

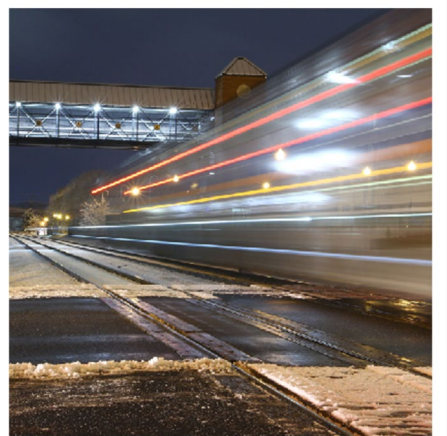
RETOOL GAITHERSBURG

HIGHLIGHTS OF THE DRAFT ZONING ORDINANCE
RELEASED FEBRUARY 6TH



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INTRODUCTION

A zoning ordinance is a legal document adopted by a municipality to regulate the use of land and the built environment. Many people can go through their whole lives and never have to refer to a zoning ordinance. However, these documents can significantly affect the way a community grows and evolves over time.

The City is undertaking an effort to update its zoning ordinance. The last comprehensive update to the City's zoning ordinance was in 1965, with numerous incremental changes since then. The City has changed significantly since 1965, transforming from a more rural community to a vibrant suburb of the DC metro area. A new zoning ordinance is needed that better reflects the City's goals and supports the types of development necessary to improve the quality of life of City residents.

The first complete draft of the new zoning ordinance was released to the public for review on February 6th. This document provides a high-level overview of the new zoning ordinance and highlights key changes from the current zoning ordinance. It is meant to be a user-friendly guide to the new ordinance that can help solicit feedback, but it does not contain full details on every section. While this document can serve as a good starting point, those looking for more details should view pertinent sections of the full draft.

While comments on the draft zoning ordinance will be accepted through the public hearing and up until the closing of the Mayor & City Council record, the City is seeking public feedback on the draft prior to the first joint work session scheduled for February 26, 2024. In addition to traditional mail, comments may be submitted by email to retool@gaitthersburgmd.gov, on the project website <https://www.retoolgaitthersburg.com/get-involved>, or by voicemail at 240-805-1100.

SCHEDULE

Calendar*

- **February 26th:** Joint Work Session with Mayor & City Council and Planning Commission
- **March 11th:** Joint Work Session with Mayor & City Council and Planning Commission
- **April 15th:** Joint Public Hearing with Mayor & City Council and Planning Commission

*Dates are subject to change and more meetings may be added. For updates, visit the project website:
<https://www.retoolgaithersburg.com/>



PROJECT GOALS

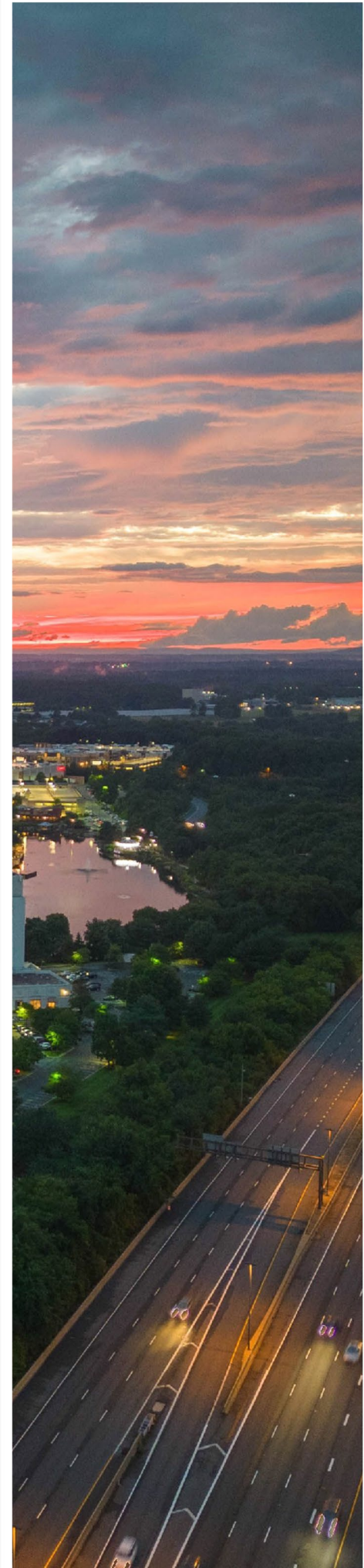
Retool Gaithersburg is a comprehensive initiative to update the City of Gaithersburg's Zoning Ordinance to ensure that the regulations better accommodate and implement the City's vision and goals to support the vibrancy and innovation of the City of Gaithersburg.

This initiative has four primary objectives:

1. **Housing Options:** Provide a diversity of accessible housing options.
2. **Infill and Adaptive Reuse:** Support and enhance infill development and adaptive reuse.
3. **Equity Barriers:** Advance equitable outcomes of its zoning ordinance for people who are currently within the community and for people who may one day choose to be part of the community.
4. **Regulatory Processes:** Simplify, streamline, or eliminate processes that place uncertainty and unnecessary regulatory costs between a person and their investments in Gaithersburg.

Other goals include:

- Updates to terminology and definitions used throughout the ordinance.
- Improvements to the overall organization and ease of use.
- Incorporation of diagrams, tables, graphics, and illustrations that clarify and enhance understanding of relevant ordinance sections.
- Revisions to or possible new development of zoning districts that better reflect the City's goals, policies, and visions.



NEW ORDINANCE CHANGES



This section is intended to communicate a high-level overview of the new zoning ordinance and highlight key changes from the current one.

When reviewing the new ordinance, it is important to remember that these changes are intended to impact the zoning text and do not make land use recommendations for properties. The new ordinance is intended to afford property owners, developers, and commercial businesses the flexibility and zoning tools necessary to build resilient communities; however, zoning changes do not reshape a place overnight and do not require property owners to retroactively make changes to their property.

While changes were made to all sections of the zoning ordinance to clarify language, eliminate inconsistencies, and reorganize for better usability, some sections did not see much change in terms of content. Most substantive changes are focused on use regulations, development and dimensional standards, parking requirements, and application and review procedures.



New Ordinance Structure

Article 1- Introductory Provisions

Lays out the legal framework of the zoning ordinance and outlines each article's focus.

Article 2- Interpretation and Measurements

Provides guidance on terms used and how to calculate or measure certain standards, such as building height and setbacks.

Article 3- Standard Zoning Districts

Provides uses allowed and dimensional standards for residential and commercial zones.

Article 4- Floating, Overlay, and Special Zoning Districts

Provides uses allowed, development and dimensional standards, and application procedures for mixed-use floating zones.

Article 5- Use Specific Standards

Provides standards for certain uses, such as accessory dwelling units, home-based businesses, and mobile commercial uses.

Article 6- Site Standards

Provides standards for things such as landscaping, fences, and accessory structures.

Article 7- Off-Street Parking and Loading

Provides standards for required parking per use and parking lot design.

Article 8- Signage Standards

Provides standards for signage for businesses and communities.

Article 9- Historic Preservation

Provides procedures and requirements for historic properties.

Article 10- Nonconformities

Provides requirements for nonconforming uses and structures, which are uses or structures that were legally in existence prior to the adoption of the zoning ordinance but that could not be built under today's zoning standards.

Article 11- Administrative Bodies

Provides requirements and procedures for all City administrative bodies, including Board of Appeals, City Council, Planning Commission, and Historic District Commission.

Article 12- Permit and Review Procedures

Lays out application requirements and review and approval procedures for various applications, including master plans, zoning map and text amendments, annexations, sketch plans, schematic development plans, site plans, special exceptions, variances, conditional uses, and permits.

Article 13- Affordable Housing Requirements

Provides requirements for the provision and design of affordable housing units.

Article 14- Adequate Public Facilities

Provides requirements for ensuring adequate public facilities, including traffic standards, school capacity standards, water and sewer capacity standards, and fire and emergency capacity standards.

Article 15- Enforcement

Provides procedures for addressing violations of the zoning ordinance.

Article 16- Definitions

Defines terms used throughout the zoning ordinance.



Changes By Article

Article 1-Introductory Provisions

Highlights and Key Changes:

- Provides overview of zoning ordinance structure.
- Establishes how the new zoning ordinance applies to existing applications and permits.
- Informs readers how to use the zoning ordinance.

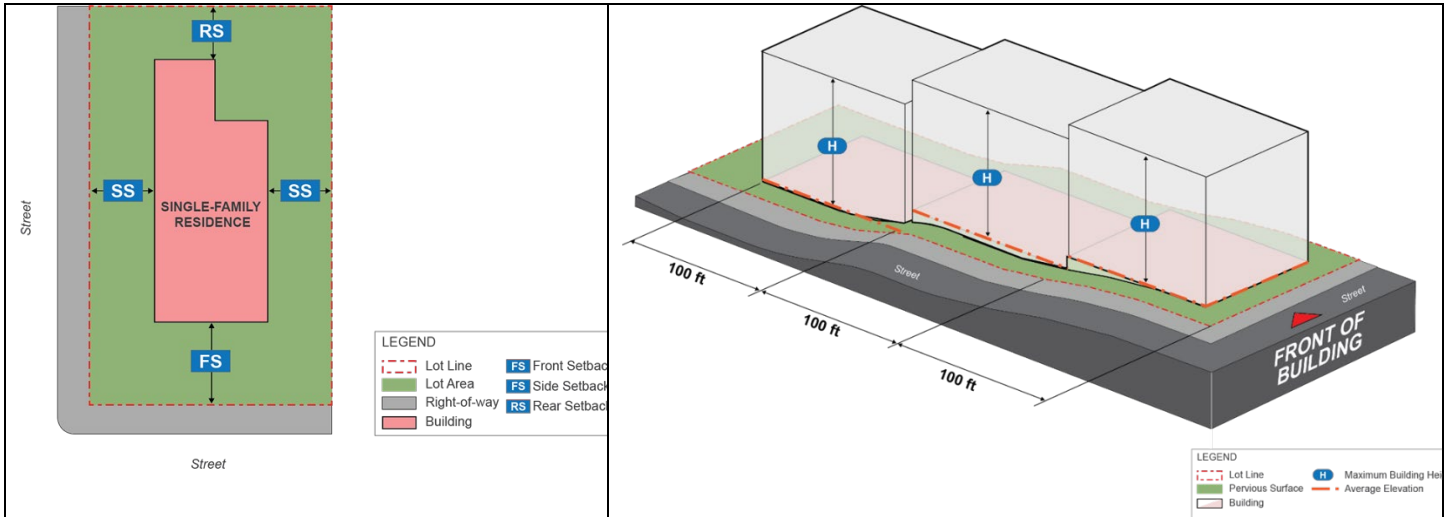
Section 24-1.5 – Navigating the Zoning Ordinance

- (A) Step One:** Locate your property and applicable zoning district and determine if it's historically designated on the Zoning Map.
- (B) Step Two:** Locate the applicable zone or district regulations in Article 3 or Article 4.
- (C) Step Three:** Determine what uses are allowed in the zone or district in Article 3 or Article 4 in the appropriate "Use Table" based on the applicable/relevant zoning district.
- (D) Step Four:** Once you identify the zoning district-specific standards that apply to you in Article 3 or Article 4, additionally check the following as applicable:
- (1)** For additional standards that apply to specific uses, make sure to check the use table for any "Use-Specific Standards" in Article 5, which will be referenced in the table in the second column.
 - (2)** For additional regulations applicable physical site standards and features check; Article 6 – Site Standards, Article 7 – Off-Street Parking and Loading, and Article 8 – Signage Standards as applicable.
 - (3)** For additional regulations applicable to historic designated properties check; Article 9 – Historic Preservation.
- (E) Step Five:** Determine if any nonconformities exist and how to address them in Article 10.
- (F) Step Six:** Determine if any zoning approvals, including permits, are necessary for your property and how to apply for them in Article 12.

Article 2-Interpretations and Measurements

Highlights and Key Changes:

- Clarifies language used in the ordinance.
- Incorporates new graphics to explain various terms and calculations.
- Simplifies how to measure dimensional standards such as building heights and setbacks and how to determine front yards.



Article 3-Standard Zoning Districts

Highlights and Key Changes:

- Consolidates all allowed uses into tables.
- Uses graphics and standardized charts to explain dimensional standards.
 - General changes to dimensional standards (see details for each zone starting on page 15):
 - Establishes impervious coverage standards.
 - Standardizes lot and building coverage standards across all zones.
 - Increases building height allowance.
 - Reduces setback requirements.
 - Reduces minimum lot area requirements in certain zones.
 - Introduces new housing types (triplex, quadplex).

The changes to these zones are intended to provide greater flexibility in building design, ensure compatibility between adjoining uses, and bring existing development into conformance with the zoning ordinance.

Use Table: Residential Zones

<p>● = Permitted by-right ○ = Conditional Use ⊙ = Special Exception – = Prohibited</p>		Standard Residential Zoning Districts							
		R-A	R-90	R-6	RB	RP-T	R-20	R-18	R-H
Use	Use-Specific Standards								
Entertainment and Recreational									
Clubs and Lodges		–	–	–	–	●	–	–	–
Theatre			–	–	–	–	–	–	–
Institutional									
Art and Cultural Centers		–	–	–	●	–	–	–	–
Care Homes		●	⊙	⊙	⊙ ⁽¹⁾	⊙	⊙	⊙	●
Cemeteries		⊙	–	–	–	–	–	–	–
Religious Uses		●	●	●	●	●	●	●	●
Professional Business Services									
General Office		–	–	–	●	–	–	–	–
Medical Office		–	–	–	●	–	–	–	–
Public Use									
Public Use		●	●	●	●	●	●	●	●
Residential									
Accessory Dwelling Unit ⁽²⁾	Section 24-5.2	●	●	●	●	●	●	●	–
Boardinghouse		–	⊙ ⁽³⁾	–	⊙	–	●	–	–
Dwelling, Duplex		●	–	●	●	●	●	–	–
Dwelling, Live/Work		–	–	–	●	–	–	–	–
Dwelling, Multi-Family Attached		–	–	–	–	●	●	●	●

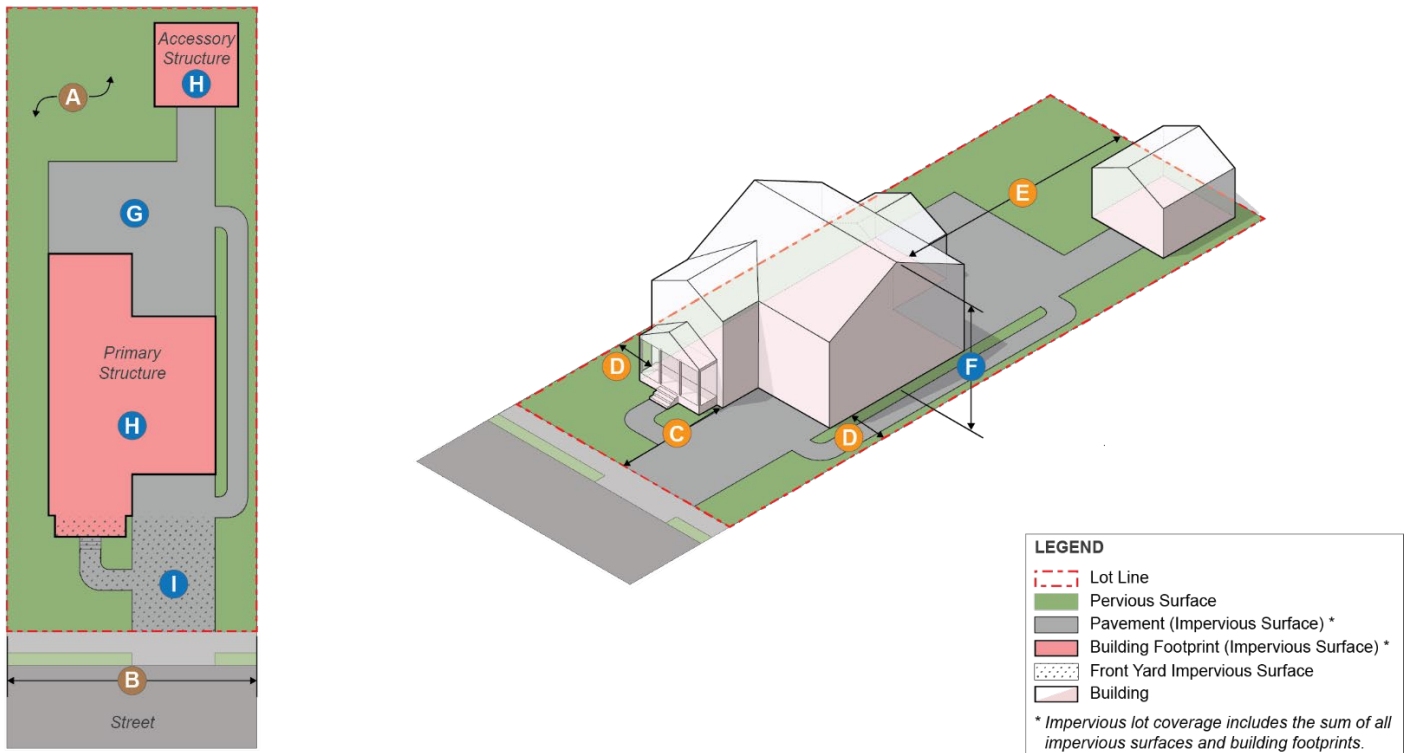
<p>● = Permitted by-right ○ = Conditional Use Ⓢ = Special Exception – = Prohibited</p>		Standard Residential Zoning Districts							
		R-A	R-90	R-6	RB	RP-T	R-20	R-18	R-H
Use	Use-Specific Standards								
Dwelling, Quadplex		–	–	–	–	●	●	●	●
Dwelling, Single-Family Detached		●	●	●	●	●	●	–	–
Dwelling, Stacked		–	–	–	–	●	●	●	●
Dwelling, Townhouse		–	–	–	–	●	●	●	●
Dwelling, Triplex		–	–	–	Ⓢ	●	●	●	●
Housing for the Elderly		●	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	●
Rooming house		–	Ⓢ ⁽³⁾	–	–	–	●	–	–
Renting of Rooms ⁽²⁾		●	●	●	–	●	●	●	●
Short Term Rentals ⁽²⁾		●	●	●	Ⓢ	●	●	●	●
Retail and Personal Service									
Artisan Manufacturing		–	–	–	●	–	–	–	–
Bed and Breakfast	Section 24-5.3	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ
Body Modification		–	–	–	●	–	–	–	–
Day Care Center		–	–	–	Ⓢ	–	–	–	–
Day Care, Large Family ⁽⁴⁾	Section 24-5.4	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ
Day Care, Small Family ⁽⁵⁾	Section 24-5.4	●	●	●	●	● /Ⓢ	● /Ⓢ	● /Ⓢ	● /Ⓢ
Funeral Homes		–	–	–	Ⓢ	–	–	–	–
General Retail		–	–	–	●	–	–	–	–

● = Permitted by-right ○ = Conditional Use ⊙ = Special Exception – = Prohibited		Standard Residential Zoning Districts							
		R-A	R-90	R-6	RB	RP-T	R-20	R-18	R-H
Use	Use-Specific Standards								
Instructional Facilities		–	–	–	●	–	–	–	–
Personal Services		–	–	–	●	–	–	–	–
Utilities									
Small Cell Telecommunication Facilities		●	●	●	●	●	●	●	●
Solar Facility		● ⁽⁶⁾	–	–	–	–	–	–	–
Telecommunication Facilities	Section 24-5.7	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙

Table Notes:

- (1) May only house up to 8 individuals.
- (2) Accessory use only.
- (3) Subject to the following conditions: (a) Special exceptions shall be temporary and renewable every three years, provided there is substantial evidence that there is adequate off-street parking to meet the needs of the occupants and no conditions that will adversely affect the use or development of adjacent properties in the neighborhood; (b) The structure is at least 20 years old and in good condition.
- (4) Accessory use only. Prohibited in all multi-family attached, triplex, quadplex, and all live/work dwellings.
- (5) Accessory use only. Permitted by-right in all single-family detached, duplex, townhouse, and stacked dwellings. Special exception in all multi-family attached, triplex, and quadplex dwellings. Prohibited in all live/work dwellings.
- (6) Must be located on private land 5 acres in size or larger or must be located on public land.

Example Dimensional Standards Graphic: Residential Zones



Name of Standard		Standard
A	Lot Area (Min.)	7,500 square feet
B	Lot Frontage (Min.)	50 feet
C	Front Setback (Min.)	20 feet
D	Side Setback (Min.)	5 feet
E	Rear Setback (Min.)	20 feet
F	Building Height (Max.)	<i>Residential: 3 stories and 38 feet</i> <i>Non-residential: 45 feet</i>
G	Impervious Lot Coverage (Max.) ⁽¹⁾	70%
H	Building Lot Coverage (Max.) ⁽²⁾	50%
I	Front Yard Impervious Coverage (Max.) ⁽¹⁾	35%

Table Notes:

(1) This provision only applies to single-family detached dwellings.

(2) This provision shall apply only to single-family detached, public, and non-residential uses.

Dimensional Standard Changes by Zone: Residential Zones

R-A Zone

	Existing Standard	New Standard
Lot Area (Min.)	Generally: 100,000 square feet Single Family Detached: 20,000 square feet	15,000 square feet
Lot Frontage (Min.)	N/A	75 feet
Front Setback (Min.)	30 feet	30 feet
Side Setback (Min.)	15 feet	15 feet
Rear Setback (Min.)	30 feet	30 feet
Building Height (Max.)	Lot Under 100,000 Sq. Ft.: 35 feet Lot Over 100,000 Sq. Ft.: No Limit	Residential: 3 stories and 38 feet Non-residential: No limit
Impervious Lot Coverage (Max.)	N/A (currently has min. "green space" requirement of 40%)	50% ⁽¹⁾
Building Lot Coverage (Max.)	25%	35% ⁽²⁾
Front Yard Impervious Coverage (Max.)	N/A	35% ⁽¹⁾
<p>(1) Only applies to single-family detached and duplex dwellings. (2) Only applies to single-family detached, duplex, public, and non-residential uses.</p>		

R-90 Zone

	Existing Standard	New Standard
Lot Area (Min.)	9,000 square feet	7,500 square feet
Lot Frontage (Min.)	75 feet, or 60 feet under certain conditions	50 feet
Front Setback (Min.)	30 feet	20 feet
Side Setback (Min.)	10 feet	5 feet
Rear Setback (Min.)	30 feet	20 feet
Building Height (Max.)	2.5 stories and 35 feet	Residential: 3 stories and 38 feet Non-residential: 45 feet
Impervious Lot Coverage (Max.)	N/A (currently has min. "green space" requirement of 50%)	70% ⁽¹⁾
Building Lot Coverage (Max.)	30%	50% ⁽²⁾
Front Yard Impervious Coverage (Max.)	25%	35% ⁽¹⁾
R-90 Cluster Properties		Applies R-6 dimensional standards
<p>(1) Only applies to single-family detached dwellings. (2) Only applies to single-family detached, public, and non-residential uses.</p>		

R-6 Zone

	Existing Standard	New Standard
Lot Area (Min.)	N/A	3,000 square feet
Lot Frontage (Min.)	N/A	30 feet
Front Setback (Min.)	10 feet	10 feet
Side Setback (Min.)	Lot with dwelling: at least one side 10 feet All other lots: two sides totaling at least 20 feet	At least one side setback: 10 feet
Rear Setback (Min.)	N/A	5 feet
Building Height (Max.)	35 feet	Residential: 3 stories and 38 feet Non-residential: 45 feet
Impervious Lot Coverage (Max.)	N/A (currently has min. "green space" requirement of 50%)	60% ⁽¹⁾
Building Lot Coverage (Max.)	40%	50% ⁽²⁾
Front Yard Impervious Coverage (Max.)	N/A	35% ⁽¹⁾
<p>(1) Only applies to single-family detached and duplex dwellings.</p> <p>(2) Only applies to single-family detached, duplex, public, and non-residential uses.</p>		

RB Zone

	Existing Standard	New Standard
Lot Area (Min.)	N/A	7,250 square feet
Lot Frontage (Min.)	N/A	N/A
Front Setback (Min.)	10 feet	10 feet
Side Setback (Min.)	10 feet	5 feet
Rear Setback (Min.)	20 feet	20 feet
Building Height (Max.)	3 stories and 40 feet	Residential: 3 stories and 38 feet Non-residential: 45 feet
Impervious Lot Coverage (Max.)	N/A (currently has min. "green space" requirement of 30%)	75% ⁽¹⁾
Building Lot Coverage (Max.)	30%	50% ⁽²⁾
Front Yard Impervious Coverage (Max.)	N/A	35% ⁽¹⁾
<p>(1) Only applies to single-family detached and duplex dwellings.</p> <p>(2) Only applies to single-family detached, public, and non-residential uses.</p>		

RP-T Zone

	Existing Standard	New Standard
Lot Area (Min.)	N/A	Townhouses, stacked dwelling, triplex dwelling, and quadplex dwelling: 1,400 square feet All other uses: 4,000 square feet
Lot Frontage (Min.)	N/A	N/A
Front Setback (Min.)	N/A	10 feet
Side Setback (Min.)	N/A	Residential: At least one side setback of 5 feet ⁽¹⁾ Non-residential: 5 feet
Rear Setback (Min.)	N/A	Townhouses attached across rear lot lines: 0 feet All other dwellings: 10 feet
Building Height (Max.)	35 feet	Single-Family Detached and Duplex: 3 stories and 38 feet All other dwellings: 4 stories and 48 feet Non-residential: 45 feet
Impervious Lot Coverage (Max.)	N/A	75% ⁽²⁾
Building Lot Coverage (Max.)	N/A (currently has min. "open space" requirement of 50% for the whole project)	N/A
Front Yard Impervious Coverage (Max.)	N/A	N/A
<p>(1) Within townhouse developments, side setback standards only apply to end-unit townhouses. (2) Only applies to multi-family, single-family detached, duplex dwellings, public, and non-residential uses.</p>		

R-20 Zone

	Existing Standard	New Standard
Lot Area (Min.)	Townhouses: 1,800 square feet Townhouses attached across rear lot lines: 1,200 square feet	Townhouses, stacked dwelling, triplex dwelling, and quadplex dwelling: 1,800 square feet Townhomes attached across rear lot lines: 1,200 square feet All other residential uses: 4,000 square feet
Lot Frontage (Min.)	N/A	N/A
Front Setback (Min.)	30 feet + 1 foot for every foot of building height above 30 feet	10 feet
Side Setback (Min.)	Generally: 20 feet + 1 foot for every foot of building height above 30 feet Side adjoining townhouses: none	5 feet ⁽¹⁾

Rear Setback (Min.)	Generally: 30 feet + 1 foot for every foot of building height above 30 feet Townhouses attached across rear lot lines: none	Townhouses attached across rear lot lines: 0 feet All other residential uses: 10 feet
Building Height (Max.)	3 stories and 45 feet	Townhouses, stacked dwelling, triplex dwelling or quadplex dwelling: 4 stories and 48 feet Multi-family attached dwellings: 6 stories and 72 feet All other residential uses: 3 stories and 38 feet
Impervious Lot Coverage (Max.)	N/A (currently has min. "green space" requirement of 50% for the whole site)	80% ⁽²⁾
Building Lot Coverage (Max.)	40%	Detached or duplex dwellings: 60% Townhouses, stacked dwelling, triplex or quadplex: 80% All other uses: N/A
Front Yard Impervious Coverage (Max.)	N/A	35% ⁽²⁾
<p>(1) Within townhouse developments, side setback standards only apply to end-unit townhouses.</p> <p>(2) Only applies to multi-family, single-family detached, duplex dwellings, public, and non-residential uses.</p>		

R-18

	Existing Standard	New Standard
Lot Area (Min.)	Townhouses: 1,800 square feet Townhouses attached across rear lot lines: 1,200 square feet	Townhouses, stacked dwelling, triplex dwelling, and quadplex dwelling: 1,800 square feet Townhouses attached across rear lot lines: 1,200 square feet
Lot Frontage (Min.)	Townhouses: 18 feet Other uses: none	N/A
Front Setback (Min.)	Townhouses: none Multi-family: 30 feet or 20 feet, depending on adjoining road, + 1 foot for every foot of building height above 35 feet	10 feet
Side Setback (Min.)	Townhouses: none Multi-family: 20 feet + 1 foot for every foot of building height above 35 feet	5 feet ⁽¹⁾
Rear Setback (Min.)	Townhouses: none Multi-family: 30 feet or 20 feet, depending on adjoining road, + 1 foot for every foot of building height above 35 feet	Townhouses attached across rear lot lines: 0 feet All other residential uses: 10 feet
Building Height (Max.)	Townhouses: 3 stories Multi-family: 80 feet	Townhouses, stacked dwelling, triplex dwelling and quadplex dwelling: 4 stories and 48 feet Multi-family attached dwellings: 6 stories and 72 feet
Impervious Lot Coverage (Max.)	N/A (currently has min. "green space" requirement of 50% for the net acreage)	N/A
Building Lot Coverage (Max.)	N/A	N/A
Front Yard Impervious Coverage (Max.)	N/A	N/A
(1) Within townhouse developments, side setback standards only apply to end-unit townhouses.		

R-H Zone

	Existing Standard	New Standard
Density (Max.)	54 DU/acre	54 DU/acre
Lot Frontage (Min.)	N/A	N/A
Front Setback (Min.)	Generally: 30 feet + 1 foot for every foot of building height above 30 feet Townhouses: none	30 feet
Side Setback (Min.)	Generally: 10 feet + 1 foot for every foot of building height above 30 feet and up to 100 feet, + 10 feet for every 30 feet of building height over 100 feet Side adjoining townhouses: none	10 feet ⁽¹⁾
Rear Setback (Min.)	Generally: 10 feet + 1 foot for every foot of building height above 30 feet and up to 100 feet, + 10 feet for every 30 feet of building height over 100 feet Townhouses attached across rear lot lines: none	20 feet ⁽²⁾
Building Height (Max.)	N/A	N/A
Impervious Lot Coverage (Max.)	N/A (currently has min. "green space" requirement of 20% for the net acreage)	N/A
Building Lot Coverage (Max.)	N/A	N/A
Front Yard Impervious Coverage (Max.)	N/A	N/A
<p>(1) Within townhouse developments, side setback standards only apply to end-unit townhouses.</p> <p>(2) The minimum required rear setback shall increase by 1 foot for every foot of building height above 72 feet.</p>		

Use Table: Non-Residential Zones

<p>● = Permitted by-right ○ = Conditional Use ⊙ = Special Exception – = Prohibited</p>		Standard Non-Residential Zoning Districts					
		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Agricultural							
Farms		–	–	–	–	●	●
Large-Scale Indoor Agriculture		–	–	–	●	●	●
Small-Scale Indoor Agriculture		–	–	–	●	●	●
Automotive							
Automobile Repair and Service Establishments		–	⊙	⊙	●	●	–
Automobile Sales Establishments		–	●	●	–	–	–
Automobile Filling Station		–	●	●	●	●	–
Car Wash		–	●	●	●	●	–
Vehicle Rental Establishments		–	●	●	–	–	–
Entertainment and Recreational							
Adult-Oriented Establishments		–	–	–	●	●	–
Clubs and Lodges		–	●	●	–	–	–
Fortunetelling Businesses		–	●	●	●	–	–
Gambling Establishments		–	⊙	⊙	⊙	–	–
Health Clubs		●	●	●	●	–	–
Indoor and Outdoor Amusement and Recreational Facilities		–	●	●	●	●	●
Theatre		–	●	●	●	–	●

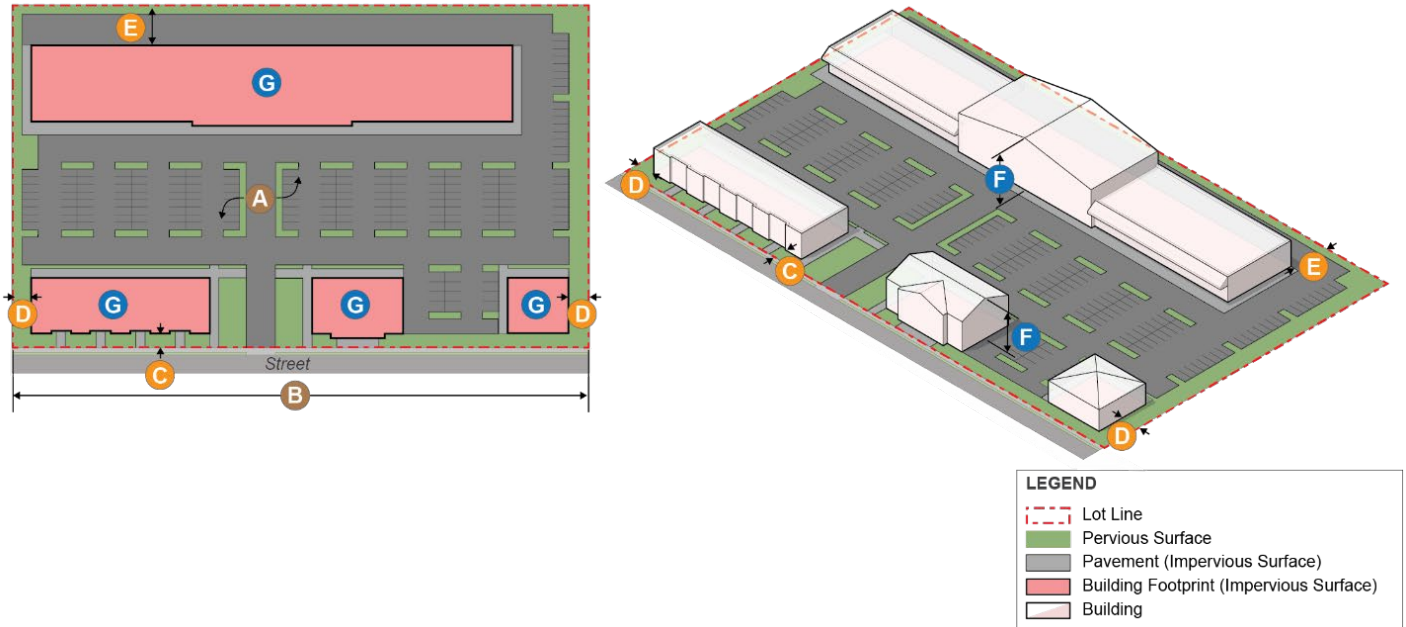
<p>● = Permitted by-right ○ = Conditional Use ⊙ = Special Exception – = Prohibited</p>		Standard Non-Residential Zoning Districts					
		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Industrial							
Data Center or Data/Crypto Currency Mining		–	–	–	○	○	–
Equipment and Machinery Sales and Rental Establishment		–	–	–	●	●	–
Heavy Industrial		–	–	–	●		–
Light Industrial		–	●	●	●	●	●
Medium Industrial		–	–	–	●	●	●
Off-Street Parking Lot		–	–	–	●	●	–
Self-Storage		–	–	–	●	●	–
Small-Scale Recycling		–	–	–	●	●	⊙
Waste Processing - Private		–	–	–	⊙	⊙	–
Institutional							
Art and Cultural Centers		●	●	●	–	–	–
Care Homes		⊙ ⁽¹⁾	–	⊙	–	–	–
Educational Institutions		–	●	●	–	●	●
Hospitals		–	–	–	–	●	●
Religious Uses		●	●	●	–	–	–
Professional Business Services							
Banks		–	●	●	–	–	●
General Office		●	●	●	●	●	●
Medical Clinic		–	●	●	–	–	●

<p>● = Permitted by-right ○ = Conditional Use Ⓢ = Special Exception – = Prohibited</p>		Standard Non-Residential Zoning Districts					
		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Medical Office		●	●	●	●	●	●
Research, Sciences, and Biomedical Industries		–	●	●	●	●	●
Veterinary Hospital and Clinic		–	●	●	–	–	–
Public Use							
Public Use		●	● ⁽²⁾	● ⁽²⁾	● ⁽²⁾	● ⁽²⁾	● ⁽²⁾
Residential							
Dwelling, Duplex		●	–	–	–	–	–
Dwelling, Live/Work		●	–	–	–	–	–
Dwelling, Multi-Family Attached		●	–	–	–	–	–
Dwelling, Quadplex		●	–	–	–	–	–
Dwelling, Single-Family Detached		●	–	–	–	–	–
Dwelling, Stacked		●	–	–	–	–	–
Dwelling, Townhouse		●	–	–	–	–	–
Dwelling, Triplex		●	–	–	–	–	–
Housing for the Elderly		Ⓢ	–	–	–	–	–
Short Term Rentals ⁽³⁾		●	–	–	–	–	–
Retail and Personal Service							
Animal Boarding and Grooming Establishments		●	●	●	●	●	●
Artisan Manufacturing		●	●	●	●	●	●

<p>● = Permitted by-right ○ = Conditional Use Ⓢ = Special Exception – = Prohibited</p>		Standard Non-Residential Zoning Districts					
		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Bed and Breakfast	Section 24-5.3	Ⓢ	–	–	–	–	–
Body Modification		●	●	●	–	–	–
Check Cashing and Payday Loan Establishments		–	–	–	●	●	–
Cremation Services		–	–	○ ⁽⁴⁾	○ ⁽⁵⁾	○ ⁽⁵⁾	–
Day Care Center		Ⓢ	●	●	–	●	●
Day Care, Large Family ⁽⁶⁾	Section 24-5.4	Ⓢ	–	–	–	–	–
Day Care, Small Family ⁽⁷⁾	Section 24-5.4	● /Ⓢ	–	–	–	–	–
Firearm Sales		–	Ⓢ	Ⓢ	Ⓢ	Ⓢ	–
Funeral Homes		Ⓢ	●	●	●	●	–
General Retail		●	●	●	–	● ⁽⁸⁾	● ⁽⁸⁾
Hotel, Motel		–	●	●	–	–	–
Hotel-Extended Stay		–	●	●	–	–	–
Instructional Facilities		●	●	●	–	–	●
Meeting and Banquet Halls		–	●	●	–	●	●
Mobile Commercial Uses	Section 24-5.6	–	●	●	●	●	●
Pawn Shops		–	–	–	●	●	–
Personal Services		●	●	●	–	● ⁽⁸⁾	● ⁽⁸⁾
Restaurant		–	●	●	–	● ⁽⁸⁾	● ⁽⁸⁾

● = Permitted by-right ◐ = Conditional Use ⊙ = Special Exception – = Prohibited		Standard Non-Residential Zoning Districts					
		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Retail Store with Gas		–	●	●	●	●	–
Wholesale Sales		–	●	●	–	–	–
Utilities							
Broadcasting Stations and Towers	Section 24-5.7	–	–	⊙	●	●	⊙
Small Cell Telecommunication Facilities		●	●	●	●	●	●
Solar Facility		–	–	–	◐	◐	–
Telecommunication Facilities	Section 24-5.7	⊙	⊙	●	●	●	⊙
Table Notes: (1) May only house up to 8 individuals. (2) Public residential uses are not permitted. (3) Accessory use only. (4) May only be part of a planned or existing funeral home or funeral parlor. May not be stand-alone. Cannot be located less than 500 feet from of any property that contains a residential use. (5) May be stand-alone or part of a planned or existing funeral home or funeral parlor. Cannot be located less than 500 feet from of any property that contains a residential use. (6) Accessory use only. Prohibited in all multi-family attached, triplex, quadplex, and all live/work dwellings. (7) Accessory use only. Permitted by-right in all single-family detached, duplex, townhouse, and stacked dwellings. Special exception in all multi-family attached, triplex, and quadplex dwellings. Prohibited in all live/work dwellings. (8) Must be integrated with, incidental to, and supportive of other uses in an office or industrial park setting.							

Example Dimensional Standards Graphic: Non-Residential Zones



Name of Standard		Standard
A	Lot Area (Min.)	N/A
B	Lot Frontage (Min.)	N/A
C	Front Setback (Min.)	5 feet
D	Side Setback (Min.)	Abutting to residential zone: 20 feet Not abutting to residential zone: 0 feet
E	Rear Setback (Min.)	Abutting to residential zone: 20 feet Not abutting to residential zone: 10 feet
F	Building Height (Max.)	Residential: 5 stories and 60 feet Commercial: 60 feet
G	Building Lot Coverage (Max.)	Non-residential structures: 70%

Dimensional Standard Changes by Zone: Non-Residential Zones

CB Zone

	Existing Standard	New Standard
Lot Area (Min.)	N/A	N/A
Lot Frontage (Min.)	N/A	N/A
Front Setback (Min.)	10 feet	5 feet
Side Setback (Min.)	Generally: none Contiguous to residential zoned property: 20 feet	Abutting residential zone: 20 feet Not abutting residential zone or property: 0 feet
Rear Setback (Min.)	20 feet	Abutting residential zone: 20 feet Not abutting residential zone: 10 feet
Building Height (Max.)	4 stories and 45 feet	Residential: 5 stories and 60 feet Non-residential: 60 feet
Building Lot Coverage (Max.)	35%	Non-residential structures: 70%

C-1 Zone

	Existing Standard	New Standard
Lot Area (Min.)	N/A	N/A
Lot Frontage (Min.)	N/A	N/A
Front Setback (Min.)	30 feet	10 feet
Side Setback (Min.)	Generally: none Adjoins residential zone: Same size as is required in adjoining residential zone	Abutting residential zone: 20 feet Not abutting residential zone: 0 feet
Rear Setback (Min.)	20 feet	20 feet
Building Height (Max.)	45 feet	60 feet
Building Lot Coverage (Max.)	40%	70%

C-2 Zone

	Existing Standard	New Standard
Lot Area (Min.)	N/A	N/A
Lot Frontage (Min.)	N/A	N/A
Front Setback (Min.)	N/A	N/A
Side Setback (Min.)	Generally: none Adjoins residential zone: Same size as is required in adjoining residential zone	Abutting residential zone or property: 30 feet Not abutting residential zone or property: 0 feet
Rear Setback (Min.)	N/A	Abutting residential zone or property: 30 feet Not abutting residential zone or property: 0 feet
Building Height (Max.)	10 stories	150 feet
Building Lot Coverage (Max.)	N/A	70%

I-1 Zone

	Existing Standard	New Standard
Lot Area (Min.)	N/A	N/A
Lot Frontage (Min.)	Generally: 50 feet Buildings over 15 feet in height: 70 feet Buildings over 20,000 square feet: 75 feet	N/A
Front Setback (Min.)	Generally: none Abutting or adjacent property is residential use: 30 feet	N/A
Side Setback (Min.)	Generally: none Abutting or adjacent property is residential use: 75 feet	Abutting residential zone or property: 60 feet Not abutting residential zone or property: 0 feet
Rear Setback (Min.)	Generally: none Abutting or adjacent property is residential use: 75 feet	Abutting residential zone or property: 60 feet Not abutting residential zone or property: 0 feet
Building Height (Max.)	45 feet	45 feet
Building Lot Coverage (Max.)	75%	75%

I-3 Zone

	Existing Standard	New Standard
Lot Area (Min.)	2 acres	1 acre
Lot Frontage (Min.)	100 feet	N/A
Front Setback (Min.)	Generally: 20 feet + 1 foot for every foot of building height above 30 feet Abutting or adjacent property is residential use: 30 feet	20 feet
Side Setback (Min.)	Generally: 50 feet + 1 foot for every foot of building height above 30 feet Abutting or adjacent property is residential use: 75 feet	Abutting residential zone or property: 60 feet Not abutting residential zone or property: 50 feet
Rear Setback (Min.)	Generally: 50 feet + 1 foot for every foot of building height above 30 feet Abutting or adjacent property is residential use: 75 feet	Abutting residential zone or property: 60 feet Not abutting residential zone or property: 50 feet
Building Height (Max.)	Generally: 110 feet Abutting or adjacent property is residential use: 45 feet	110 feet
Building Lot Coverage (Max.)	25%	75%

E-1 and E-2 Zone

	Existing Standard	New Standard
Lot Area (Min.)	1 acre	20,000 square feet
Lot Frontage (Min.)	100 feet	N/A
Front Setback (Min.)	30 feet	20 feet
Side Setback (Min.)	Generally: 20 feet Abutting residential zone: 20 feet + 1 foot for every foot of building height above 45 feet	Generally: 20 feet If building height exceeds 60 feet and the property abuts residential property or is residentially zoned: 60 feet
Rear Setback (Min.)	Generally: 20 feet Abutting residential zone: 20 feet + 1 foot for every foot of building height above 45 feet	Generally: 20 feet If building height exceeds 60 feet and the property abuts residential property or is residentially zoned: 60 feet
Building Height (Max.)	85 feet	90 feet
Building Lot Coverage (Max.)	50%	50%

Article 4-Floating, Overlay, and Special Zoning Districts

Highlights and Key Changes:

- Generally:
 - Clarifies findings required for approval.
 - Revises the purpose of each zone for clarity and to address equity.
 - Revises public notice requirements:
 - No requirement for newspaper publication.
 - Requires publication on City website.
 - Requires mailed notifications to be sent to occupants as well as owners for equity considerations.
 - Adds new MCD Zone (Mixed-Commercial Development) to facilitate developments focused on employment uses.
 - Consolidates allowed uses into a table and removes cross-referencing to other zones.
 - Changes “green area” requirements to “open area” requirements.
 - Allows establishment of overlay zones and special districts and consolidates Olde Towne and Asbury Special Districts requirements.
- CBD Zone:
 - Increases by-right maximum height from 4 stories to 6 stories for residential, 90 feet for non-residential.
 - Removes setback requirements except as required by site plan or master plan.
- CD Zone:
 - Establishes FAR standards and FAR bonus options.
 - Removes individual district standards and allows maximum height of 10 stories or 120 feet for residential, 150 feet for non-residential throughout the entire corridor.
 - Removes concept plan option and requires schematic development plan.
 - Adds option to require design guidelines.
- MXD Zone:
 - Simplifies development standards.
 - Clarifies minimum open area required for mixed-use areas.

Floating zones are a unique zoning tool that is intended to provide flexibility and creativity in the development of larger sites throughout the City. They do not have as strict development standards as the standard zones laid out in Article 3. Instead, a floating zone allows a development to include a mix of uses, building types, and scales that are subject to a robust public approval process with the Mayor & City Council and Planning Commission. Given the discretionary nature of projects in a floating zone, the zoning ordinance primarily provides maximum or minimum parameters for a development, but the key characteristics of a project are typically decided through the approval process. The changes to these zones are intended to provide clarity, promote equitable and sustainable development, allow greater flexibility, and encourage new investment.

Use Table: Floating Zones

<p>● = Permitted</p> <p>◐ = Conditional Use</p> <p>Ⓢ = Special Exception</p> <p>– = Prohibited</p>		Floating Zoning Districts			
		MXD	CBD	CD	MCD
Use	Use-Specified Standards				
Agricultural					
Farms		–	–	–	–
Large-Scale Indoor Agriculture		–	–	–	●
Small-Scale Indoor Agriculture		●	● ⁽¹⁾	●	●
Automotive					
Automobile Repair and Service Establishments		–	Ⓢ ⁽¹⁾	●	–
Automobile Sales Establishments		–	–	●	–
Automobile Filling Station		●	● ⁽¹⁾	●	–
Car Wash		●	● ⁽¹⁾	●	–
Vehicle Rental Establishments		●	–	●	–
Entertainment and Recreational					
Adult-Oriented Establishments		–	–	–	–
Clubs and Lodges		●	●	●	–
Fortunetelling Businesses		–	–	–	–
Gambling Establishments		◐	–	◐	–
Health Clubs		●	●	●	–
Indoor and Outdoor Amusement and Recreational Facilities		●	●	●	–
Theatre		●	●	●	–
Industrial					
Data Center or Data/Crypto Currency Mining		–	–	–	–

● = Permitted ◐ = Conditional Use ⊙ = Special Exception – = Prohibited		Floating Zoning Districts			
		MXD	CBD	CD	MCD
Use	Use-Specified Standards				
Equipment and Machinery Sales and Rental Establishment		–	● ⁽¹⁾	–	–
Heavy Industrial		–	–	–	Ⓢ
Light Industrial		● ⁽²⁾	Ⓢ	● ⁽²⁾	●
Medium Industrial		–	–	◐	●
Off-Street Parking Lot		–	●	–	●
Self-Storage		●	● ⁽¹⁾	–	–
Small-Scale Recycling		–	–	–	–
Waste Processing - Private		–	–	–	–
Institutional					
Art and Cultural Centers		●	●	●	–
Care Homes		●	Ⓢ	●	–
Cemeteries		◐	–	◐	–
Educational Institutions		●	●	●	●
Hospitals		◐	–	●	●
Religious Uses		●	●	●	–
Professional Business Services					
Banks		●	●	●	●
General Office		●	●	●	●
Medical Clinic		●	●	●	●
Medical Office		●	●	●	●

<p>● = Permitted</p> <p>◐ = Conditional Use</p> <p>Ⓢ = Special Exception</p> <p>– = Prohibited</p>		Floating Zoning Districts			
		MXD	CBD	CD	MCD
Use	Use-Specified Standards				
Research, Sciences, and Biomedical Industries		●	●	●	●
Veterinary Hospital and Clinic		●	●	●	●
Public Use					
Public Use		●	●	●	●
Residential					
Accessory Dwelling Unit ⁽³⁾	Section 24-5.2	●	●	●	–
Boardinghouse		◐	Ⓢ	◐	–
Dwelling, Bungalow / Cottage Court		●	–	●	–
Dwelling, Duplex		●	●	●	–
Dwelling, Live/Work		●	●	●	–
Dwelling, Multi-Family Attached		●	●	●	–
Dwelling, Quadplex		●	●	●	–
Dwelling, Single-Family Detached		●	●	●	–
Dwelling, Stacked		●	●	●	–
Dwelling, Townhouse		●	●	●	–
Dwelling, Triplex		●	●	●	–
Housing for the Elderly		●	●	●	–
Roominghouse		–	–	–	–
Renting of Rooms ⁽³⁾		●	●	●	–

● = Permitted ◐ = Conditional Use ⊙ = Special Exception – = Prohibited		Floating Zoning Districts			
		MXD	CBD	CD	MCD
Use	Use-Specified Standards				
Short Term Rentals ⁽³⁾		●	●	●	–
Retail and Personal Service					
Animal Boarding and Grooming Establishments		●	●	●	–
Artisan Manufacturing		●	●	●	●
Bed and Breakfast	Section 24-5.3	⊙	⊙	⊙	–
Body Modification		●	●	●	–
Cremation Services ⁽⁴⁾		◐	◐	◐	–
Day Care Center		●	●	●	●
Day Care, Large Family ⁽⁵⁾	Section 24-5.4	⊙	⊙	⊙	–
Day Care, Small Family ⁽⁶⁾	Section 24-5.4	●/⊙	●/⊙	●/⊙	–
Firearm Sales		◐	–	◐	–
Funeral Homes		◐	●	●	–
General Retail		●	●	●	● ⁽⁷⁾
Hotel, Motel		●	●	●	–
Hotel-Apartment		●	●	●	–
Hotel-Extended Stay		–	●	●	–
Instructional Facilities		●	●	●	–
Meeting and Banquet Halls		●	●	●	–

● = Permitted ◐ = Conditional Use ⊙ = Special Exception – = Prohibited		Floating Zoning Districts			
		MXD	CBD	CD	MCD
Use	Use-Specified Standards				
Mobile Commercial Uses	Section 24-5.6	●	●	●	–
Personal Services		●	●	●	●
Restaurant		●	●	●	●
Retail Store with Gas		●	⊙ ⁽¹⁾	●	●
Wholesale Sales		●	●	●	●
Utilities					
Broadcasting Stations and Towers	Section 24-5.7	◐	–	–	–
Small Cell Telecommunication Facilities		●	●	●	●
Solar Facility		–	–	◐	–
Telecommunication Facilities	Section 24-5.7	⊙	⊙	⊙	⊙
Other Uses					
All other uses not specifically listed		–	–	–	–

Table Notes:

- (1) Prohibited in the Olde Towne Special District.
- (2) Limited to Integrated Light Manufacturing Uses only.
- (3) Accessory use only.
- (4) May only be part of a planned or existing funeral home or funeral parlor. May not be stand-alone. Cannot be located less than 500 feet from of any property that contains a residential use.
- (5) Accessory use only. Prohibited in all multi-family attached, triplex, quadplex, and all live/work dwellings.
- (6) Accessory use only. Permitted by-right in all single-family detached, duplex, townhouse, and stacked dwellings. Special exception in all multi-family attached, triplex, and quadplex dwellings. Prohibited in all live/work dwellings.
- (7) Limited to neighborhood goods and services only; general merchandise, apparel and accessories, furniture and other sales are not permitted.

Article 5-Use-Specific Standards

Highlights and Key Changes:

- Consolidates standards for accessory uses, home-based businesses, bed and breakfasts, mobile commercial uses, and telecom facilities into one article.
- Establishes permissions and standards for Accessory Dwelling Units (ADU):
 - Allows one ADU per single-family lot.
 - Limits size to 49 percent of gross floor area of primary structure for attached ADUs, 800 square feet for detached ADUs.
 - Requires one off-street parking space.
 - Prohibits use of ADU as a short-term rental.

The current zoning ordinance prohibits accessory dwelling units in most zoning districts. The 2018 Master Plan Housing Element, adopted in 2023, included a recommendation to potentially allow ADUs in single-family areas. As discussed in the Housing Element, ADUs may serve multiple purposes: (1) they may provide an affordable rental option in an established single-family neighborhood; (2) they may be a source of income to homeowners, enabling them to better afford their mortgage; (3) they may assist in diversifying neighborhoods, and (4) with the City's aging population, they may provide housing for aging relatives of the homeowner. The draft zoning ordinance greatly expands opportunities for ADUs in the City and establishes standards to ensure compatibility with existing development.

Article 6-Site Standards

Highlights and Key Changes:

- Consolidates standards for landscaping, outdoor lighting, fences, accessory structures, and outdoor storage into one article.
- Incorporates new outdoor lighting standards that enhance safety and reduce light spillage and glare on adjacent lands, neighboring areas, and motorists.
- Revises and simplifies size restrictions and minimum setbacks for accessory structures and detached garages.

Article 7-Off-Street Parking and Loading

Highlights and Key Changes:

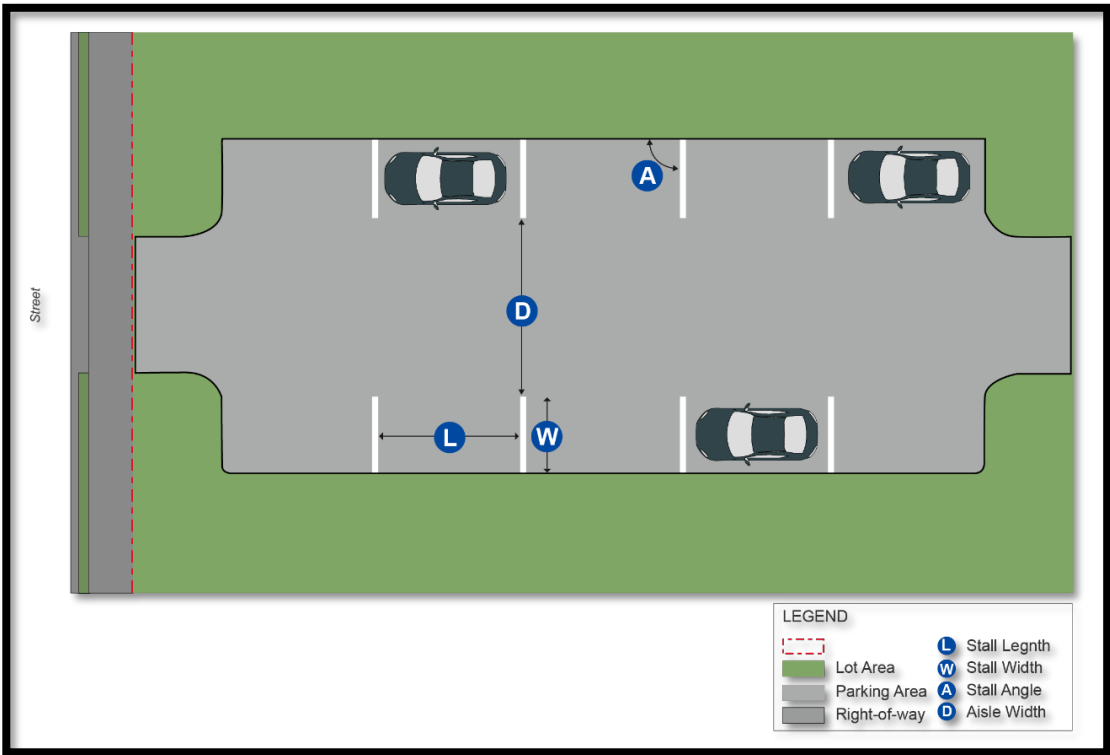
- Revises parking ratios.
- Reorganizes and categorizes ratios by land use type.
- Adds new ratio for commercial centers.
- Establishes standards for electric vehicle and pick-up and drop-off parking spaces.
- Revises parking waiver considerations to address proximity to transit.
- Incorporates more graphics.

The parking ratios were revised to reduce impervious surface coverage and provide greater flexibility when re-tenanting buildings, thus easing the burden on business owners and reducing the cost of new development and redevelopment.

Parking Requirement Schedule

Use Category	Applicability	Standard
Agricultural Use	Outdoor Agricultural Operations	No Standard
	Indoor Agricultural Operations	1 space per 2,000 sf
Automotive Use	All Automotive Uses	4 spaces per service bay, or 1 space per 200 square feet of indoor space open/used for customer processing if bays do not exist, whichever is less
Entertainment and Recreation Use	All Entertainment and Recreation Uses Unless Otherwise Listed	1 per 250 sf
	Clubs and lodges	1 per 225 sf
Industrial Use	All Industrial Uses	1 space per 2,000 sf
Institutional Use	Care facilities	1 space per bed
	Hospitals	1.75 per 1,000 sf
	Art and cultural centers	1 per 400 sf
	Religious Uses	1 per 300 sf
	Private elementary, middle, or high school	1.25 per classroom
	Pre-school	3 per 1,000 sf
	All other educational institutions	6 per classroom
Public Use	All Public Uses	No Standard
Residential Use	Accessory Dwelling Unit	1 per dwelling unit
	Boardinghouse	1 per rooming unit
	Dwelling, Duplex	2 per dwelling unit
	Dwelling, Live/Work	1 per dwelling unit and 1 per 250 sf of non-residential space
	Dwelling, Multi-Family	
	Studio Unit	1 per dwelling unit
	1 Bedroom Unit	1.25 per dwelling unit
	2 Bedroom Unit	1.5 per dwelling unit
	3 Bedroom Unit or larger	2 per dwelling unit
	Dwelling, Quadplex	1 per dwelling unit
	Dwelling, Single-Family Detached	2 per dwelling unit
	Dwelling, Stacked	2 per dwelling unit
	Dwelling, Townhouse	2 per dwelling unit
Dwelling, Triplex	1 per dwelling unit	

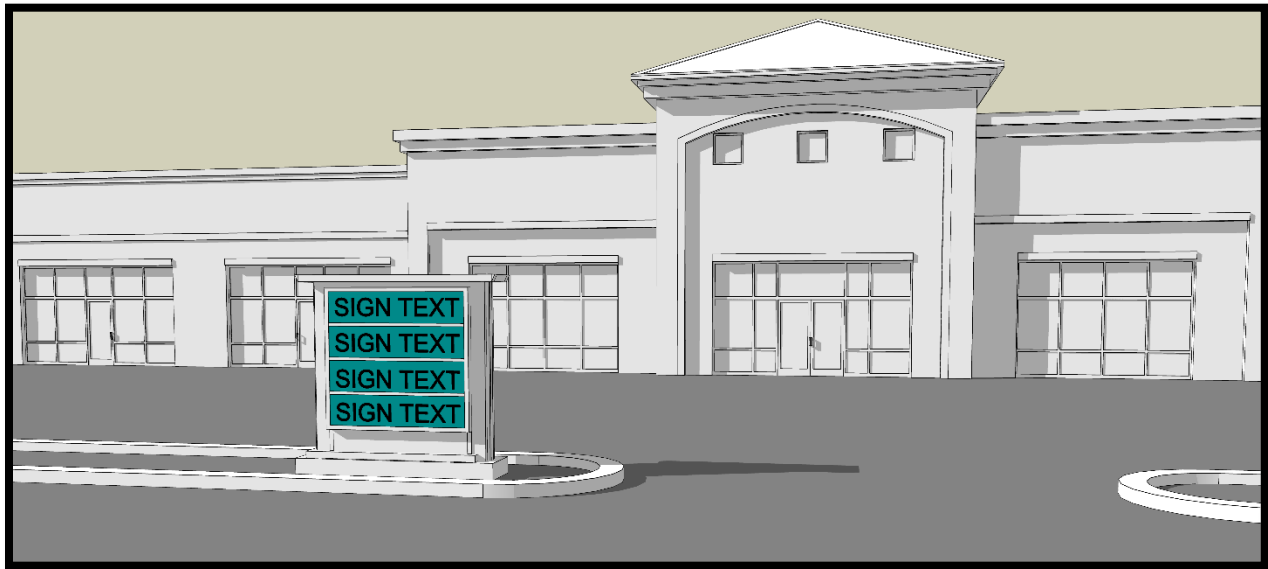
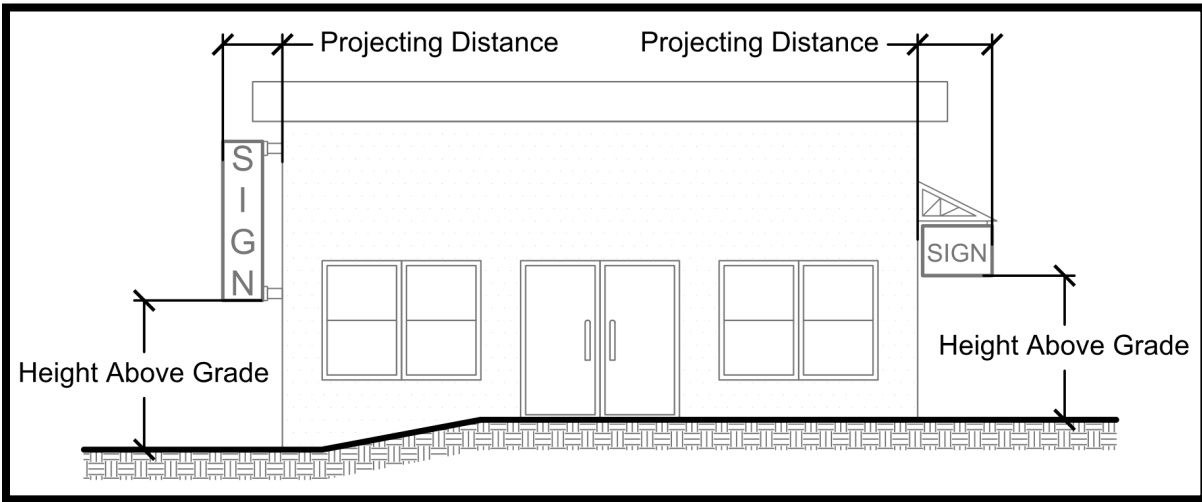
Use Category	Applicability	Standard
	Housing for the Elderly	1 per dwelling unit
	Roominghouse	1 per rooming unit
Retail and Personal Service Uses	All Retail and Services Uses Unless Otherwise Listed	1 per 250 sf
	Commercial day care center	3 per 1,000 sf
	Funeral homes	1 per 225 sf
	Hotel, motel, bed & breakfast, hotel – extended stay	1 per room and 1 per 250 sf of assembly/restaurant area
	Artisan manufacturing	1 per 500 sf
	Meeting and banquet halls	1 per 300 sf
Commercial Center - Multi-Tenant Structure ¹	Small commercial centers whereby the total size as at least 10,000 sf and does not exceed 50,000 sf	1 per 400 sf per tenant
	Medium commercial centers whereby the total size is greater than 50,000 and does not exceed 250,000 square feet	1 per 350 sf per tenant
	Larger commercial centers whereby the total size is greater than 250,000 square feet	1 per 300 sf
Utilities	All Utility Uses	No Standard
Professional Business Services Use	All Professional Business Services Uses Unless Otherwise Listed	1 per 500 sf
	Life sciences	1.5 per 1,000 sf



Article 8-Signage Standards

Highlights and Key Changes:

- Reorganizes and clarifies standards for greater usability.
- Incorporates more graphics.



Article 9-Historic Preservation

Highlights and Key Changes:

- Revises standards for review of demolition permits.
- Reorganizes article for greater usability.

Article 10-Nonconformities

Highlights and Key Changes:

- Reorganizes and consolidates requirements regarding nonconformities into one article.

The standards and requirements in articles 9, 10, and 11 remain much the same. The new ordinance reorganizes the content and centralizes it into specific articles for greater usability.

Article 11-Administrative Bodies

Highlights and Key Changes:

- Reorganizes and consolidates requirements regarding administrative bodies into one article.

Article 12-Permit and Review Procedures

Highlights and Key Changes:

- Reorganizes and consolidates requirements regarding permitting and plan review procedures into one article covering everything from master plans through occupancy permits.
- Organizes submission requirements for site development plans into tables.
- Simplifies review process for minor site plan amendments and amending schematic development plans to reduce unnecessary burden on business and property owners and encourage reinvestment.
- Revises public hearing notice requirements:
 - Newspaper publication only required for master plan amendments, annexations, and zoning map / text amendments as required per state law.
 - Requires publication on City website.
 - Requires mailed notifications to be sent to occupants as well as owners for equity considerations.
- Codifies annexation procedures.

Table 24-12.6-A: Site Development Plan Submission Requirements

Submission Requirement	Type of Site Development Plan		
	Concept	Preliminary	Final
An approved natural resources inventory and forest stand delineation pursuant to Chapter 22 of the City Code.	●	●	●
A statement demonstrating compliance with the City’s adequate public facilities ordinance.		●	●
A “green building” statement reflecting the requirements of Chapter 5 of this Code.		●	●
A concept stormwater management and sediment and erosion control plan, in accordance with Chapter 8 of the City Code, to be approved by the department of public works prior to planning commission final action.	●		
A preliminary stormwater management and sediment and erosion control plan, in accordance with Chapter 8 of the City Code, to be approved by the department of public works prior to planning commission final action.		●	
A final stormwater management and sediment and erosion control plan, in accordance with Chapter 8 of the City Code, to be approved by the department of public works prior to planning commission final action.			●
A preliminary forest conservation plan, in accordance with Chapter 22 of the City Code.		●	
A final forest conservation plan, in accordance with Chapter 22 of the City Code.			●

Article 13-Affordable Housing Requirements

Highlights and Key Changes:

- Clarified calculation of required number of affordable units to require rounding up (e.g. a development of 165 rental units would require 25 MPDUs, as 15% of 165 is 24.75).

Article 14-Adequate Public Facilities

No changes to existing ordinance

Article 15-Enforcement

Reorganizes and consolidates requirements into one article.

Article 16-Definitions

Highlights and Key Changes:

- Revises existing definitions for clarity.
- Removes unnecessary terms.
- Adds new terms, including clear definitions of all permitted uses.

