

## Code Update Summary of Proposed Changes

10/17/2017

| Draft Section      | Current Section  | Summary of Change  |
|--------------------|------------------|--|
| 104.E              | 26-94(i)         | Revised restoration language for nonconforming structures to enable reconstruction by-right when the structure is damaged or destroyed through no fault of the owner. Currently, nonconforming nonresidential structures require BOA approval prior to reconstruction. |
| 105.C.2            | 26-95(c)(2)      | Add sister and brother to the list of what constitute common ownership.  |
| 106.B.1            | 26-44(b)(2)      | Requires the Planning Director to report to Planning Commission and City Council of pending administrative applications, rather than report the decision prior to it becoming final.   |
| 111.A.4            | 26-84(d)(3)(f)   | Changed HPC review of demolitions of Eligible Resources and Historic Resources to all zone districts.  |
| Article 2          | 26-91(c)         | Updated zone district intent statements.   |
| 200.F.2.b          | 26-402           | Changed method of measuring deck encroachments to be consistent with Building Code.  |
| 200.F.2.c, 401.D.3 |                  | Added window wells as permitted encroachments into setbacks.   |
| 236                |                  | Created the Entry Corridor Overlay Zone to incorporate the entry corridor standards from the Entry Corridor and Urban Design Standards document.   |
| 300.F.1.a          | 26-139(e)(8)(b)  | Revised duplex parking standard in CY-1 zone district.   |
|                    | 26-92(d)         | Deleted residential building types from permitted use matrix.  |
| 300                | 26-92(d), 26-402 | Combined lodging uses: inn, lodge, and hotel.  |
| 300                |                  | Added parking standards for various uses that don't currently have a specific standard.  |
| 300                | 26-92(d)         | Added Large Residential Care Facility to the permitted use matrix.   |
| 300                | 26-139(d)(1)(g)  | Revised parking standard for Indoor Amusement uses.  |
| 300                | 26-139(d)(1)(g)  | Revised parking standard for Health and Recreation Center uses.  |
| 300                | 26-92(d)         | Added Health and Recreation Center as a Conditional Use in OR and MF.  |
| 301.C.5            | 26-92(d), 26-402 | Combined Recreation Center and Health Club uses.   |
| 300                | 26-92(d)         | Added Golf Course to the permitted use matrix.   |
| 300                | 26-92(d)         | Revised Brewpub in the permitted use matrix (G-1, CS).   |
| 300, 301.D.5       |                  | Added Take-Out Restaurant as a new use.  |
| 300                | 26-92(d), 26-402 | Combined restaurant, nightclub, and tavern uses.   |
| 300                | 26-92(d)         | Revised Vacation Home Rental in the permitted use matrix (G-2, CO, T4-NC).   |
| 300, 301.E.5       |                  | Added Vacation Rental as a new use.  |
| 300                | 26-139(d)(1)(g)  | Revised parking standard for office in the downtown zone districts to be the same as retail and restaurant uses.   |
|                    | 26-92(d)         | Deleted Business Support Services as a use.  |
| 300                | 26-92(d)         | Added Medical Marijuana Primary Caregiver use to the TND transect zones.   |
| 300                | 26-139(d)(1)(g)  | Revised parking standard for Building Supply Retail/Service.   |
| 300                | 26-139(d)(1)(g)  | Revised parking standard for Outdoor Retail/Service.   |
| 300, 301.H.7       |                  | Added Electric Vehicle Charging Station as a new use.  |
| 300, 301.H.8       |                  | Added Heavy Vehicle Equipment Sales, Rental, and Repair as a new use.  |
| 300                | 26-92(d)         | Revised Work/Live-Commercial in the permitted use matrix (CO, CY, CK-2, CN, CC, CS).   |
|                    | 26-92(d)         | Deleted Media Production as a use.   |
|                    | 26-92(d)         | Deleted Printing and Publication as a use.   |
|                    | 26-92(d)         | Deleted Industrial Service as a use.   |
| 300                | 26-139(d)(1)(g)  | Revised parking standard for Alcoholic Beverage Production Facility.   |
| 300, 302.B.1       | 26-402           | Defined Large and Small Alcoholic Beverage Production Facility.  |
| 300                | 26-92(d)         | Added Small Alcoholic Beverage Facility as a Limited Use in CO, CY, CC, T4-NC, T5-TC.  |
| 300, 302.B.2       |                  | Added Commissary Kitchen as a new use.   |
| 300, 302.B.3       |                  | Added Food Processing Facility as a new use. Defined Large and Small.  |
| 300, 302.C.1       |                  | Added Contractor Shop as a new use.  |
| 300, 302.C.2       |                  | Added Contractor Equipment/Materials Yard as a new use.  |
| 300, 302.F.2       |                  | Added Freight Terminal as a new use.   |
| 300, 302.H.2       | 26-92(d), 26-402 | Combined Self-Service Storage Facility and Personal Indoor Storage Facility. Defined Indoor and Outdoor Self-Service Storage Facility. Added Indoor Self-Storage Facility as a Conditional Use in G-2 and CC zone districts.   |
| 300, 302.H.3       |                  | Added Vehicle Towing Service and Storage Yard as a new use.  |
| 300, 302.H.5       |                  | Added Wholesale Facility as a new use.   |
| 300, 303.B.2       |                  | Added Private Club as a new use.   |
|                    | 26-92(d)         | Deleted Triage Center as a use.  |
| 300, 303.B.1       | 26-92(d), 26-402 | Combined Amenity Space/Structure and Outdoor Low-Impact Recreation uses.   |
| 300, 303.E.1       |                  | Added College/University as a new use.   |
| 300                | 26-139(d)(1)(g)  | Revised parking standard for Vocational/Professional School.   |
| 300                | 26-92(d)         | Added Vocational/Professional School as a Conditional Use in the CS zone district.   |
| 300, 303.G.4.1     |                  | Added Telecommunication Facility-Alternative Support Structure as a new use.   |
| 300, 303.G.4.3     |                  | Added Telecommunication Facility-Stealth Design Structure as a new use.  |
| 300, 303.G3.5      |                  | Added Telecommunication Facility-Small Cell as a new use.  |

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| 300                   | 26-92(d)                       | Added Telecommunication Facility-Co-Located to the permitted use matrix.                                     |
| 300, 303.G.5, 303.G.6 |                                | Added Utility Facility as a new use. Defined Major and Minor Utility Facility.                               |
| 300, 304.A.1.1        |                                | Added Indoor Agriculture as a new use.   |
| 300                   | 26-92(d)                       | Added Private Marijuana Cultivation as a Limited Use to the TND transect zones.                              |
| 300                   | 26-92(d)                       | Added Accessory Antenna to the permitted use matrix.   |
| 300, 305.B.3          |                                | Added ducks to the Keeping of Chickens.  |
| 300, 305.B.6          |                                | Added Minor Utility Structures as a new use.   |
| 300                   | 26-92(d)                       | Added Accessory Private Marijuana Cultivation as a Limited Use in the TND transect zones.                    |
| 300, 305.B.7          |                                | Added Accessory Solar Energy System as a new use.  |
| 300                   | 26-139(d)(1)(g)                | Revised the parking standard for Day Care Home.  |
| 300                   | 26-92(d)                       | Added Outdoor Display to the permitted use matrix.   |
| 300                   | 26-92(d)                       | Added Outdoor Seating to the permitted use matrix.   |
| 300                   | 26-92(d)                       | Added Tasting/Tap Room to the permitted use matrix.  |
| 300, 306.A.7          |                                | Added Seasonal Outdoor Sales as a new use.   |
| 300                   | 26-92(d)                       | Deleted Short-Term Rental from zone districts that prohibit single-family dwellings and duplexes.            |
| 301.C.9               | 26-402                         | Defined Production and Instruction Studio.   |
| 300                   | 26-139(d)(1)(g)                | Revised parking standard for Production Studio.  |
| 300, 301.E.1          | 26-402, 26-139(d)(1)(g)        | Revised parking and use standards for Bed and Breakfast.   |
|                       | 26-92(d)                       | Deleted Automobile Service Station as a use.   |
| 300                   | 26-92(d)                       | Deleted Outdoor Storage Yard as a permitted use in the CO and CY zone districts.                             |
| 300                   | 26-92(d)                       | Added Work/Live-Industrial as a Limited Use in the I zone district.  |
| 300                   | 26-92(d)                       | Deleted Secondary Unit from zone districts that prohibit single-family dwellings.                            |
| 301.B.2               | 26-402                         | Revised use standards for Multiple-Family Residential uses.  |
| 301.B.5               | 26-402                         | Changed name of Employee Unit to Workforce Unit. Revised use standards.                                      |
| 301.C.2, 301.C.4.2    | 26-402                         | Revised use standards for group homes.   |
| 301.C.5               | 26-402                         | Revised use standards for shelter homes.   |
| 302.G.1               | 26-402                         | Revised use standards for General Office uses.   |
| 302.G.2               | 26-402                         | Revised use standards for Medical/Dental Office uses.  |
| 302.H.3               | 26-92(d), 26-402               | Combined Animal Kennel and Animal Control Facility uses.   |
| 302.H.6               | 26-402                         | Revised use standards for Medical Marijuana Primary Caregiver.   |
| 302.H.7               | 26-92(d), 26-402               | Combined Retail Marijuana Store and Medical Marijuana Center uses.   |
| 302.H.8.3             | 26-402                         | Revised use standards for Building Supplies Retail/Service uses.   |
| 303.D.5               | 26-92(d), 26-402               | Combined Medical and Retail Marijuana-Infused Products Manufacturing uses                                    |
| 305.A.3               | 26-92(d), 26-402               | Combined Medical and Retail Marijuana Cultivation uses.  |
| 305.A.4               | 26-402                         | Revised use standards for Private Marijuana Cultivation.   |
| 306.B.2               | 26-402                         | Revised accessory use standards in the Industrial zone district.   |
| 306.D.1               | 26-402                         | Revised use standards for keeping of goats.  |
| 306.C.2               | 26-402                         | Revised use standards for Home Occupation uses.  |
| 307.A.7, 307.A.9      | 26-402                         | Revised use standards for Temporary Event uses and Seasonal Outdoor Sales uses.                              |
| 401.E                 | 26-145(c)(1)                   | Added waterbody setbacks for lakes and ponds.  |
| 402.D.1.a             | Urban Design Standards         | Eliminates option for up to 50% of required entry corridor landscaping to occur within the right-of-way.     |
| 402.D.4               | 26-137, Urban Design Standards | Resolved conflict between interior landscaping requirements and EC overlay prohibition on evergreen trees.   |
| 402.D.5               | 26-137                         | Revised mix of plantings to be consistent across landscaping categories.                                     |
| 403.C.2.a             | 26-145(c)(3)                   | Revised standards for fencing in the front setback.  |
| 407.C                 | 26-139(d)(2)                   | Revised and clarified off-street loading space requirements.   |
| 415.C                 | 26-145(c)(2)                   | Revised clear vision setback standards.  |
| 418.C                 | 26-402                         | Revised retaining wall standards.  |
| 602.E.9               | 26-183, 26-184, 26-185         | Clarified threshold for public streets.  |
| 602.H.4               | 26-183(e)                      | Added minimum utility easement width along rear lot lines abutting an alley, when applicable.                |
| 602.H.5               | 26-183(e)                      | Referred to Engineering Standards for drainage easement requirements.  |
| 602.N.1               | 26-141(d)                      | Allowed critical improvements to be tied to either Certificate of Occupancy or Building Permit.              |
| 702.E                 | 26-44(b)(1)                    | Clarified procedures for call up of administrative decisions.  |
| 702.F, 703.A.2        | 26-42(c)                       | Eliminated public notice requirements for Minor Modifications (Minor Exterior Modifications).                |
| 702.F                 | 26-42(c)                       | Made TAC review required for Administrative Development Plans, Final Plats, Variances, and Pre-Applications. |
| 702.F                 | 26-42(c)                       | Made TAC review optional for Written Interpretations.  |
| 702F                  | 26-42(c)                       | Made Planning Commission review required for Preliminary Plats.  |
| 703                   | 26-42(c)                       | Eliminated website notification requirement.   |
| 703.A.2               | 26-42(c)                       | Eliminated mineral rights notification requirements for administratively approved application types.         |

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| 703.B         | 26-51                              | Revised public notice content information.  |
| 703.C         | 26-51                              | Revised public notice affidavit deadline for mailed notice and mineral rights notifications.  |
| 705.D.3       | 26-64(e)                           | Revised term of approval for Limited Use Permits (Use with Criteria).   |
| 707           |                                    | Created new Conditional Use approval process.   |
| 708           | 26-65                              | Separated the Conceptual Development Plan process from the Development Plan process.  |
| 708.F         | 26-65(e)                           | Revised the extension of approval for Conceptual Development Plans.   |
| 714           | 26-68                              | Clarified different types of Final Plats.   |
| 715           |                                    | Created new Waiver of Replat process.   |
| 717, 718      | 26-69, 26-70                       | Created/revised Minor Adjustment (administrative) and Major Adjustment (BOA) processes to vary standards for single-family dwellings and duplexes. BOA still has authority to grant variances to floodplain and sign standards. Authorized BOA to grant waterbody setback variances for single-family and duplex. |
| 719           | 26-69, 26-65(d)(8),<br>26-67(e)(8) | Created new Minor Variance (administrative) and Major Variance (PC and CC) processes to vary standards for development other than single-family dwellings, duplexes, floodplain, and sign standards. Removed variance approval criteria from Development Plan process.  |
| 728           | 26-402                             | Formalized Substantial Conformance review process.  |
| 729           | 26-50, 26-46(b)(3),<br>26-84(s)    | Combined appeals of administrative decisions and appeals of Board of Adjustment and Historic Preservation Commission decisions into one Appeal of Decision section. Revised the deadline for submitting an appeal to be consistent.   |
| 800.B.10      | 26-2(a)(3)                         | Made text control in circumstances where text and graphics conflict.  |
| 801.B         |                                    | Defined lot lines by type.  |
| 801.C         |                                    | Defined lot types.  |
| 801.F         |                                    | Defined lot depth.  |
| 801.G         |                                    | Defined setbacks by type.   |
| 801.H         |                                    | Defined yards by type.  |
| 801.I         |                                    | Defined front building façade.  |
| 801.J         |                                    | Defined pedestrian-active building frontage.  |
| 801.L         |                                    | Added building projections to lot coverage calculation.   |
| 801.M.2       |                                    | Created new special rule for FAR calculation.   |
| 801.N         |                                    | Defined second story intensity.   |
| 801.O.3       |                                    | Defined frontage height.  |
| 801.O.4       |                                    | Defined ground story height.  |
| 801.P         |                                    | Defined story by type.  |
| 801.R         |                                    | Defined frontage landscaping area and depth.  |
| 801.S         |                                    | Defined parking lot setback landscaping area.   |
| 802           |                                    | Deleted unnecessary definitions of terms.   |
| 802           | 26-402                             | Rewrote definitions of terms to be clear and consistent with the current state of practice.   |
| 802           |                                    | Added definition of Alternative Energy.   |
| 802           |                                    | Added definition of Balcony.  |
| 802           |                                    | Added definition of Base Area.  |
| 802           |                                    | Added definition of Building Envelope.  |
| 802           |                                    | Added definition of Accessory Building.   |
| 802           |                                    | Added definition of Completely Enclosed Building.   |
| 802           |                                    | Added definition of Principal Building.   |
| 802           |                                    | Added definition of Work/Live Building.   |
| 802           |                                    | Added definition of Raised Deck.  |
| 802           |                                    | Added definition of Easement.   |
| 802           |                                    | Added definition of Façade.   |
| 802           | 26-402                             | Revised definition of Family.   |
| 802           |                                    | Added definition of Finished Grade.   |
| 802           |                                    | Added definition of Hardscape.  |
| 802           |                                    | Added definition of Legal Nonconforming Lot.  |
| 802           |                                    | Added definition of Footcandle.   |
| 802           |                                    | Added definition of Glare.  |
| 802           |                                    | Added definition of Light Fixture.  |
| 802           |                                    | Added definition of Horizontal Mixed Use.   |
| 802           |                                    | Added definition of Vertical Mixed Use.   |
| 802           |                                    | Added definition of Natural Features.   |
| 802           |                                    | Added definition of Patio.  |
| 802           |                                    | Added definition of Special Circumstance.   |
| 802           |                                    | Added definition of Subdivision.  |
| 802           |                                    | Added definition of Private Street.   |
| 802           |                                    | Added definition of Public Street.  |
| 802           |                                    | Added definition of Use.  |
| 802           |                                    | Added definition of Principal Use.  |
| 802           |                                    | Added definition of Waterbody.  |

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| 802           |                     | Added definition of Zone District.  |
| 802           |                     | Added definition of Nonresidential Zone District.   |
| 802           |                     | Added definition of Residential Zone District.  |
|               |                     | Removed all specific submittal requirements from the CDC.                                       |
|               | 26-32               | Removed Community Plan amendment trigger mechanisms from the CDC.                               |
|               | 26-77               | Deleted Change of Use as a formal review process.   |
|               | 26-143              | Deleted requirement for arrival/departure facilities in RR-2 , G-1, and G-2.                    |
|               | 26-147              | Deleted unnecessary or out-of-date sections of communications facilities process and standards. |
|               | Base Area Standards | Removed requirement for 0.25% contribution to URA.  |