

Proposed Phase 2 Code Amendments

Phase & Item #	Topic	Code Section	Proposed Amendment	Staff Notes & Recommendation
Phase 2-1	Neighborhood Density District	4.4.2	Add an N2 zoning district which allows more moderate increase in density, setbacks, and allowed housing types from conventional residential districts	City Council discussed bringing NDD items forward at the January 7, 2020 work session.
Phase 2-2	Neighborhood Density District	Table 4.1	Require Comprehensive Plan Map Amendment any time a higher intensity zoning designation is requested	
Phase 2-3	Neighborhood Density District	2.4.2.3	Require majority-plus-one vote from Planning & Zoning and City Council for all comprehensive plan map amendments	
Phase 2-4	Neighborhood Density District	4.4.2	Rename Neighborhood Density Districts to Neighborhood Diversity Districts	
Phase 2-5	Engineering Department Recommendation	6.2.2.3.C	Modify sensitive feature protection zone to include 25 ft buffer around feature and additional buffer in upstream direction.	Engineering Department recommendations reviewed at June 5, 2019 workshop. City Council and Planning & Zoning recommended bringing these amendments forward in Phase 2.
Phase 2-6	Engineering Department Recommendation	6.2.3.2	Require reclamation of water quality zones to incorporate natural channel design and shape.	
Phase 2-7	Engineering Department Recommendation	3.9.1.1.G	Add waiver of detention/retention option for residential plats of 4 lots or less. Require approved drainage analysis and payment-in-lieu to stormwater management fund.	
Phase 2-8	Engineering Department Recommendation	6.1.1.1.B	Add exception to water quality requirements for residential plats of 4 lots or less.	
Phase 2-9	Engineering Department Recommendation	6.1.1.2.B	Add waiver of detention and/or water quality requirements for significantly constrained sites outside the Urban Stormwater Management District.	
Phase 2-10	Engineering Department Recommendation	6.3.2.1.C	Add waiver of geological assessment requirement for sites that do not warrant assessment	
Phase 2-11	Engineering Department Recommendation	6.2.2.1	Clarify how WQZ and Buffer Zones are delineated now that entire floodplain is considered floodway	
Phase 2-12	Engineering Department Recommendation	Chapter 2	Make Qualified Watershed Protection Plans administrative	

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Phase 2-13	Alcohol Conditional Use Permit Committee Recommendation	2.8.3.5	Expire conditional use permits after 3 years. (no longer allow lifetime approvals)	Alcohol Conditional Use Permit Committee recommendations reviewed at June 5, 2019 Workshop. City Council and Planning & Zoning recommended bringing these amendments forward in Phase 2.
Phase 2-14	Alcohol Conditional Use Permit Committee Recommendation	2.8.3.6	Limit appeal eligibility to applicant only. (does not remove citizen appeal eligibility)	
Phase 2-15	Alcohol Conditional Use Permit Committee Recommendation	5.1.5.5	Require all permit holders to keep site in clean and sanitary condition.	
Phase 2-16	Alcohol Conditional Use Permit Committee Recommendation	7.4.2.1	Update noise ordinance to include enforcement details and procedure.	
Phase 2-17	Housing Task Force Recommendation	3.6.3.1	Exempt small lots and infill development from minimum lot width and depth requirements. (if in same configuration for a period of time)	Housing Task Force recommendations reviewed at June 5, 2019 Workshop. City Council and Planning & Zoning recommended bringing these amendments forward in Phase 2.
Phase 2-18	Housing Task Force Recommendation	2.5.1.4	Add “meets needs as defined in Housing Action Plan” as rezone evaluation criteria.	
Phase 2-19	Housing Task Force Recommendation	4.4.6.1	Allow ADU parking in second layer of lot.	
Phase 2-20	Housing Task Force Recommendation	5.1.5.7 and 7.6.1.1	Modify definition of RV and manufactured home parks to include tiny homes. Adopt Appendix Q of 2018 building code.	
Phase 2-21	Block Perimeter	3.6.2.1	Add waiver/exception to block perimeter requirement in Heavy Industrial districts.	City Council and Planning & Zoning Commission reviewed at June 5, 2019 Workshop with recommendation to bring forward. Completion in Phase 2 is feasible.
Phase 2-22	Certificates of Appropriateness	2.5.5.5	Make City Council (not ZBOA) the appellate body for City owned properties.	
Phase 2-23	Streets	3.8	Align right-of-way standards in Development Code and Transportation Master Plan.	

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Phase 2-24	Block Perimeter	3.6.2.1	Increase maximum block perimeter in ETJ from 3,000 feet to 5,000 feet.	Additional amendments identified. Completion in Phase 2 is feasible.
Phase 2-25	Code Amendments	2.4.1.2 (B)	Remove requirement for initial authorization from City Council for amendments initiated, requested, or directed by City Council.	
Phase 2-26	Concept Plats	3.2.1.1	Update Concept Plat applicability.	
Phase 2-27	Definitions	Chapter 8	Provide better definition for "house" and "cottage."	
Phase 2-28	Zoning	4.4.3.3.	Include occupancy restrictions in CD-3 zoning.	
Phase 2-29	Process	Chapter 2	Mandatory Pre-Development Meetings	
Phase 2-30	Historic Preservation		Include language per HPC-2019-03RR	2/4/2020 Council Direction
Phase 2-31	New Use	Chapter 5	Add Event Center Use	Developer Request. Completion in Phase 2 is feasible.