



Unified Development Code Text Amendments

City Council Presentation
August 23, 2016



Proposed Changes

- Industrial Districts: allow for restaurant uses and reduce the side and rear yard setbacks to 0 feet.
- Garages: clean up to remove language that was part of a previous amendment in 2012 and provide further clarification on setback from alleys and public streets.
- Buffer Yards: reduces requirements on commercial development adjacent to a public or civic use (post office, military office, federal or state office).
- Non-conforming lots: reduces requirements to qualify, opening up additional lots for redevelopment (2,500 to 2,000 sq. ft.).
- Board of Adjustment: adds language to allow staff more flexibility in giving a recommendation on variance cases.



Permitted Uses

Article 4 Base Zoning Districts

4.6 Industrial Districts

4.6.2 Permitted Uses

Table 4.6.2 Permitted Uses (Industrial districts)

INDUSTRIAL DISTRICTS			
P = Permitted Use SUE = Special Use Exception [blank cell] = Not Permitted	L = Subject to Limitations SP = Special Permit	IL	IH
Standards			
Commercial Uses			
Commercial Parking Uses [5.1.4.A]	P		
Fairgrounds	P		
Office Uses [5.1.4.C]	P		
Restaurant Uses [5.1.4.F]	L <u>P</u>	<u>P</u>	5.2.11



Setback Regulations

Article 4 Base Zoning Districts

4.2 Measurements

4.2.5 Yards

4.2.5.B Types of Yards

4. Private garages and carports detached or attached to the main building, which are entered from the street ~~or~~ ~~alley~~, shall maintain a minimum setback of 20 feet in front of the garage or carport from such street.



Setback Regulations

4.6.3 District Development Standards

Table 4.6.3 Nonresidential Use (Industrial District)

INDUSTRIAL DISTRICTS	IL	IH
Min Lot Area (sq. ft.)		
Min. Lot Width (ft.)		
Min. Yards (ft.)		
Street	20	20
Street (corner)	20	20
Side (single)	5 0	5 0
Side (total)	10 0	10 0
Rear	10 0	10 0
Side and rear, abutting res. district	40	40
Max Height (ft.)	See Section 4.2.8.C	



Setback Regulations

Article 5 Use Regulations

5.3 Accessory Uses and Structures

5.3.2 Specific Accessory Uses and Structures

5.3.2.D Garages, Private

~~1. [Administrative Note: This section was deleted by Ordinance 029376, passed 02/21/2012.]~~

~~2. The standard in **subparagraph 5.3.2.D.1** shall not apply to:~~

~~a. A garage facing an alley;~~

~~b. A garage set back an additional 4 feet from the street yard;~~

~~c. A detached garage located behind the rear of the principal structure; or~~

~~d. A side-loaded garage not located on a corner lot.~~

31. A private garage that faces a public right-of way, not including an alley, shall conform to the required street yards for the zoning district, but in no case shall it be less than 20 feet.

~~4.2.~~ Garages for single family residences must not exceed 49% of the main building. If there is a garage attached to the main principal structure, the garage is included as part of the main building for the calculation of the 49%.

5 3. A private garage that faces an alley shall be set back a minimum of 3 feet.



Buffer Yards

Article 7 General Development Standards

7.9 Required Zoning District Buffer Yards

7.9.5 Zoning District Buffer Yard for New Development

A. Requirements – New Development

The following table shall be used to determine the type of zoning district buffer yard required between adjacent zoning districts. The subject property, excluding those zoned IC, IL, or IH, shall not be required to buffer from a public or civic use.



Buffer Yards

7.9.6 Zoning District Buffer Yard – Redevelopment

A. Requirements– Redevelopment

The following table shall be used to determine the type of zoning district buffer yard required between adjacent zoning districts. The subject property, excluding those zoned IC, IL, or IH, shall not be required to buffer from a public or civic use.



Nonconforming Lots

Article 9 Nonconformities

9.5 Nonconforming Lots on Record

9.5.2 Authority to Utilize for Single-Family Residence

In any district in which single-family detached dwellings are a permitted use, notwithstanding the regulations imposed by any other provisions of this Article, a single-family detached dwelling that complies with the restrictions of this subsection may be erected on a non-conforming lot that: ~~is not less than 25 feet in width or less more than 45 feet, and that:~~

A. Has less than the required minimum lot area or width ~~with a minimum of but is not less than 2,500~~ 2,000 square feet in area ~~and less than 5,000 square feet in area and a minimum of 25 feet in width;~~



Nonconforming Lots

9.5.3 Regulations for Single-family Use of Nonconforming Lots

C. Except for lots with a width equal to or greater than 45 feet, the sum of the widths of the two side yards shall not be less than the smaller of:

1. 25% of the width of the lot; or
2. The minimum total for both side yards prescribed by the development standards of the applicable zoning district.



Board of Adjustment

Article 3 Development Review Procedures

3.25 Variance

3.25.2. Review Process

A. Staff Review

The Assistant City Manager of Development Services shall review the application and, considering the review criteria in **Subsection 3.25.3**, may make a recommendation to the Board of Adjustment.