

Proposed UDO Amendment – Attached Single-Family (Townhome) Standards

Amendment 1 – Appendix 12.1: Table of Permitted Uses

- Amend the GR-1, GR-2, and OI zoning districts by changing Dwelling, Attached Single-Family from Permitted (P) to Conditional (C).
- Attached single-family dwellings shall remain classified as Conditional (C) in the RPH-6 zoning district.

The Conditional designation shall direct applicants to the applicable development standards contained in Section 6.4(D). Review shall remain administrative and shall not require a public hearing, unless the project is considered a Major Subdivision, PUD, or FRD.

Amendment 2 – Section 6.4(D): Dwelling, Attached Single-Family

Add the following introductory paragraph immediately preceding Item 1:

The following development standards shall apply to all Attached Single-Family Dwellings (Townhomes), regardless of the zoning district in which they are permitted. These standards shall apply whether the use is permitted by right or as a conditional use.

Amendment 3 – Minimum Lot Standards

Add the following provision to Section 6.4(D):

Minimum Lot Standards: Individual attached single-family dwelling lots shall have a minimum lot area of 2,400 square feet and a minimum lot width of 20 feet.

Amendment 4 – Maximum Individual Lot Coverage

Add the following provision to Section 6.4(D):

Maximum Individual Lot Coverage: Notwithstanding the lot coverage limitations of the underlying zoning district, impervious surfaces shall not exceed eighty (80) percent of an individual attached single-family dwelling lot. A minimum of twenty (20) percent of each individual lot shall remain pervious.

This requirement shall apply independently of, and shall not replace or reduce, any green or open space required for the overall development pursuant to Section 7.7.

For attached single-family dwellings located on a common parcel without individual dwelling lots, the applicable lot coverage requirements of the underlying zoning district and the green and open space requirements of Section 7.7 shall apply.

Purpose of the Amendment

The purpose of the proposed amendment is to establish realistic and appropriate dimensional, design, and lot coverage standards for attached single-family dwellings. The existing minimum

lot size, lot width, and lot coverage requirements are generally structured around detached single-family homes and do not adequately account for the unique development pattern of townhomes, including shared walls and individually platted lots.

Proposed UDO Amendment – Short-Term Rentals (STRs)

Amendment 1 – Appendix 12.1: Table of Permitted Uses

Amend the Table of Permitted Uses to allow Short-Term Rentals as a Conditional (C) use in the following zoning districts:

- R-10
- R-7.5
- RPH-6
- GR-1
- GR-2

The Conditional designation shall require compliance with the standards contained in Section 6.4(L). Approval shall remain an administrative review by City staff and shall not require review by the Planning Commission or City Council.

Amendment 2 – Section 6.4(L)

Retain the existing standards with the following revisions:

2. Proximity

Delete the current proximity requirement requiring applicants to provide a list of all other short-term rentals within a 300-foot radius.

Reason: The proximity requirement is difficult to administer and enforce and does not directly address operational impacts associated with short-term rentals.

3. Maximum Units

Revise the standard to read:

Maximum Units: No more than three (3) independently rentable sleeping units shall be permitted within a dwelling located in the CC zoning district. Only (1) unit per other zoning districts.

10. Nuisance Compliance (*New*)

Add the following provision:

Nuisance Compliance: The property owner or responsible agent shall ensure compliance with all applicable City ordinances relating to noise, parking, trash, property maintenance, and other public nuisances. Repeated violations may constitute grounds for suspension or revocation of the associated business license in accordance with applicable City procedures.

Purpose of the Amendment

The proposed amendment expands the availability of Short-Term Rentals to additional residential zoning districts while requiring compliance with the standards contained in Section 6.4(L). Short-Term Rentals are already operating in portions of the City without formal approval, making them difficult to identify, monitor, and inspect with limited staff resources. Allowing the use through a clear administrative process will improve the City's ability to track active Short-Term Rentals, verify business licensing, inspect properties for applicable life-safety requirements, and respond to neighborhood concerns.

The amendment also increases lodging opportunities for visitors, supports local tourism and businesses, and encourages reinvestment in existing housing stock. The proposed revisions simplify ordinance administration by removing a proximity requirement that is difficult to enforce and by establishing clearer nuisance, parking, contact, and property maintenance standards for Short-Term Rental operators.

Proposed UDO Amendment – Accessory Dwelling Units and Accessory Apartments

Amendment 1 – Appendix 12.1: Table of Permitted Uses

Amend the Table of Permitted Uses to allow Attached or Detached Accessory Dwelling Units and Accessory Apartments as a Conditional (C) use in the following zoning districts:

- R-10
- R-7.5
- RPH-6
- GR-1
- GR-2
- OI
- NC
- GC
- CC

The Conditional designation shall direct applicants to the applicable standards contained in Section 6.4.2(A). Approval shall remain administrative and shall not require review by the Planning Commission, Board of Zoning Appeals, or City Council.

Amendment 2 – Section 6.4.2: Residential Uses

Revise Section 6.4.2(A), Attached or Detached Accessory Dwelling Units or Accessory Apartments, to read as follows:

A. Attached or Detached Accessory Dwelling Units or Accessory Apartments

1. General Standards:

Design shall be governed by the applicable overlay district, if applicable. Accessory Dwelling Units and Accessory Apartments shall comply with the applicable accessory use and accessory structure standards contained in Section 6.5, including all applicable requirements relating to location, setbacks, maximum lot coverage, size, height, number of structures, and design, in addition to the following standards.

2. Purpose:

The purpose of an Accessory Dwelling Unit or Accessory Apartment is to provide flexible housing opportunities that support aging in place, multigenerational living, housing for caregivers, adult children returning home, modest residential infill, and compatible mixed-use development while maintaining the character of existing neighborhoods and commercial districts.

3. Number:

No more than one (1) Accessory Dwelling Unit or Accessory Apartment shall be permitted per lot.

4. Principal Use:

An Accessory Dwelling Unit or Accessory Apartment shall only be permitted on a lot containing:

- a. A legally established principal single-family detached dwelling within the R-10, R-7.5, RPH-6, GR-1, or GR-2 zoning district; or
- b. A legally established principal nonresidential use within the OI, NC, GC, or CC zoning district.

An Accessory Dwelling Unit or Accessory Apartment shall remain incidental and subordinate to the principal use of the property.

5. Location on Residentially Zoned Property:

Within the R-10, R-7.5, RPH-6, GR-1, and GR-2 zoning districts, an Accessory Dwelling Unit may be attached to, located within, or detached from the principal single-family dwelling.

A detached Accessory Dwelling Unit shall be located to the side or rear of the principal dwelling and shall not be located between the principal dwelling and a public street.

6. Location on Commercially or Institutionally Zoned Property:

Within the OI, NC, GC, and CC zoning districts, an Accessory Apartment shall be located above, behind, or within the same building as the principal nonresidential use.

An Accessory Apartment shall not be established as a detached principal residential structure on commercially or institutionally zoned property.

7. Owner Occupancy:

Within the R-10, R-7.5, RPH-6, GR-1, and GR-2 zoning districts, either the principal dwelling or the Accessory Dwelling Unit shall serve as the property owner's primary residence.

The property owner shall not claim a homestead exemption, primary residence exemption, or equivalent tax exemption on any other residential property. Owner occupancy shall be maintained for the duration of the Accessory Dwelling Unit's existence.

The owner-occupancy requirement shall not apply to an Accessory Apartment located within the OI, NC, GC, or CC zoning district.

8. Occupancy:

Within the R-10, R-7.5, RPH-6, GR-1, and GR-2 zoning districts, the principal dwelling and the Accessory Dwelling Unit may each be occupied independently; however, the property owner shall continuously occupy either the principal dwelling or the Accessory Dwelling Unit as the owner's primary residence.

Within the OI, NC, GC, and CC zoning districts, an Accessory Apartment may be occupied independently of the owner or operator of the principal nonresidential use.

9. Maximum Size:

Accessory Dwelling Units and Accessory Apartments shall not exceed one thousand two hundred (1,200) square feet.

A detached Accessory Dwelling Unit shall comply with the maximum accessory structure size established in Section 6.5.2 and shall not be larger than the principal dwelling.

10. Lot Coverage and Setbacks:

An Accessory Dwelling Unit or Accessory Apartment shall remain subject to all applicable maximum lot coverage limitations and setback requirements established by the underlying zoning district and Section 6.5.

Approval of an Accessory Dwelling Unit or Accessory Apartment shall not authorize an increase in maximum lot coverage or a reduction in any required setback.

11. Parking:

One (1) additional independently accessible off-street parking space shall be provided for the Accessory Dwelling Unit or Accessory Apartment unless the unit is located entirely within the principal structure.

Tandem parking shall not be used to satisfy this requirement.

12. Utilities:

An Accessory Dwelling Unit or Accessory Apartment may utilize shared utility connections with the principal structure or separate metered service where approved by the applicable utility provider and Agency Having Jurisdiction.

13. Addressing:

An Accessory Dwelling Unit or Accessory Apartment may be assigned a separate address by the Agency Having Jurisdiction for emergency response, mail delivery, utility service, and identification purposes.

The assignment of a separate address shall not create or establish a separate legal lot, ownership interest, or development parcel.

14. Separate Sale or Subdivision:

An Accessory Dwelling Unit or Accessory Apartment shall not be subdivided, conveyed, transferred, or sold separately from the principal structure or the lot upon which it is located.

15. Rental Periods:

a. Residential Zoning Districts:

Within the R-10, R-7.5, RPH-6, GR-1, and GR-2 zoning districts, neither the principal dwelling nor the Accessory Dwelling Unit may be rented or leased for a period of thirty (30) consecutive days or less.

b. OI, NC, and GC Zoning Districts:

An Accessory Apartment located within the OI, NC, or GC zoning district shall only be rented or leased for a period exceeding thirty (30) consecutive days.

c. CC Zoning District:

An Accessory Apartment located within the CC zoning district may be used as a Short-Term Rental where permitted by Appendix 12.1, provided the use complies with all applicable Short-Term Rental standards contained in this Ordinance.

16. Private Restrictions:

Approval of an Accessory Dwelling Unit or Accessory Apartment under this Ordinance shall not supersede, invalidate, or modify any private deed restriction, restrictive

covenant, homeowners' association declaration, homeowners' association bylaw, or other private agreement.

Compliance with private restrictions shall remain the sole responsibility of the property owner.

17. Compliance:

All Accessory Dwelling Units and Accessory Apartments shall comply with applicable zoning, building, fire, health, utility, and life-safety requirements prior to occupancy.

A valid Certificate of Occupancy shall be obtained from the Agency Having Jurisdiction before the Accessory Dwelling Unit or Accessory Apartment may be occupied.

No Amendment to Section 6.5.2 Proposed

Detached Accessory Dwelling Units shall remain subject to the existing accessory use and accessory structure regulations, including:

- The prohibition against locating an accessory structure in front of the principal use;
- The maximum accessory structure size of 1,200 square feet;
- Applicable side and rear setback requirements;
- The increased ten-foot side and rear setback for accessory structures exceeding fifteen feet in height;
- The maximum height of seventeen feet;
- The requirement that an accessory structure not be larger than the principal structure;
- Applicable design, material, and landscaping requirements;
- The maximum number of detached accessory structures; and
- The cumulative accessory structure area limitation of 1,600 square feet.

The accessory structure standards contained in Section 6.5.2 shall apply to detached Accessory Dwelling Units. An Accessory Dwelling Unit or Accessory Apartment located within or attached to a principal structure shall remain subject to the dimensional and design standards applicable to the principal structure and underlying zoning district.

Purpose of the Amendment

The proposed amendment establishes clear and consistent standards for Accessory Dwelling Units and Accessory Apartments within the City's residential, office, and commercial zoning districts.

Within residential zoning districts, the amendment is intended to support aging in place, multigenerational living, housing for caregivers, adult children returning home, modest residential infill, and other flexible residential arrangements while maintaining the established character of residential neighborhoods.

Within the OI, NC, GC, and CC zoning districts, the amendment permits an Accessory Apartment above, behind, or within the same building as a legally established principal nonresidential use. This allowance supports compatible mixed-use development and the productive use of upper-story or rear commercial space.

The proposed standards limit each property to one Accessory Dwelling Unit or Accessory Apartment and prohibit the unit from being separately subdivided, conveyed, transferred, or sold. Owner occupancy is required within residential zoning districts to discourage investor-owned two-unit rental properties but is not required within the OI, NC, GC, or CC zoning districts because the property owner or operator of the principal nonresidential use may not reside on-site.

Within residential zoning districts, neither the principal dwelling nor the Accessory Dwelling Unit may be rented for thirty consecutive days or less. Accessory Apartments within the OI, NC, and GC zoning districts shall be limited to rentals exceeding thirty consecutive days. Accessory Apartments within the CC zoning district may be used as Short-Term Rentals where permitted by the Table of Permitted Uses and operated in compliance with all applicable Short-Term Rental standards.

The amendment expands housing flexibility and supports compatible mixed-use development while maintaining safeguards against transient lodging within residential neighborhoods, incompatible building placement, and the creation of separate ownership interests. The amendment also confirms that Accessory Dwelling Units and Accessory Apartments remain subject to all applicable setbacks, maximum lot coverage requirements, accessory structure standards, overlay district requirements, life-safety regulations, and private restrictive covenants.

Proposed UDO Amendment – Freestanding Sign Area Standards

Amendment 1 – Section 10.3.1: Applicable to All Ground Signs

Amend Section 10.3.1 to restore the allowable-area standards for freestanding signs as follows:

A. Allowable Area

Freestanding signs shall be permitted within the OI, NC, GC, CC, IND, and MED zoning districts. The maximum allowable freestanding sign area shall be calculated at one (1) square foot of sign area for each linear foot of street frontage for the first one hundred (100) feet, plus one-half (½) square foot of sign area for each linear foot of street frontage exceeding one hundred (100) feet.

In no case shall the total freestanding sign area exceed the applicable maximum established in the following table:

Zoning District	One Street Frontage	Two or More Street Frontages
OI, Office Institutional	40 sq. ft.	60 sq. ft.
NC, Neighborhood Commercial	50 sq. ft.	75 sq. ft.
GC, General Commercial	125 sq. ft.	150 sq. ft.
CC, Core Commercial	65 sq. ft.	90 sq. ft.
IND, Industrial	125 sq. ft.	150 sq. ft.
MED, Medical	40 sq. ft.	60 sq. ft.

The allowable sign area shall be based on the applicable street frontage and shall be subject to the maximum sign area established by the table.

Amendment 2 – Multiple Street Frontages

Revise the standards applicable to properties with frontage on two (2) or more streets to read as follows:

B. Multiple Street Frontages

A developed site, lot, or parcel with frontage on two (2) or more streets may be permitted one (1) freestanding sign for each street frontage.

The combined sign area of all freestanding signs located on the site, lot, or parcel shall not exceed the maximum area shown in the “Two or More Street Frontages” column of the table contained in Subsection A.

The total allowable sign area may be divided among the permitted freestanding signs. Each freestanding sign shall be located along and oriented toward the street frontage it is intended to serve.

For example, an OI-zoned property with frontage on two streets may contain two freestanding signs with a combined sign area not exceeding sixty (60) square feet. The allowable area may be divided between the signs, such as thirty (30) square feet per sign or forty (40) square feet on one frontage and twenty (20) square feet on the other frontage.

The allowance for an additional freestanding sign on a second or subsequent street frontage shall not provide a separate maximum sign-area allowance for each frontage.

Purpose of the Amendment

The proposed amendment restores the allowable-area standards for freestanding signs that were inadvertently omitted during the adoption and subsequent update of the Unified Development Ordinance.

The amendment establishes a frontage-based method for calculating freestanding sign area within the OI, NC, GC, CC, IND, and MED zoning districts. The allowable area is calculated according to the amount of street frontage, subject to the maximum sign-area limitations established for each zoning district.

The amendment also clarifies the sign-area allowance for properties with frontage on two or more streets. Such properties may be permitted one freestanding sign for each street frontage; however, the combined area of all freestanding signs shall not exceed the maximum shown in the “Two or More Street Frontages” column. The total allowable area may be divided among the permitted signs but does not provide a separate maximum sign-area allowance for each street frontage.

The proposed amendment restores the standards that were intended to remain in effect, provides clear and consistent guidance for property owners and applicants, and ensures that freestanding signs remain appropriately scaled according to zoning district and street frontage. The amendment does not otherwise modify the existing regulations governing the placement, design, construction, landscaping, illumination, or permitting of freestanding signs.

12.1. Table of Permitted Uses

Type of Use	R-10	R-7.5	RPH-6	GR-1	GR-2	APT	OI	NC	GC	CC	MED	IND	PK ⁶
AGRICULTURAL													
Horticultural nursery	SE								P		P		
Agriculture	SE												
Non-commercial Horticultural nursery (no chickens/livestock/kennels)	C	C	C	P	C						P		
Campground													
RV Park												SE	
RESIDENTIAL USES													
Accessory Dwelling Unit	C	C	C	C	C		C	C	C	C			
Accessory Apartment							C	C	C	C			
Bed and Breakfast Residence	SE	SE	SE		SE		SE	SE		C			
Day Care Home, Class I (Children)				C	C		C	C		C			
Day Care Home, Class II (Children)					C		C	C		C			
Day Care, Group Home				SE	SE								
Dwelling, Attached Single Family (Townhouse)			C	P C	P C		P C						
Dwelling, Detached Single Family	P	P	P	P	P		P			C			
Dwelling, Two-Family (Duplex)			C	P	P		P			C			
Dwelling, Triplex or Quadplex			C	P	P		P						
Dwelling, Multi-Family (4+ Units)					P	P	P						
Home Occupation, Customary	C	C	C										
Manufactured Home (on a single site)				C									

Manufactured Home Subdivision				C									
Rooming House or Boarding House					SE	SE							
Short Term Rental	C	C	C	C	C					C			
Zero-Lot Line or Patio Home			C	C	C			C					
COMMERCIAL													
Automobile Service Station, Major												P	
Automobile Service Station, Minor								C	C			P	
Automobile Renting and Leasing; Cars, Vans, and Light Trucks									C			P	
Automotive Parts Stores									C		C	P	
Bar or Nightclub								SE	P	P		P	
Car Wash, Automatic or Self Service									C			P	
Check Cashing							SE		C		SE	P	
Convenience Store							P	SE	P	P	P	P	
Day Care Center (Adult or Child)							C	SE	P		P	P	
Drive-thru facility (Drive-In Establishment)							C		P		SE	P	
Dry Cleaning							P	SE	P	C	C	P	
Financial Institutions							P	C	P	P	P	P	
Funeral Homes							P	C	P	C		P	
Garden Centers (Outdoor Display and Sales)									P		P	P	
General Commercial Use							P	P	P	P	P	P	
General Retail, Neighborhood							P	P	P	P	P	P	
General Retail, Regional Shopping Centers									P		P	P	
General Retail, Specialized							P	P	P	P		P	
Grocery Store									P	P	P	P	

Zoning District	# or Street Frontages	
	1 Street	2 or more Streets
OI, Office Institutional	40 sf	60 sf
NC, Neighborhood Commercial	50 sf	75 sf
GC, General Commercial	125 sf	150 sf
CC, Core Commercial	65 sf	90 sf
IND, Industrial	125 sf	150 sf
MED, Medical	40 sf	60 sf