



MEMORANDUM

DATE: November 14, 2019
TO: Mayor and City Council
CC: Jon Walker, City Manager
FROM: Matt Dickison, Planning and Development Director
SUBJECT: 2019 Annual UDO Amendments

Proposed UDO Amendments

Staff is proposing updates to Titles 1, 2, and 3 of the UDO, as well as related changes to Code of Ordinances Chapter 18 (Buildings and Building Regulations). The majority of the proposed changes are for internal consistency, clarification, and usability, with minor policy changes.

The list below summarizes these changes. Staff recommends the Mayor and City Council review the draft and if acceptable, conduct a public hearing at the November 14th Work Session, First Read at the November 19th meeting and a Second Read and final adoption at the December 17th meeting.

Title I:

- Vest DCIs for permitting as approved by Mayor and Council until the expiration of the DCI. DCIs do not currently vest until an LDP or building permit has been applied for.
- Minor definition and terminology changes.

Chapter 220:

- Clarify that properties in the Airport district are subject to variance requirements per Chapter 280.
- Update PUD standards to reflect the requirements of the Town Center PUD, in which not every building will be required to be vertical mixed-use, and in which open space requirements will be administered on a parcel-by-parcel basis.
- Clarify that barbed wire and razor wire fencing is not permitted in the Rail Trail Overlay.

Chapter 230:

- Change the maximum impervious surface in the I district from 60% to 80% to match that in the IT district and better reflect current conditions in the I district, especially on the east side of downtown.

- Clarify contextual setback and threshold elevation language.
- Allow barbed wire in the Airport district as required by FAA regulations.
- Prohibit electric fences in all districts.
- Update water category sustainability measures.
- Allow fences on top of retaining walls in front or street side yards to be up to eight feet in height (currently six feet max.), to allow fencing on top of otherwise allowable retaining walls for safety purposes.
- Clarify that all single-family residential developments (attached and detached) are exempt from supplemental zone requirements.
- Add new language requiring that where no sidewalks exist on adjacent properties, new sidewalks must be graded to allow connectivity to future sidewalks. This will prohibit sudden grade changes or walls at the end of new sidewalks where no sidewalks currently exist to tie into.
- Clarify that visually exposed neon lighting is prohibited except for on otherwise conforming signs.

Chapter 240:

- Updated use table:
 - Change Event Center from a use with supplemental requirements to a permitted use, as no supplemental requirements are in place.
 - Add freestanding mailbox as an allowable accessory use in all districts, with accessory use requirements.
 - Add farmers' markets as a temporary use allowable in all districts, with temporary use requirements.
- Require distance measurements prepared by a registered surveyor for occupational tax certificates for uses with separation or buffer requirements.
- Allow front or rear yard grass to be up to 24 inches in height when bee hives are present.

Chapter 250:

- Clarifying language.
- Limit unoccupied NR-1 or NR-2 lots to no more than two parked or stored vehicles.
- Limit occupied NR-1 or NR-2 lots to no more than four parked or stored vehicles, unless residents provide documentation that there are more than four licensed drivers residing at that location.

Chapter 260:

- Clarifying language.

Chapter 270:

- Specify that redevelopment costs for redevelopment assessments must be based on ICC Building Valuations.

Chapter 280:

- Clarify terminology for consistency and accuracy.
- Require DCIs within PUD districts, when applicable.
- Require signage when traffic studies are performed.

Title 3:

- Move pre-application conference section to Chapter 280, where it currently applies.
- Update definitions and language throughout to meet EPD/EPA requirements for Erosion, Sedimentation, and Pollution Control.
- Correct code section references.
- Assign responsibility for public trees to the Public Works Department.
- Clarifying language.

Chapter 18, Article IV (Property Maintenance):

- Moved responsibility from Police Department to Planning and Development Department.

Staff Recommendation:

Move TA2018-005 to a first read at the November 19, 2019 City Council Meeting .

Attachments:

Attachment 1 – TA2019-005 Amendments

Attachment 2 – TA2019-005 Adoption Ordinance