



GENERAL DEVELOPMENT STANDARDS

Specific On-Site Development Standards

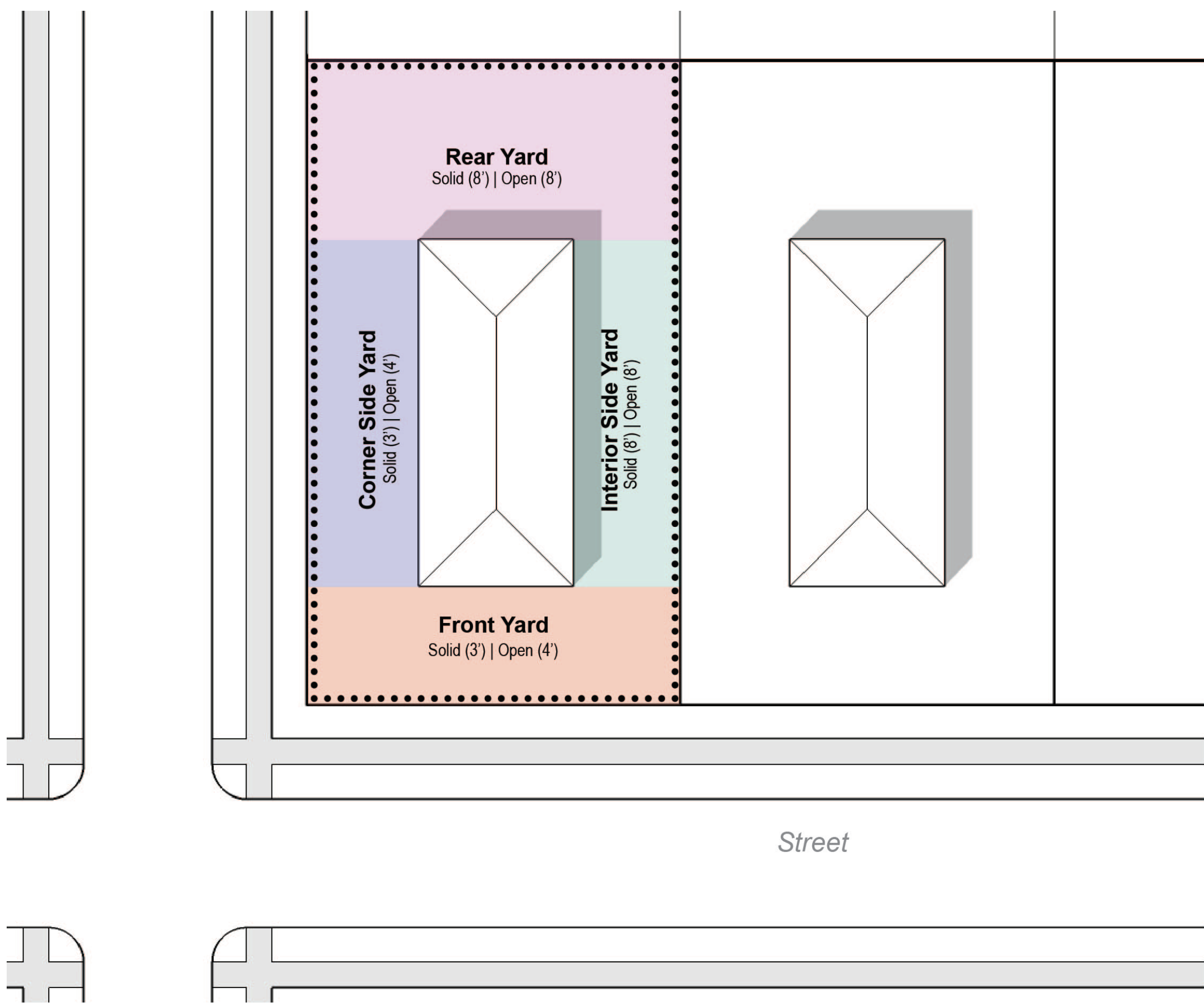
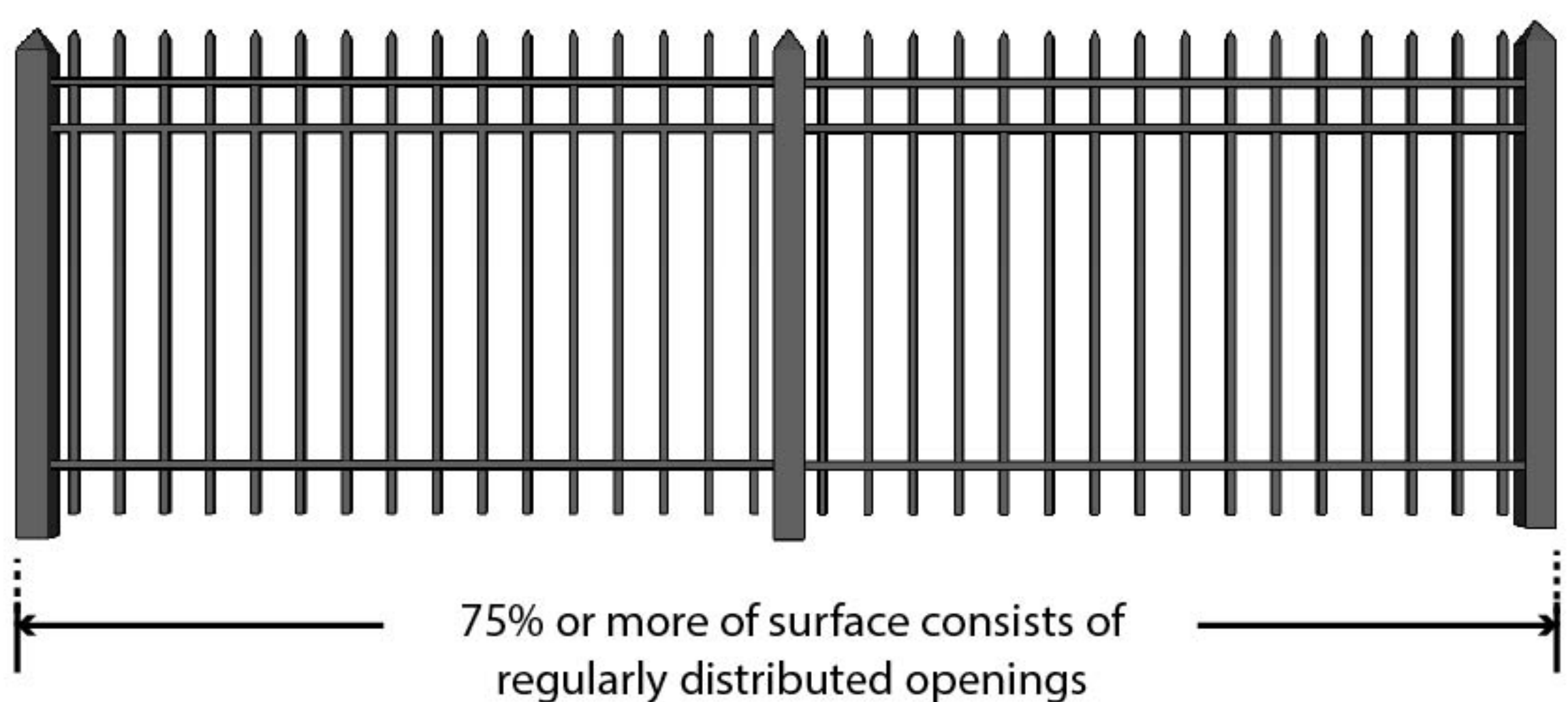
- Number of structures on a lot
 - SF + 2F limited to one principal structure
- Structures prohibited in utility easements
- Sight visibility triangle requirements
- Reference to flood provisions

Exterior Lighting

- Lighting plan for nonresidential, mixed-use, multi-family, townhouse
- Residential use: 0.5 footcandle
- Nonresidential use against residential use: 0.5 footcandle
- Nonresidential use against nonresidential use: 1 footcandle
- Prohibited lighting types + special exceptions

Fences + Walls

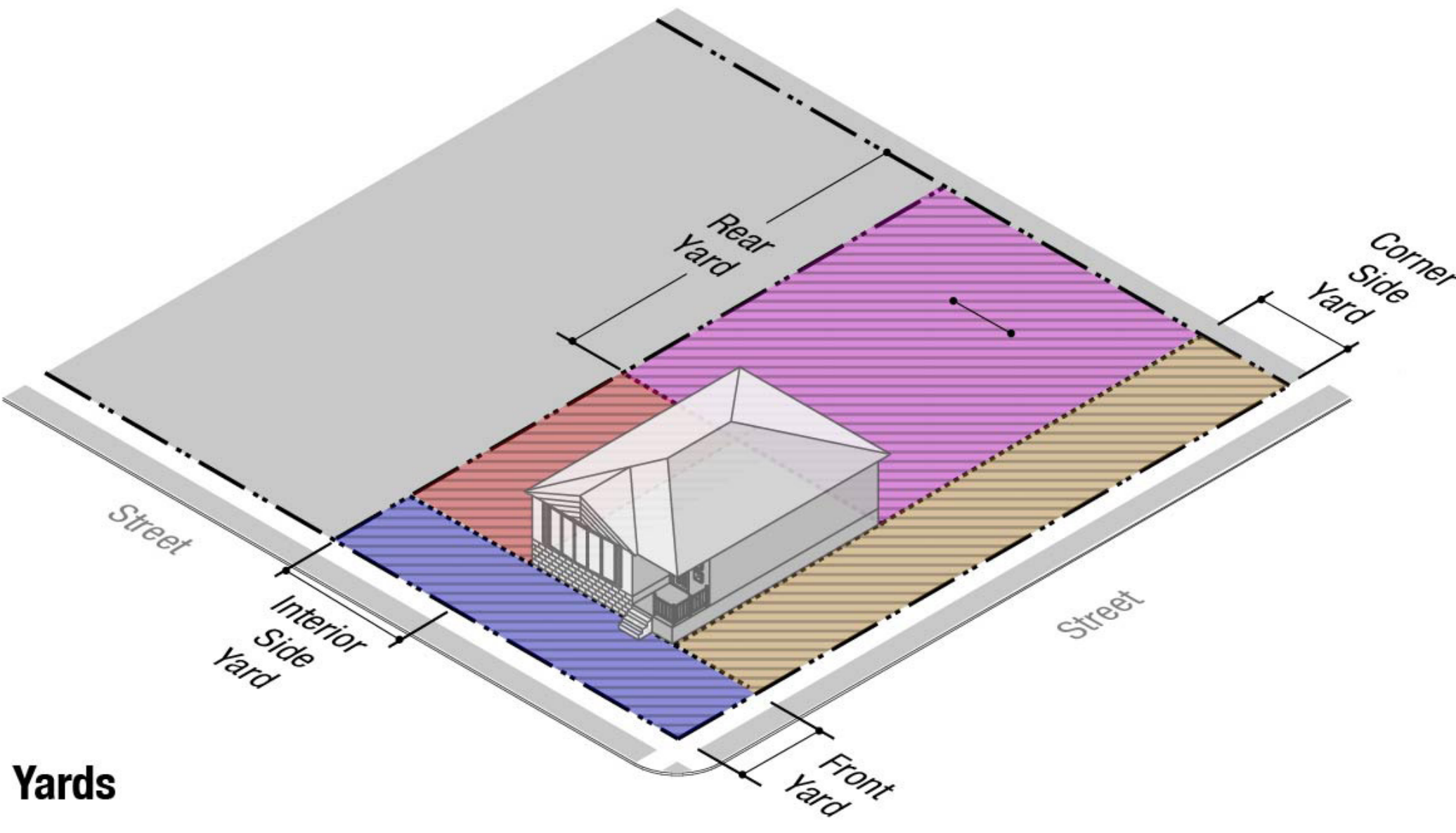
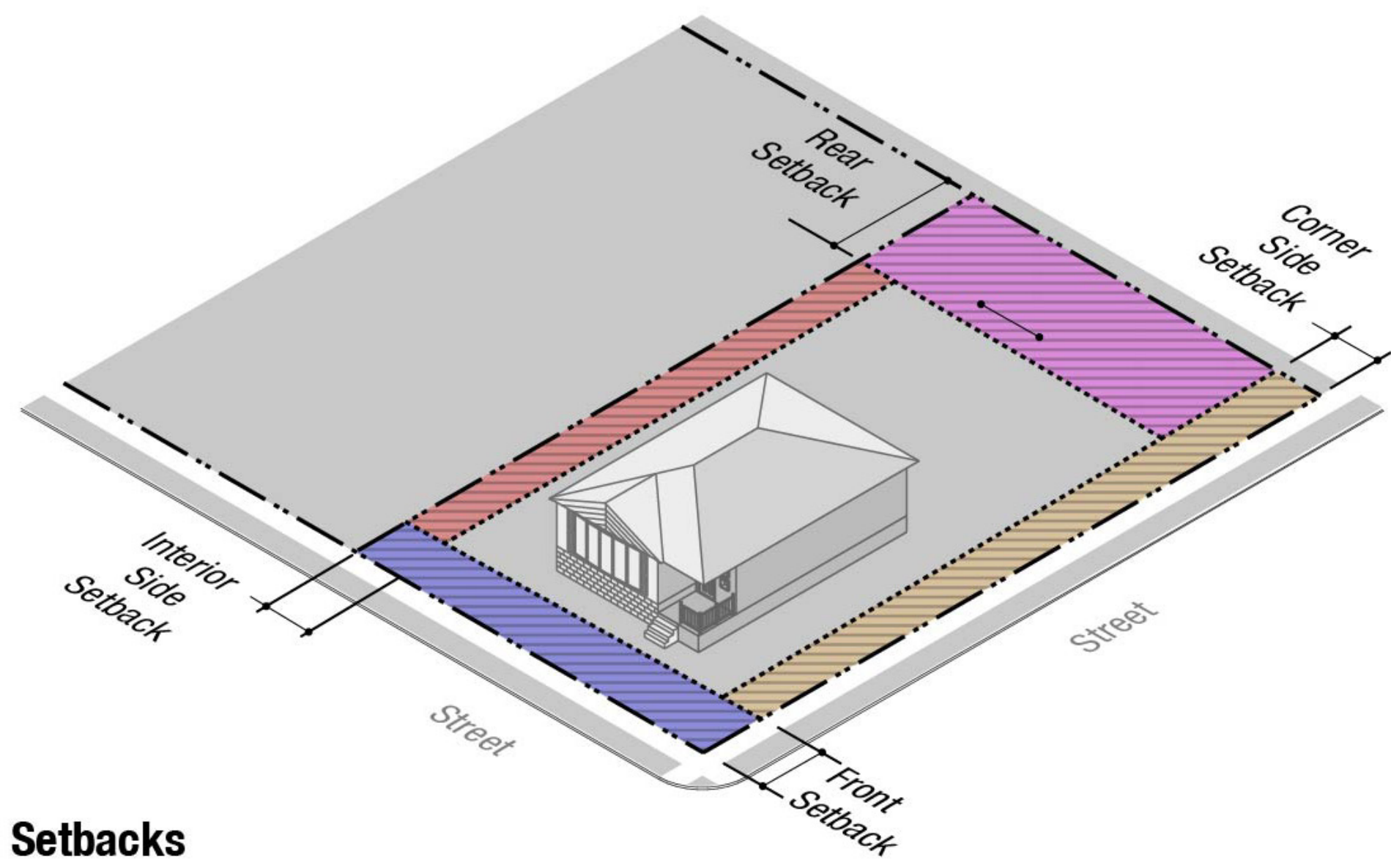
- Residential + nonresidential standards
- Residential corner lot exceptions
- Prohibited materials



Permitted Encroachments

These are allowances for certain architectural features and structures to be located in a required setback. There may also be additional restrictions for certain structures located in any yard. It is important to note these terms are used very specifically:

- A **setback** is the dimension required by the district standard that a structure must set back.
- A **yard** is the area located between the building façade line and the applicable lot line.



This permission encourages variation and creativity in building design as structures no longer have to push back farther into a yard to include desired features such as a bay window or a porch.

Generally, architectural features and structures not allowed to encroach into the interior side setbacks.
For example: Awnings, eaves, sills, canopies, porches, roofed stoops

New types of architectural features were added to the permitted encroachments table.
For example, window/escape wells, porte-cochere, attached + detached pergolas, upper story decks

Key new encroachment controls:

- Unroofed stoops are allowed in interior side setback: 24sf maximum area for a landing, a maximum height of first floor entry door
- Pergolas are allowed in rear setback: attached are allowed 15 feet into rear setback, detached are allowed 5 feet from any lot line
- Upper story decks are allowed 10 feet into rear setback

Permitted Encroachments into Required Setbacks *(Excerpt)*

Y= Permitted // N= Prohibited // Max. = Maximum // Min. = Minimum	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Balcony - Residential Districts <i>Max. of 4’ into front or corner side setback Max. of 6’ into rear setback Min. of 5’ from any lot line</i>	Y	Y	N	Y
Balcony - Nonresidential Districts	Y	Y	N	Y
Bay Window <i>Max. of 2 into any setback Min. of 2’ above ground Min. of 5’ from any lot line</i>	Y	Y	N	Y
Chimney <i>Max. of 18” into setback</i>	Y	Y	Y	Y
Deck, First Floor <i>Max. of 4’ into corner side setback Max. of 10’ into rear setback Prohibited in front yard Max. height of first floor height</i>	N	N	Y	Y
Deck, Upper Story <i>Max. of 10’ into rear setback Prohibited in front yard</i>	N	N	N	Y
Eaves <i>Max. of 18” into setback</i>	Y	Y	N	Y
Pergola – Attached <i>Max. of 15’ into rear setback Prohibited in front yard</i>	N	N	N	Y
Pergola – Detached <i>Min. of 5’ from any lot line Prohibited in front yard</i>	N	N	N	Y
Shed <i>Prohibited in front yard</i>	N	N	N	Y
Sills, Belt Course, Cornices, and Ornamental Features <i>Max. of 18” into setback</i>	Y	Y	N	Y
Stoop - Unroofed <i>Max. of 6’ into front or corner side setback No stoop landing may exceed a maximum width of 8’ and a maximum projection from building wall of 8’ No stoop landing in the interior side yard may exceed 24sf in area Max. height of entry door on first floor</i>	Y	Y	Y	Y
Stoop – Roofed <i>Max. of 6’ into front or corner side setback Roofed stoops are prohibited in interior side setbacks No stoop landing may exceed a maximum width of 8’ and a maximum projection from building wall of 8’ No stoop landing in the interior side yard may exceed 24sf in area Max. height of entry door on first floor</i>	Y	N	N	Y
Window/Escape Well	Y	Y	Y	Y

Accessory Structures

The following general standards apply to accessory structures, unless specific permissions or additional restrictions are cited in the Ordinance:

- 5 feet from interior side or rear lot line
- Generally not allowed in front or corner side yard
- 21 foot maximum height
- Maximum building coverage in each yard of 40%
- 10 feet from principal building

Accessory structures with specific standards:

- Accessory Dwelling Unit (ADU)
- Temporary Membrane Structures + Canopies (current)
- Electric Vehicle Charging Station
- Flagpoles
- Garage, Detached
- Home Occupation
- Mechanical Equipment
- Outdoor Kitchen
- Outdoor Sales and Display (Accessory)
- Outdoor Storage (Accessory)
- Semi-Trailer Storage (current)
- Solar Panels
- Shipping Container, Modified (current)
- Shipping Container, Unmodified
- Wind Turbines



PARKING + LANDSCAPE

OFF-STREET PARKING

The City’s off-street parking requirements and parking facility development standards have been updated to address the full range of off-street parking and loading elements. This section now includes the following:

- Updated the required parking ratios – the parking requirements are now tied to the use table to reduce issues of interpretation.
- In many cases, the amount of required parking has been reduced. However, the gross floor area (GFA) calculation has been revised so that it no longer discounts stairs, elevators, etc.
- There are unique parking calculations for multi-tenant developments (3 or more nonresidential uses in a coordinated development).
- Parking maximums remain in the CBC, CBOC, and CBOCR Districts.
- Bicycle parking is now required for certain uses.
- Off-street loading has been updated, including location and design standards.
- Parking flexibilities are included: 1) the C1, CBC, CBOC, CBOCR Districts are exempt; 2) the Residential Parking Zones Map has been included; and 3) landbanked parking is allowed.
- Location restrictions for nonresidential uses has been maintained, including a conditional use when abutting residential.
- Electric Vehicle (EV) Parking is required for parking lots and structures over 35 spaces – 10% of spaces or 10 spaces, whichever is less.
- Passenger-sized commercial vehicles (including logo) are allowed in residential parking areas; all others (larger vehicles) are not allowed on residential lots.

Off-Street Vehicle and Bicycle Parking Requirements *(Excerpt)*

Use	Minimum Required Vehicle Spaces	Minimum Required Bicycle Spaces
Amusement Facility - Indoor	1 per 500sf GFA	1 per 2,000sf GFA
Amusement Facility - Outdoor	1 per 1,000sf GFA	1 per 2,000sf GFA
Animal Care Facility	1 per 300sf GFA	
Art Gallery	1 per 500sf GFA	1 per 2,000sf GFA
Arts and Fitness Studio	1 per 300sf GFA	1 per 2,000sf GFA
Commercial Kitchen (Standalone)	1 per 500sf GFA	1 per 2,000sf GFA
Community Center	1 per 500sf GFA	1 per 2,000sf GFA
Cultural Facility	1 per 500sf GFA	1 per 2,000sf GFA
Dwelling – Single-Family	2 per du	
Dwelling – Two-Family	2 per du	
Dwelling – Townhouse	2 per du	
Dwelling – Multi-Family	2 per du	1 per 4 du
Dwelling – Above the Ground Floor	2 per du	1 per 4 du
Educational Facility – Pre-School	1/1,000sf GFA	
Industrial, Design	1 per 500sf GFA	1 per 2,000sf GFA
Industrial, Artisan	1 per 1,000sf GFA	1 per 2,000sf GFA

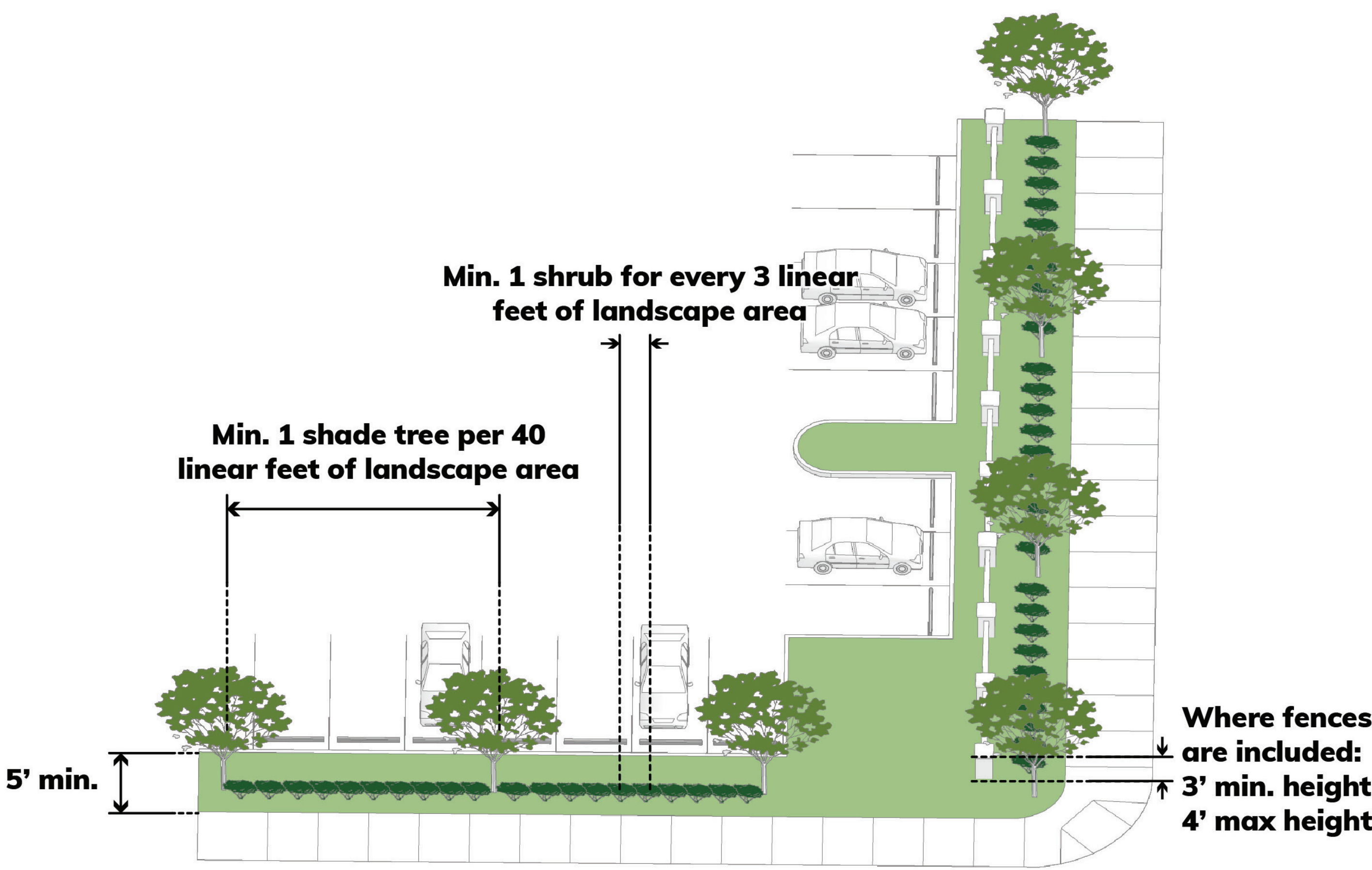
LANDSCAPE

Installation and maintenance standards ensure proper implementation of the Ordinance’s landscape requirements. Landscape requirements are included for parking lots and buffer yards.

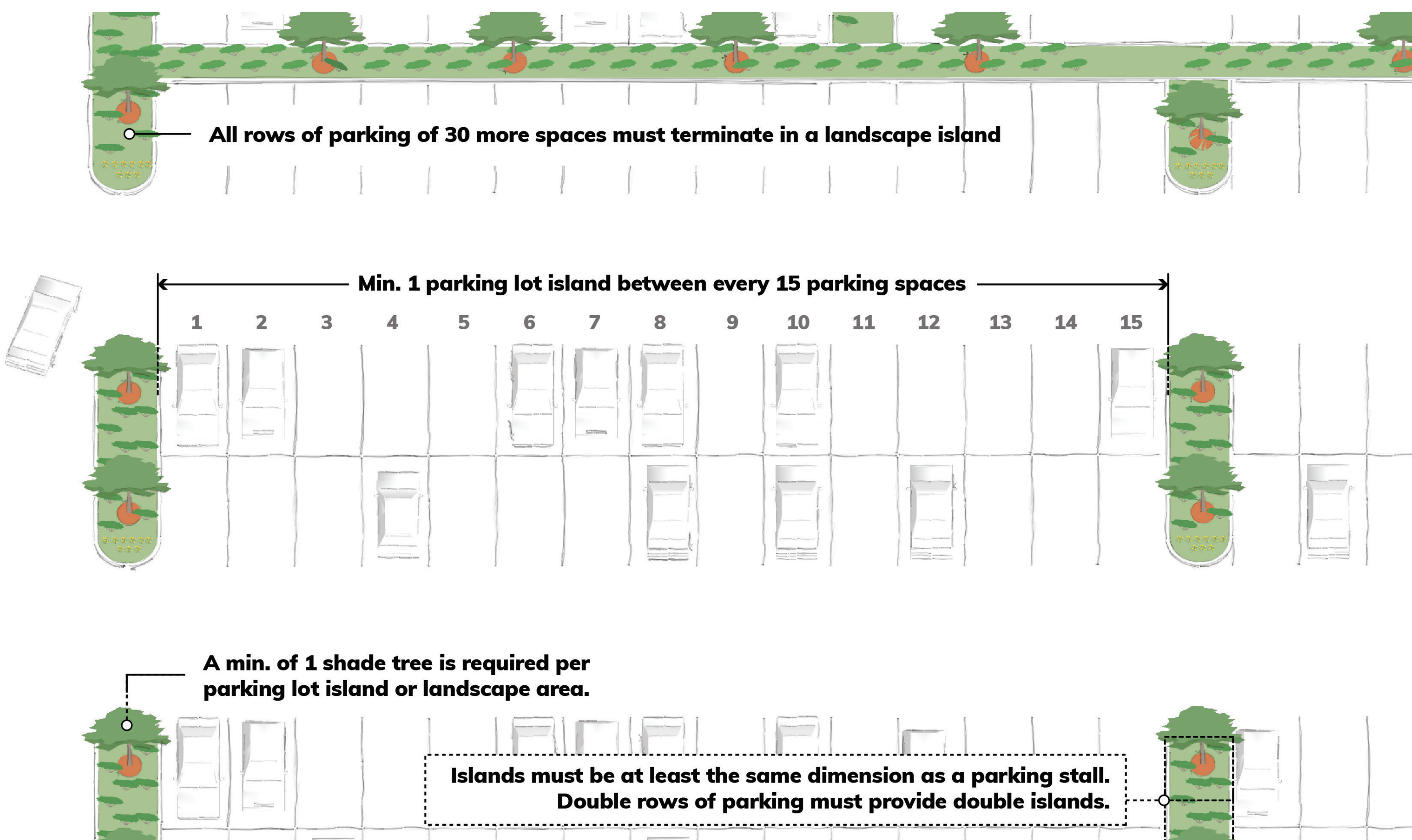
Parking Lot Landscape

Perimeter landscape yard requirements apply for all parking lots that abut a street. Interior landscape requirements apply for all parking lots with 15 or more spaces. The standards require installation of landscape along the perimeter of the parking lot where the lot abuts the street to screen the vehicles and improve the appearance along the street, and the interior of lots to break up large expanses of hard surface and provide opportunities for stormwater management.

STANDARD PERIMETER



INTERIOR PARKING LOT

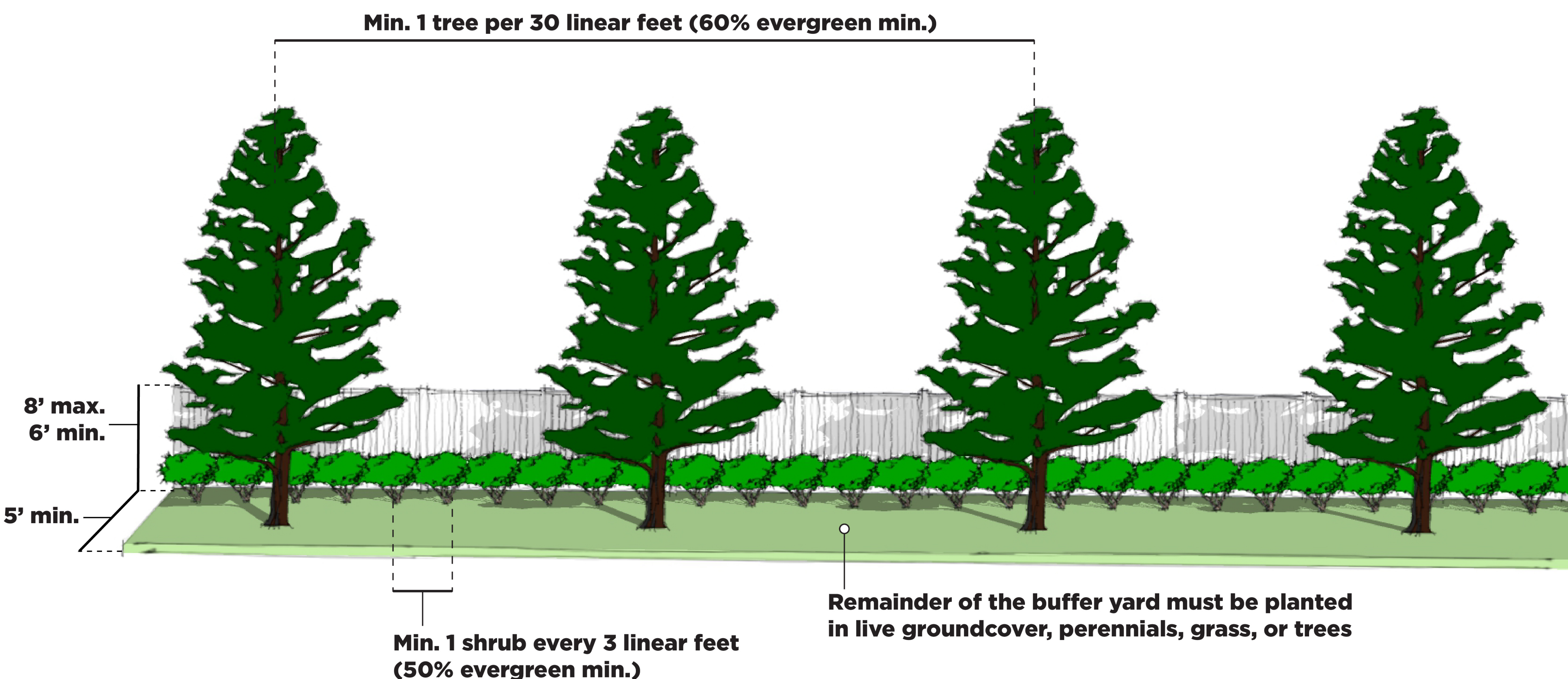


Buffer Yards

Buffer yards help to reduce the impacts where incompatible uses abut along the rear or interior side setback. The more intense use provides the buffer. Buffers are required:

- Where a multi-family dwelling abuts a single-family, two-family, or townhouse dwelling
- Where a nonresidential use abuts a single-family, two-family, or townhouse dwelling
- Where a nonresidential district abuts a residential district
- Where an industrial district abuts any non-industrial district

STANDARD BUFFER YARD





SIGNS

Signs are regulated by the full variety of specific sign types, including ground, projecting, wall, and awning signs. The sizes of signs are then tailored to the districts so that signs can complement building design and neighborhood scale, and provide a coordinated appearance within districts. Regulations have been updated to be content-neutral, as required by court rulings.

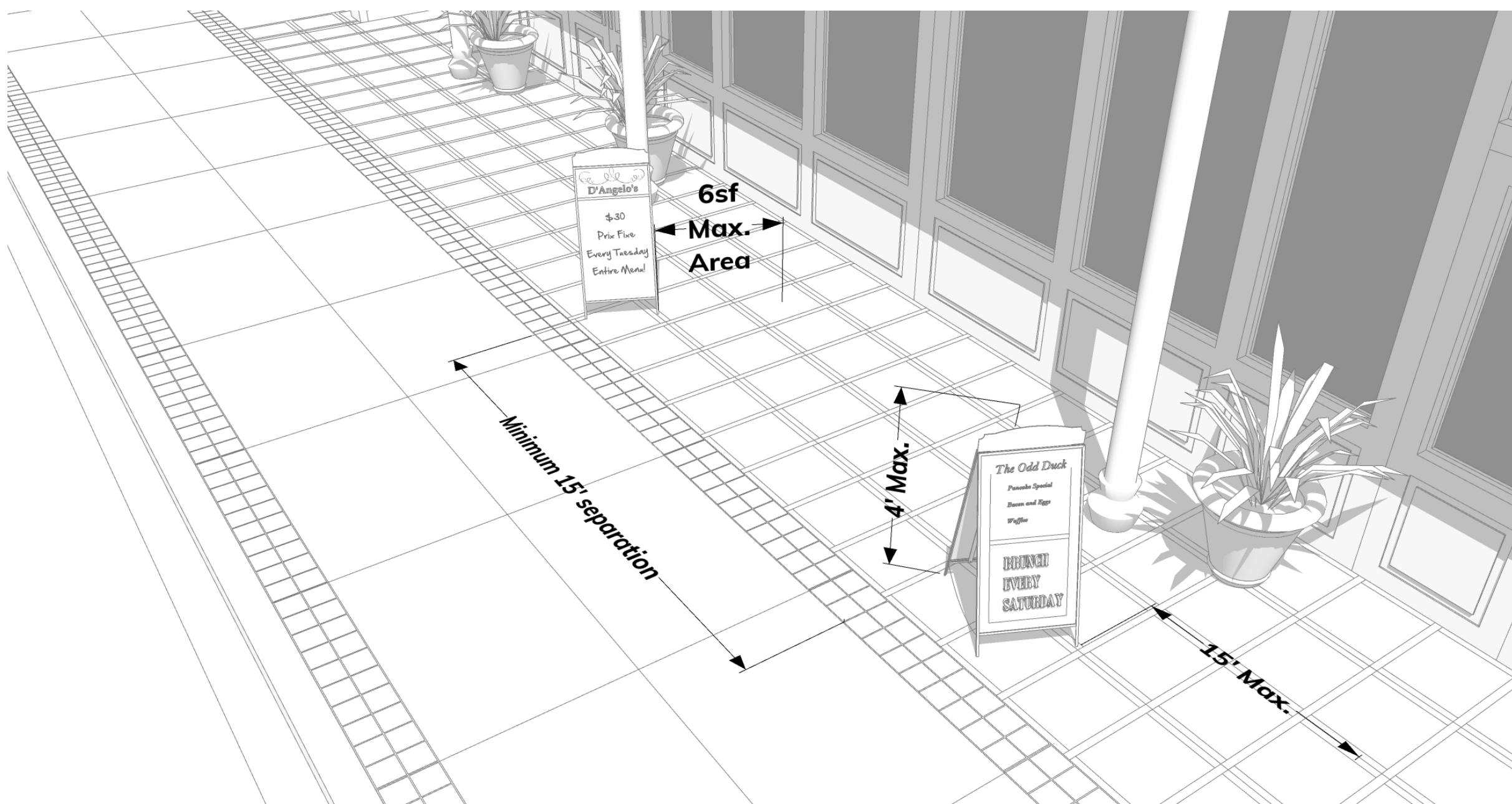
Summary of Sign Permissions

Sign Type	Exempt from Permit	Sign Permit Required	Districts/Uses
A-Frame Sign		✓	Nonresidential uses in the commercial and central business districts
Athletic Field Sign		✓	Athletic fields (conditional use permit required)
Awning Sign		✓	Multi-family dwellings and nonresidential uses in any district
Banner		✓	Nonresidential uses in the nonresidential Districts and for institutional uses in all districts
Non-Structural Canopy Signs		✓	Multi-family dwellings and nonresidential uses in all districts
Structural canopy signs attached to principal structure		✓	Multi-family dwellings and nonresidential uses in all districts
Freestanding structural canopy signs		✓	Gas stations and drive-through facilities in any district
Construction Activity	✓		On a lot where active construction is taking place to improve the structure or site
Culturally or Historically Significant Sites	✓		Sites or buildings with cultural or historical significance
Drive-Through Sign		✓	Drive-through facilities
Electronic Message Signs		✓	Nonresidential uses within the commercial, central business, and industrial districts; institutional uses in any district but a conditional use permit is required in a residential district; Gas stations in any district to display information required to be displayed by law
Monument Sign		✓	Nonresidential uses in all districts except for residential districts and the CBOCR District – institutional uses only allowed a monument sign
Pylon Sign		✓	Nonresidential uses in C1, C2, C3, C4, I1, I2, HCC Districts (requires conditional use permit)
Gateway Sign		✓	CBC and CBOC Districts
Holiday Decorations	✓		All districts
Light Pole Banner	✓		Light poles located on private property
Multiple Tenant Building Entryway	✓		Nonresidential and mixed-use developments with multiple tenants
Nameplates	✓		All districts
Noncommercial Message	✓		All districts
Parking Lot and Parking Structure Circulation Points	✓		Parking lots and parking structures in all districts
Portable Readerboard Signs		✓	Nonresidential uses in the C3, C4, C5, I1, and I2 Districts
Projecting Signs		✓	CBC and CBOC Districts for nonresidential uses only within the following area: a. Schiller Court between York Street and Addison Avenue b. City Centre Way between York Street and Robert Palmer Drive
Real Estate Activity	✓		Where a structure or lot is offered for sale, lease, or rent
Wall Sign		✓	Nonresidential uses in all districts
Window Sign	✓		Nonresidential uses in all districts

WINDOW



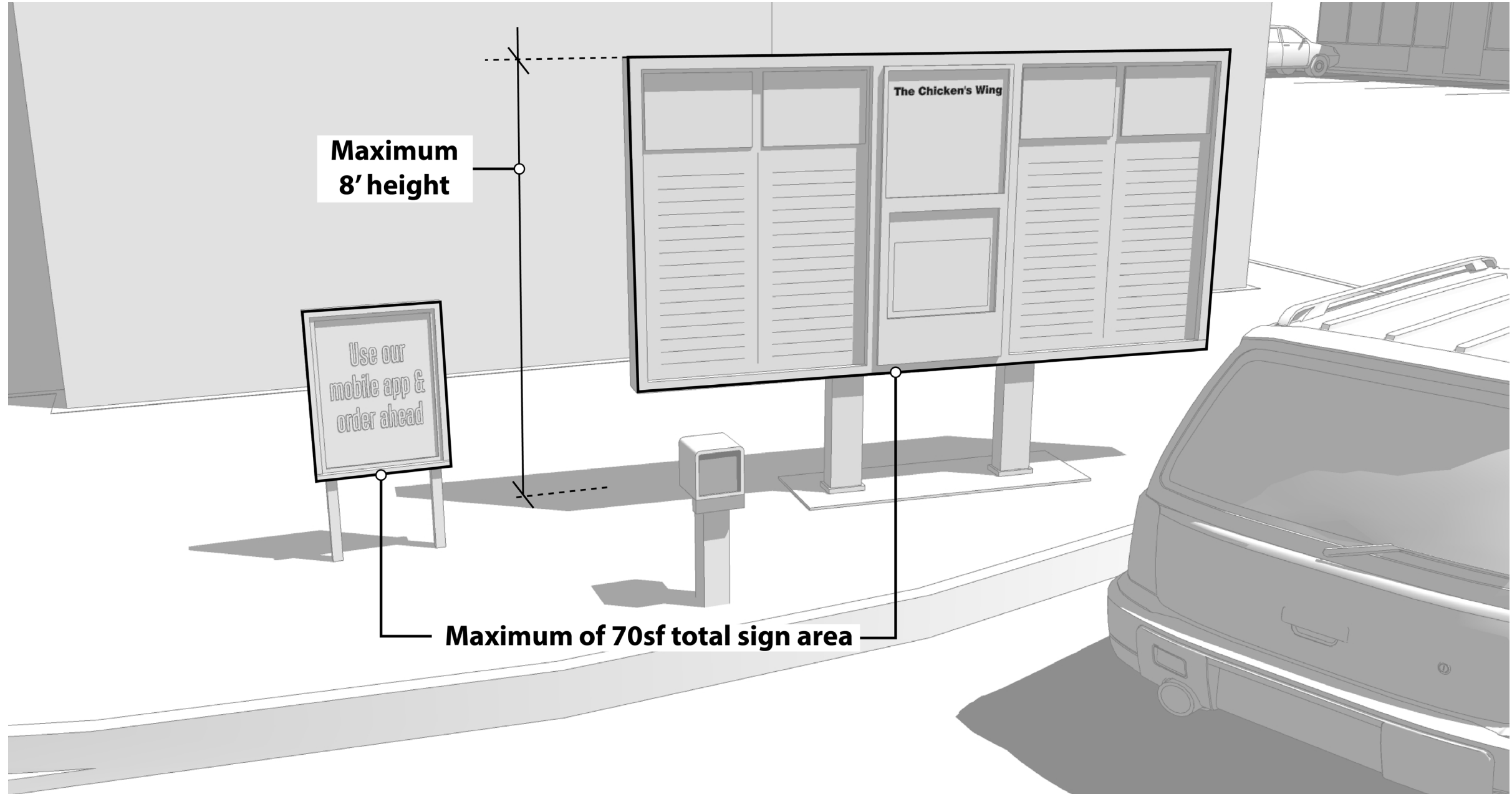
A-FRAME



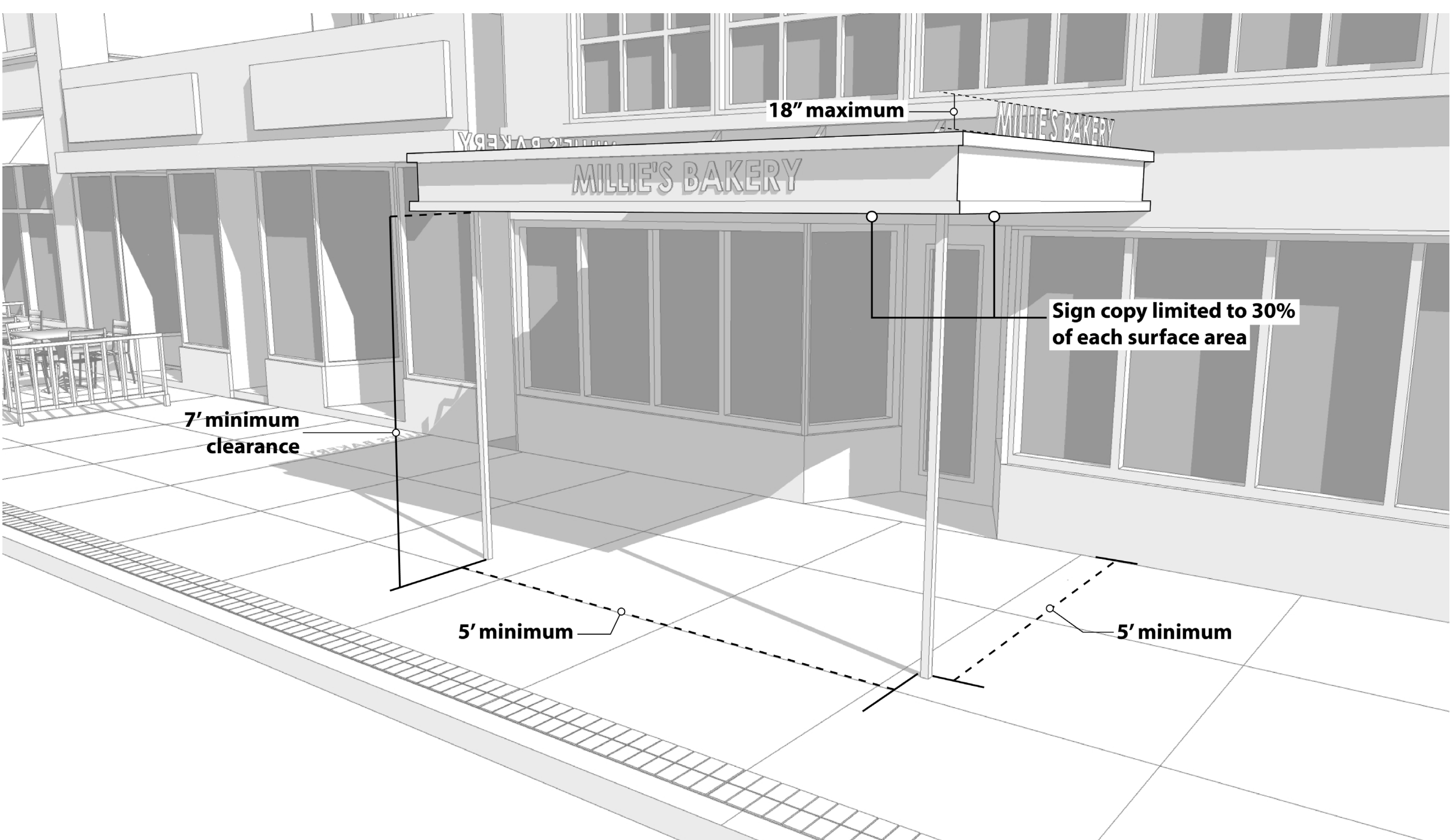
WALL SIGN



DRIVE THROUGH



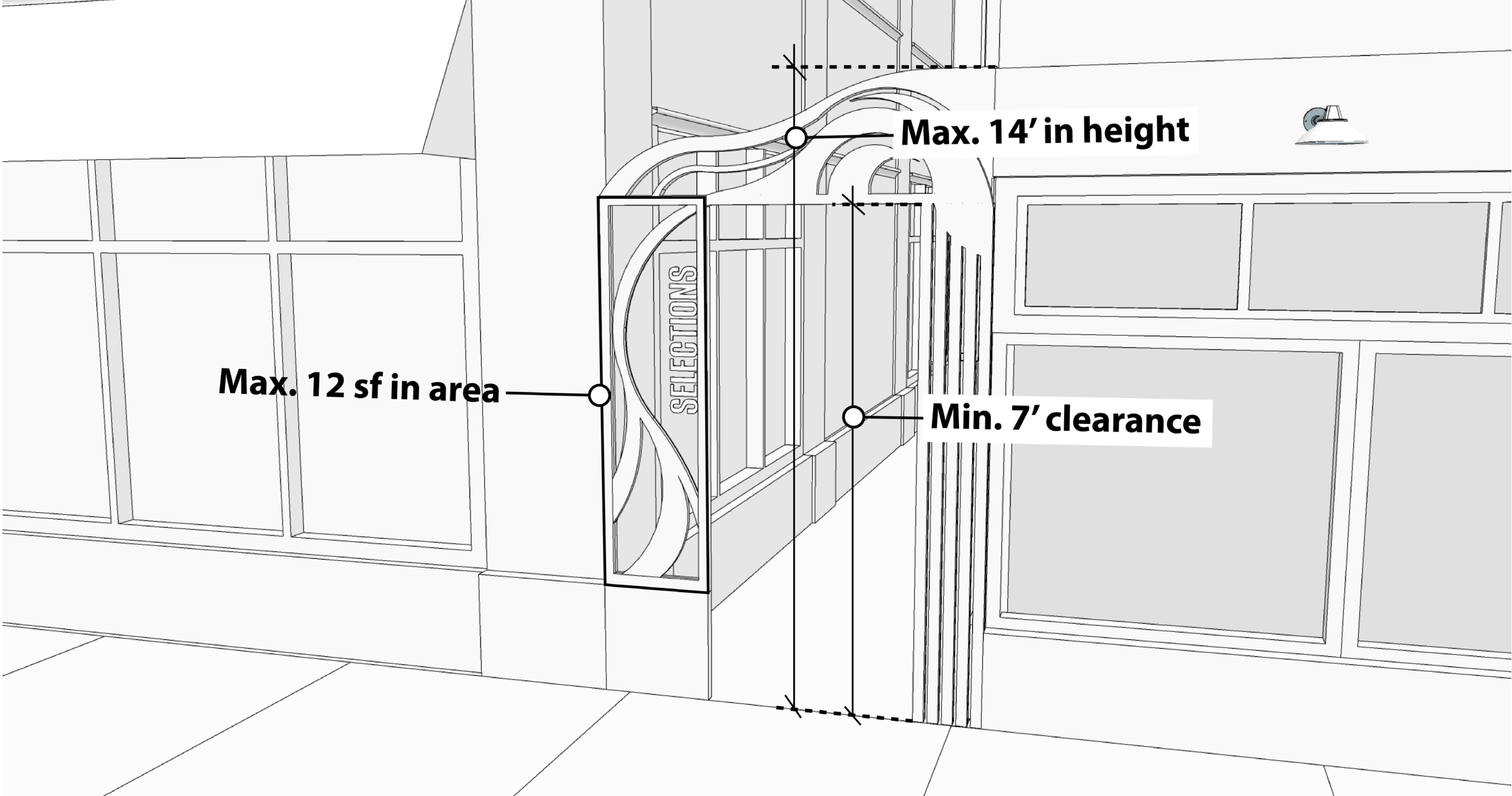
STRUCTURAL CANOPY



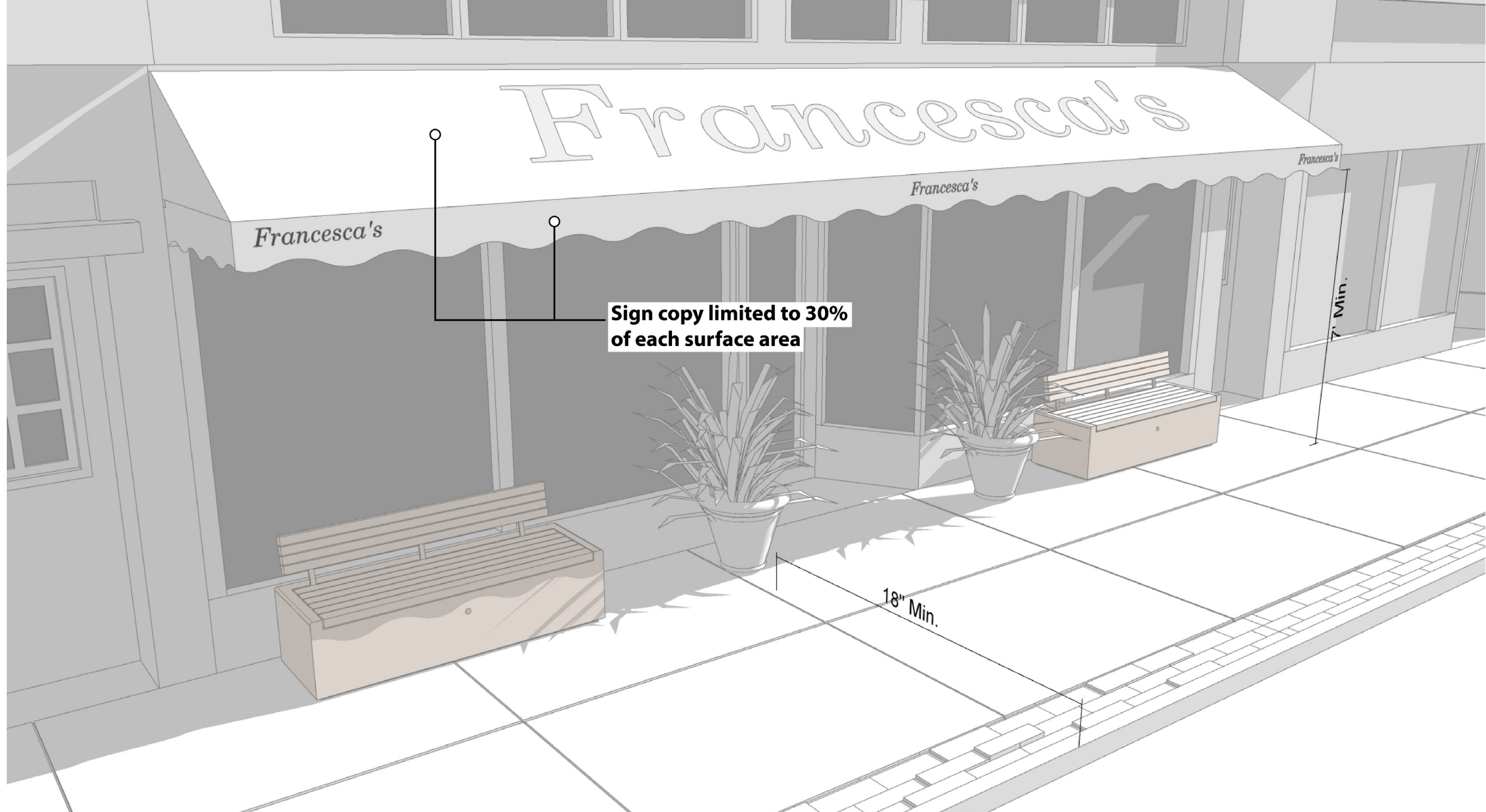
PROJECTED



GATEWAY



AWNING





+ ADMINISTRATION + PLANNED DEVELOPMENTS

ADMINISTRATION

The administrative sections of the Zoning Ordinance have been reorganized to make the various applications and their respective processes and requirements user-friendly and easier for applicants to follow.

The following entities are responsible for administering the Zoning Ordinance:

- Zoning Administrator (ZA)
- Zoning Board of Appeals (ZBA)
- Zoning and Planning Commission (ZPC)
- City Council

General procedures related to applications have been described:

- Application process
- Optional pre-application conference
- Completeness review
- Successive applications
- Notice requirements
- Public hearing

Required Notice

Zoning Application	Notice Type		
	Published	Mailed	Posted
Zoning Text Amendment <i>Notice for Public Hearing</i>	✓		
Zoning Map Amendment <i>Notice for Public Hearing</i>	✓	✓	✓
Conditional Use <i>Notice for Public Hearing</i>	✓	✓	✓
Variance – Administrative Modification <i>Notice for Public Decision</i>		✓	
Variance – Major or Minor <i>Notice for Public Hearing</i>	✓	✓	✓
Zoning Appeals <i>Notice for Public Meeting</i>	✓		
Planned Development <i>Notice for Public Hearing (Preliminary Plan)</i>	✓	✓	✓

Zoning Approvals

Current zoning approvals have been updated to comply with state requirements. Updates include:

- Removed limitations on Council approval of a different zoning district than requested for a map amendment
- Added flexibility variations allowing for three levels of review, each with a specific set of thresholds for what qualifies:
 1. Administrative – Zoning Administrator
 2. Minor – Zoning Board of Appeals
 3. Major – City Council
- The expiration of conditional uses, variations, and zoning certificates have been clarified

- Clarified what actions require site plan review. These are:
 - New townhouse, multi-family, nonresidential, + mixed-use construction
 - Additions to townhouse, multi-family, nonresidential, + mixed-use development that increase GFA by 3,000sf+
 - Parking lots of more than 15 spaces
 - Conditional uses
- New applications were added:
 - Zoning text interpretation process
 - Temporary use permit
 - Reasonable accommodation provision (accommodations for persons with disabilities, or providers of housing for persons with disabilities, to have an equal opportunity to use and enjoy dwellings)

PLANNED DEVELOPMENTS

The planned development process has been updated. Two significant changes are proposed – the triggers for required planned developments and modifications to approved PD. The following table describes certain development thresholds within the districts for required PD.

Required Planned Development Thresholds

District	Development Site Size
CR Conservation/Recreation	2 acres
CI Civic Institutional	2 acres
HCC Health Care Campus	2 acres
Residential (RE, R1, R1A, R2, R2A, R3, R4, R5, RNT); <i>Excludes development of a single-family or a two-family dwelling</i>	2 acres
O1 Office	5 acres
Downtown (CBC, CBOC, CBOCR)	2 acres
Commercial (C1, C2, C3, C4, C5)	5 acres
Industrial (I1, I2)	5 acres

In addition, the following also require planned development:

- New development on lots of 75’ or more in width in CBC, CBOC, and CBOCR Districts
- Single-family detached residential development of 10 acres or greater
- Additions that increase the building footprint by 50% or more – however, if the addition is less than 25,000 square feet in area then the addition is exempt (Does not apply to a single-family or two-family dwelling)
- Developments that include multiple principal buildings on a lot

Modifications to Approved PD

1. Administrative Modifications

The Zoning Administrator can approve changes that are in substantial conformance with approved final plan or minor changes required by engineering

2. Minor Modifications

The Zoning and Planning Commission can approve the following:

- Increase or decrease in building height of over 5% up to a maximum of 10%
- Increase or decrease in building coverage that continue to meets Ordinance and final plan
- Change in the location of walkways, vehicle circulation ways, and parking areas over 10’ up to a maximum of 20’
- Increase or decrease in the number of parking spaces
- Change to landscape plan that results in a reduction of plant material but does not violate the Ordinance and final plan
- Altering any final grade by no more than 20% of the originally planned grade

3. Major Modifications

- The City Council can approve other modifications to an approved PD