

CITY COUNCIL



Text Amendments

January 2, 2024



UDO (Chapter 30) Text Amendments

- The aim is to ensure that our regulations reflect modern development standards and community preferences.
- 2024
 - Cleanup – to clarify and simplify some areas of the code.
 - Developers & Community – items asked for by developers or the community
 - Policy – how do we as a city move forward



Step 1. Introduction to City Council Work Session – Jan.

Step 2. Planning Commission – Jan.

Per State Statute, the Commission's duties are to develop and recommend policies, ordinances, development regulations, and administrative procedures

Step 3. City Council – Feb.

Discuss and adopt



1. Reduce the parking calculations for Adaptive Reuse sites.
2. Reduce the parking calculations for Infill Projects.
3. Further define the office-warehouse use by amending which districts they are allowed in and what the minimum ratio of office to warehouse space is appropriate.
4. Amend the definitions and standards to better differentiate between standard gas stations and truck stop gas stations.
5. Resolve the ordinance conflicts between general canopy height and canopies for gas stations.
6. Reduce the off-street parking standards for Industrial Uses. Currently, warehouse space requires more parking than office uses.
7. Reintroduce sign height and setback standards for signs in residential districts. These standards were lost during the adoption of the UDO.
8. Amend UDO to allow for backing into streets for two-to-four family dwellings and townhomes, which is already allowed for single family residential uses.

Options:

- Direct Staff to present all or some of the proposed text amendments to the Planning Commission for their review, modification and recommendation. (Recommended);
- Remand some or all of the proposed text amendments back to Staff for further consideration.

Recommended Action:

- Direct Staff to present all proposed amendments to the Planning Commission



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