

## Legislation Text

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**File #:** 24-253, **Version:** 1

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**PRESENTER:**

Jean M. Drew, AICP, CNU-A, Planning and Development Services Assistant Director

**SUBJECT:**

Discuss and consider the second and final reading of an ordinance regarding amendments to Chapter 144 Zoning, Section 3.3 Zoning districts and regulations for property zoned prior to June 22, 1987, 3.4 Zoning districts and regulations for property zoned subsequent to June 22, 1987, 4.2 Land use matrix, and 5.1 Parking, loading, stacking and vehicular circulation.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** All

**BACKGROUND INFORMATION:**

Annually, City staff brings forward codification of any code interpretations that had to be made that year, as well as any necessary key clarifications. City staff presented these proposed code updates to City Council on August 21, 2023, and received direction to proceed. These revisions to the Zoning Ordinance include clarifications on early out LDO amendments regarding duplexes, allowance of a parking study, clarifications regarding the downtown parking exception, parking standards for convenience stores, and clarifications as to which zoning districts allow the vehicle storage facility use.

**City Council held a public hearing on February 12, 2024, and unanimously approved the first reading of this ordinance (6-0-0).**

**ISSUE:**

Amendments to the ordinance are needed to align with formal adopted interpretations and previous changes made to the zoning ordinance. They address issues of clarity, consistency, and compliance facilitation.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends approval of the recommended ordinance revisions which provide needed clarification to the City's Code of Ordinances regarding Zoning.

The Planning Commission held a Public Hearing on November 7, 2023, and unanimously recommended approval (7-0-0).