restrictions.

Principal Uses	<div style="display: flex; justify-content: space-around; text-align: left;"> AF RS150, RS175, RS200 RS100 <u>RS72</u> CSD RM MH OI HSB BG LM HM1 HM2 </div>														
	Art gallery.									<u>A</u>	<u>A</u>	A	A	A	A
Asphalt plant.														SU	
Assembly plant (durable goods).														A	
Assembly plant (non-durable goods).											A	A	A		
Automatic teller machine (freestanding).									SU		A	A	A		
Automotive body repair shops.												A	A		
Automotive repair shops or tire stores.												A	A		
Automotive sales lots (new or used).									SU	SU					
Automotive service station.												A	A		
Baking plants.											A	A	A		
Banks and other financial institutions.								A	A	A	A	A	A		
Barber and beauty shops.		SU	SU			A			A	A					
Boarding and rooming houses.						SU				A					
Book or stationery stores.									A	A					
Brew Pub										A-R	A-R	A-R	A-R		
Building material sales with outdoor storage.									SU-R	<u>SU-R</u>	A	A	A		
Building material yard including milling operations.												A	A		
Building supply, indoor retail store.										A					
Bulk storage tanks (argon, carbon dioxide, helium and nitrogen).												SU-R	SU-R		
Bulk storage tanks (including natural gas or fuel storage).													SU-R		
Bulk storage tanks (oxidizer gases).												SU-R	SU-R		
Cabinet shops and furniture manufacturing.											A	A	A		
Car wash.									<u>SU-R</u>	<u>SU-R</u>	<u>A-R</u>	A-R	A-R		
Cattery.	A-R														
Cemetery.	SU-R													A	
Charitable or non-profit event, Temporary	T-R							T-R	T-R	T-R	T-R	T-R	T-R		

Table 4.1 - Permitted Uses

A = Allowed by right. A-R = Allowed with restrictions. SU = Special use permit required. SU-R = Special use permit required and subject to restrictions. T-R = Temporary Use and subject to restrictions.

Principal Uses	/												
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	CSD	RM	MH	OI	HSB	BG	LM	HM1	HM2
Chemical plant.													A
Child care facility.						A-R	<u>A-R</u>	SU-R	A-R	A-R	A-R	A-R	A-R
Christmas tree sales, Temporary	T-R								T-R	T-R	<u>T-R</u>	<u>T-R</u>	<u>T-R</u>
Church, temple and synagogue, restricted.	A-R	A-R	A-R		A-R	A-R	A-R						
Church, temple and synagogue, unrestricted.	SU	SU	SU		SU	SU	SU	A	A	A	A	A	A
Cold Storage Plant or commercial cold storage.											SU	A	A
Composting facility, wood chipping and shredding and yard trimmings.												SU-R	A-R
Concrete or masonry plant.													A
Contractor office (e.g. building, construction, HVAC, electrical, etc).										A	A	A	A
Convenience store.									A	A			
Crematorium.													A-R
Cultural facility.								A	<u>A</u>	<u>A</u>			
Dance studio.									A	A			
Department store.										A			
Depot or passenger terminal (bus, rail).											A	A	A
Distribution center.											A	A	A
<u>Drug store.</u>									<u>A</u>	<u>A</u>			
<u>Dwelling, Attached (townhouse).</u>				<u>A-R</u>	<u>A-R</u>	<u>A-R</u>							
<u>Dwelling, Multiple (apartment house and condominium).</u>				<u>SU-R</u>		<u>A-R</u>							
<u>Dwelling, Single-Family.</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>						
<u>Dwelling, Two-Family (Duplex)</u>				<u>A-R</u>	<u>A-R</u>	<u>A-R</u>							
Dye casting works.													A
Electronic sales and service.									<u>A</u>	A			
Equipment rental, indoor sales and service (Home and Garden).											A	A	A

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Principal Uses	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	CSD	RM	MH	OI	HSB	BG	LM	HM1	HM2
Equipment rental, sales and service (Commercial & Industrial).												A-R	A-R
Explosives, plant or storage.													SU
Farmers' market or fruit and vegetable stand.	A-R												
Feed processing facility.													A
Fertilizer plant.													A
Fishing club.	A												
Fireworks sales.									SU-R				
Fitness center, health club, spa.									<u>A</u>	A	A	A	A
Florist.									A	A			
Foster home.						A							
Fruit and vegetable stand, Temporary									T-R	T-R			
Funeral home.													A
Fur farm.	A-R												
Furniture rental or sales establishments.									<u>A</u>	A			
Garden supply center and greenhouse.									A	A	A	A	A
Gasoline station.												A	A
Gift shop.									A	A			
Golf course & golf driving range (except mini golf).	A												
Grocery store, food store.									SU	A			
Group and congregate personal care home.								SU	A	A			
Group day care home.	SU	SU											
Growler Shop									A-R	A-R	A-R	A-R	A-R
Half-way house.						A							
Hardware store.									A	A	<u>A</u>	<u>A</u>	<u>A</u>
Hobby shop.									A	A			
Hospital, clinic, convalescent home.											A	A	A

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Principal Uses	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	CSD	RM	MH	OI	HSB	BG	LM	HM1	HM2
Hotel, motel.								SU	A	A	A	A	A
HVAC equipment dealer.											A	A	A
Ice cream shop.									A	A			
Ice manufacturing or packing plant.											A	A	A
Industrialized home. (Refer to "Mobile home" in Section 405.)							A-R						
Institutional house for the handicapped.						A							
Interior decorating shop.									A	A			
Jewelry store.									A	A			
Kennel, dog.											<u>A</u>	<u>A</u>	<u>A</u>
Kennel.	A-R										<u>A</u>	<u>A</u>	<u>A</u>
Laboratory, medical or dental.											A	A	A
Laboratory, research and testing.											A	A	A
Landfill.													SU-R
Lodge, dormitory, fraternal and social organization with housing.						A-R							
Lodge, fraternal and social organization, no housing.								A	A	A	A	A	A
Machine shop.											A	A	A
Manufactured home. (Refer to "Mobile home" in Section 405.)							A-R						
Manufacturing, outdoor.													A
Mausoleum.													A
Meat processing or packaging except slaughtering, poultry killing, packing and dressing.												A	A
Metal smelting, forging works.													A
Microbrewery											A-R	A-R	A-R
Mini-warehouse, personal storage warehouse.									<u>SU</u>	<u>SU</u>	A	A	A

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Principal Uses	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	CSD	RM	MH	OI	HSB	BG	LM	HM1	HM2
Mobile building.									A-R	A-R	A-R	A-R	A-R
Mobile home.							A-R						
Mobile home park.							A-R						
Mobile home or mobile building leasing or sales (new and used).												A	A
Mortuary.													A
Movie studio.											A	A	A
Multi-family dwelling (E.g. Duplex, apartment, condominium and town-house).						A							
Museum.								<u>A</u>	<u>A</u>	<u>A</u>	A	A	A
Music store.									A	A			
Music studio.									A	A			
Newspaper and printing facility.										A	<u>A</u>	A	A
Nursing and convalescent home.								A	<u>A</u>	A			
Office, professional or business.								A	A	A	A	A	A
Orphanage.						A							
Outdoor storage yard, except junkyard or salvage operation.												A-R	A-R
Paper or pulp mill.													SU
Park and other similar public and semi-public building and land use.	A	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
Parking lot and garage.								<u>A SU</u>	<u>A SU</u>	<u>A SU</u>	<u>A SU</u>	<u>A SU</u>	<u>A SU</u>
Pawn Shop										SU			
Pest control or extermination business.											A	A	A
Petroleum refinery or processing plant.													SU
Pharmacy.									A	A	A	A	A
Photo processing plant.											A	A	A
Photography shop and studio.									A	A	A	A	A

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Principal Uses	AF	RS150, RS175, RS200	RS100	RS72	CSD	RM	MH	OI	HSB	BG	LM	HM1	HM2
Plant nursery (wholesale or retail).											A	A	A
Plant nursery providing lawn and garden supplies and plants.									A	A			
Plastics extrusion plant.											A	A	A
Plumbing equipment dealer.											A	A	A
Plumbing, electrical, pool and home building supply showroom and sales center (provided there is no outdoor storage associated with the use).										A			
Printing, bookbinding, publishing plant.											A	A	A
Psychic reading, fortune telling, astrology, phrenology, palmistry, clairvoyance or related commercial practice.										A			
Public building, office, land use and facility.	A	A	A	A	A	A	A	A	A	A	A	A	A
Quarry.													SU-R
Radio and television repair shop.									A	A			
Radio or television station and transmitter.											A	A	A
Radio, recording or television studio, broadcasting station and facility.										A			
Railroad repair and storage yard.													A
Railroad sidings, maintenance and terminal facility.											SU	SU	A
Recording or rehearsal studio.									A	A	A	A	A
Recovered material processing, recycling station.												A-R	A-R
Recreation facility, indoor.									A	A	A	A	A
Recreation facility (indoor, such as bowling alleys, skating rinks, shooting ranges and movie theaters).										A			
Recreation facility, indoor training center (E.g. gymnastics schools, baseball academies).											A	A	A
Recreation facility, outdoor (e.g. miniature golf, driving range, water slides, drive in theater).									SU	SU			

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Principal Uses	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	CSD	RM	MH	OI	HSB	BG	LM	HM1	HM2
Recreational facility, public and semipublic such as parks, country clubs and community centers.								A					
Rental, moving trucks and vans (E.g. Ryder and U-Haul).												A-R	A-R
Rental, passenger vehicles (Cars, trucks and vans).										<u>A</u>		A	A
Research and testing facility.								A	A	A			
Restaurant.									A	A			
Retail business and service stores except food store.									A	A			
Retail sales showroom and warehouse store.											A	A	A
Retail shopping center over 50,000 square feet gross floor area.									<u>A</u>	<u>A</u>	A	A	A
Retirement community (To include nursing home, cafeteria, care facilities and accessory uses).						A		SU	<u>SU</u>	<u>SU</u>			
Rubber tire retreading plant.													A
Salvage operation or junk yard.													SU-R
School, Business college or business school operated as a business enterprise.								<u>A</u>		A	<u>A</u>	<u>A</u>	<u>A</u>
School, Educational facility, trade or vocational school.								<u>A</u>		<u>A</u>	A	A	A
School, Educational institution offering general education courses, private.	<u>SU</u>	<u>SU</u>	<u>SU</u>			A		A			<u>SU</u>	<u>SU</u>	
Scrap tire processing plant.													SU
Shelter, commercial.										SU-R			
Shelter, residential and community.						SU		SU	SU		A	A	A
Shoe store and shoe repair shop.									A	A			
Shopping center, including food store.									SU	A			
Single family dwelling.	A	A	A		A	A							
Single family residential subdivision.		A	A		A	A							
Small appliance repair shop.									A	A	<u>A</u>	<u>A</u>	<u>A</u>

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Principal Uses	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	CSD	RM	MH	OI	HSB	BG	LM	HM1	HM2
Soft drink bottling and distribution plant.												A	A
Solid waste transfer station.													SU
Stadium, concert hall, amphitheater. (County Board of Education Schools excepted)												SU	A
Sugar refinery.													A
Tannery, leather processing.													A
Tattoo and body piercing establishment.													SU-R
Taxi or limousine service.										A	A	A	A
Telephone exchange building.											A	A	A
Theater and other place of entertainment and amusement enclosed in a building.									A	A			
Title Pawn Sales										SU			
Transportation terminal for freight.											SU		
Transportation terminal for passengers.										A			
Truck and bus sales, leasing, repair (heavy truck/tractor trailer).												A	A
Truck terminal.												A	A
Upholstery shop.											A	A	A
Utility office.									A	A			
Utility station including water and wastewater treatment facility, building and grounds for storage of vehicles, equipment, and materials.											A	A	A
Utility structure.	A-R	A-R	A-R		A-R	A-R	A-R	A-R	A-R	A-R			
Veterinary clinic, restricted.										A-R			
Veterinary clinic, unrestricted.								<u>SU</u>			A	A	A
Veterinary <u>clinic</u> , office, hospital, and laboratory.								<u>SU</u>	<u>A</u>	<u>A</u>	A	A	A
Vetrinary clinic or hospital, agricultural.	SU-R												

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Principal Uses	[Redacted]												
	AF	RS150, RS175, RS200	RS100	<u>RS72</u>	CSD	RM	MH	OI	HSB	BG	LM	HM1	HM2
Waste incineration facility.													SU
Weather service station.											A	A	A
Wholesaling and warehousing.											A	A	A
Wild animals, raising and keeping.	A-R												
Wine Bar										A-R	A-R	A-R	A-R

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	AF	RS150, RS175, RS200	RS100	RS72	CSD	RM	MH	OI	HSB	BG	LM	HM1	HM2
Accessory Uses													
Bulk storage tanks, <u>Accessory</u> (Diesel or Bio-diesel).											A-R	A-R	A-R
Bulk storage tanks, <u>Accessory</u> (Liquefied Petroleum <u>and Natural</u> Gas)	A-R	A-R						A-R	A-R	A-R	A-R	A-R	A-R
Café, <u>Accessory</u>								A-R	A	A	A	A	A
Child care facility located in a church.	<u>SU-R</u>	SU-R	SU-R		<u>SU-R</u>	SU-R	<u>SU-R</u>	<u>SU-R</u>	<u>SU-R</u>	<u>SU-R</u>	<u>SU-R</u>	<u>SU-R</u>	<u>SU-R</u>
Child care facility.			SU-R		A-R	A-R		<u>A-R</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>
Compressed Natural Gas Refueling Appliance	A-R	A-R	A-R	<u>A-R</u>	A-R	A-R	A-R	A-R	A-R	A-R	A-R	A-R	A-R
<u>Dwelling Unit, Accessory</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>						
<u>Dwelling Unit, Efficiency</u>			<u>A-R</u>	<u>A-R</u>	<u>A-R</u>	<u>A-R</u>							
<u>Fitness center, health club, spa.</u>						<u>A</u>		<u>A</u>					
Home occupations, customary.	A-R ⁽²⁾	A-R ⁽²⁾	A-R ⁽²⁾	<u>A-R⁽²⁾</u>	A-R ⁽²⁾	A-R ⁽²⁾	A-R ⁽²⁾						
Parking lot.	A	A	A	<u>A</u>	A	A	A	A	A	A	A	A	A
Pharmacy <u>associated with a medical use.</u>								A	A	A	A	A	A
Recreational facility, residential neighborhood.		A-R	A-R		A-R	A-R	<u>A-R</u>						
Sales event, Temporary Outdoor									T-R	T-R	<u>T-R</u>	<u>T-R</u>	<u>T-R</u>
Service facilities associated with automotive sales lots (new or used).									<u>SU</u>	<u>SU</u>		A	A
Notes:													
(1) Refer to Table 4.3 for restrictions.													
(2) Refer to Section 607 for restrictions.													

Table 4.2 - Accessory Uses

ARTICLE 9.

LOT AND BUILDING DIMENSIONAL STANDARDS

Section 900. Purpose.

This section sets out the standards that control lot size, placement of buildings and structures and intensity of development for all lots within the city limits.

Section 901. Lot area and residential density.

All property on which a residential use is to be located shall meet or exceed the lot area and density requirements shown on Table 9.1 for the zoning district in which the property is situated.

Section 902. Lot area and non-residential density.

All property on which a non-residential use is to be located shall meet or exceed the lot area requirements shown on Table 9.1 for the zoning district in which the property is situated.

Section 903. Floor area provisions.

The minimum building floor area required for a dwelling unit within each zoning district is shown on Table 9.1.

Section 904. Minimum lot width.

The minimum lot width for a lot within each zoning district is shown on Table 9.1.

Section 905. Minimum setbacks, principal buildings.

All principal buildings shall be set back from the right of way and all other lot lines no less than the distance shown on Table 9.1.

Section 906. Minimum setbacks, accessory buildings.

For accessory buildings 240 square feet or less, refer to section 600. Accessory buildings having a gross floor area more than 240 square feet shall be subject to the same setbacks required for principal buildings as shown on Table 9.1.

Section 906. Building and structure heights.

The maximum height of all buildings and structures in each zoning district, except as otherwise noted, shall be as shown on Table 9.1.

Section 907. Maximum Lot Coverage.

The maximum lot coverage by principal and accessory buildings is shown as a percentage of the lot area in Table 9.1.

Table 9.1 - Lot and Building Dimensional Standards.

Dist.	Min. Lot Area (Sq. Ft.)	Lot Area Per Dwelling Unit (Sq. Ft.)	Density ⁽⁶⁾ (Units / Acre)	Min Dwelling Unit Size (Sq. Ft.) Single Story / Two Story or more	Min. Lot Width (Ft.)	Setback from Right-of-way (Ft.)			Min. ⁽⁵⁾ Side Yard (Ft.)	Min. ⁽⁵⁾ Rear Yard (Ft.)	Max. Height (Ft.)	Max. % of Lot Coverage ⁽¹⁾
						Major Street	Collector Street					
AF	40,000 ⁽²⁾	40,000	-1.5	2,000 / 2,400	100	60	50	20	35	35	25	
RS-200	20,000 ^(2,3)	20,000	1.8	2,000 / 2,400	100	45	35	10	35	35	25	
RS-175	17,500 ^(2,3)	17,500	2.1	1,900 / 2,200	100	45	35	10	35	35	25	
RS-150	15,000 ^(2,3)	15,000	2.5	1,700 / 2,000	100	45	35	10	35	35	25	
RS-100	10,000 ^(2,3)	10,000	3.7	1,600 / 1,800	70	45	35	10	30	35	25	
<u>RS-72</u>	<u>7,200⁽²⁾</u>	<u>7,200</u>	<u>6</u>	<u>1,600 / 1,800</u>	<u>55</u>	<u>45</u>	<u>35</u>	<u>10</u>	<u>30</u>	<u>35</u>	<u>40</u>	
<u>CSD</u>	<u>10 Acres</u>	<u>5,000</u>	<u>-</u>	<u>1,600 / 1,800</u>	<u>60 Avg.</u>	<u>20</u>	<u>20</u>	<u>5</u>	<u>20</u>	<u>35</u>	<u>-</u>	
RM	8,000 ^(2,3) N/A	5,400	8	1,000 / 2,400	50 N/A	45	35	10 ⁽⁵⁾	20 ⁽⁵⁾	35 ⁽⁴⁾	50	
MH	20 Acres	6,000	-	600	40	30	20	10 ⁽⁵⁾	5 ⁽⁵⁾	35	35	
OI	10,000 ⁽²⁾	-	-	-	50	50	40	10 ⁽⁵⁾	30 ⁽⁵⁾	35	40	
HSB	10,000 ⁽²⁾	-	-	-	70	50	40	10 ⁽⁵⁾	30 ⁽⁵⁾	45	40	
BG	NONE	-	-	-	60	40	30	10 ^(5,7)	30 ^(5,7)	45	75	
LM	43,560 ⁽²⁾	-	-	-	100	50	50	20 ⁽⁵⁾	20 ⁽⁵⁾	50	50	
HM-1	43,560 ⁽²⁾	-	-	-	100	50	40	20 ⁽⁵⁾	20 ⁽⁵⁾	70	75	
HM-2	43,560 ⁽²⁾	-	-	-	100	50	50	20 ⁽⁵⁾	20 ⁽⁵⁾	50	75	

- 1 Includes principal and accessory buildings but not pavement areas.
- 2 No portion of any lot which is flooded by a 100-year recurrence interval storm event may be counted as part of the required minimum lot area.
- 3 No subdivision lot which contains less than fifty percent (50%) of the minimum lot area required by the applicable Zoning District or eight thousand (8,000) square feet, whichever is greater, located above the base flood elevation shall be approved. All area above the flood elevation used to satisfy this requirement shall be contiguous and shall not be separated by any flood area.
- 4 The maximum number of stories is two for any multi-family bldg. ~~(basement floor shall not be used for any separate units).~~
- 5 Buffer zones are required in addition to side and rear yard where an office-institutional, business, ~~or~~ manufacturing or industrial use abuts a residential District and where a multi-family or mobile home use abuts a single-family residential District.
- 6 Density calculations shall ~~not include right of way dedications, power line easements & flood plain, exclude 50% of the land that is within a flood hazard area or within an electrical transmission, natural gas or petroleum pipeline easement.~~
- 7 Side yard required only if abutting a District requiring side yards.
- 8 The minimum setback adjoining ~~a~~ residential Zoning District is one hundred twenty (120) feet.