

## 2020 Zoning Code Text Amendments

1. 103.03.I Measuring Lot Coverage:
  - a. Language about “coverable feature” is unclear. “Open roof structures permeable to rain fall” – may serve as a suitable replacement.
2. Figures of 103.03:
  - a. Revise three figure titles to accurately reflect the subsection letter illustrated (scrivener’s error)
3. Table 202.02 Land Use - residential zones (RS),
  - a. include Model Home Complex use under Commercial Uses, permit required per Sec 410. Clarify “Model Homes” section in 410.26 Temporary Uses.
  - b. “Sales/Lease Office” possibly for RM, RH
4. Table 202.03 (residential dev standards), FSB for RS-5 should not measure from “back of walk”
  - a. Revise RS-5 FSB: 10’ (except 18’ to forward-facing garage face)
5. 303.02.C Home-based Business – reference corrected land use table, Sec 303.02 (not 204.02)
6. Accessory Structure Development Standards, Sec 401.02 – Replace with a table, clarify the Less-than 120/120+ sf requirements, height, and other standards with an easy-reference table.
7. Sec 401.08 Exceptions to Height Limits – review per TXT18-02
8. Sec 401.10 Outdoor Storage – better as a Special Use Provision (Art 410), with a cross-ref for screening within Sec. 401.11 Screening
  - a. Review content to ensure it’s widely applicable (scenario test)
9. Art 407 - Parking
  - a. update ratios per regional standards
  - b. remove internal garage dimensions
  - c. Sec 407.05 Parking Area Design – Add Pedestrian Crosswalk to be different paving material (all internal circulation, under 407.05.G Circulation and Safety).
10. Article 410 = bring Day Care Facilities under the same article, differentiate the “Family Dare Care” and “Day Care Facility” within the same section to avoid confusion or erroneous application.

11. Sec 410.25 Restricted Retail Uses
  - a. B.1. Tobacco Paraphernalia Establishments do not include retail establishments that are dedicated to the sale of any device used to store or preserve tobacco...
12. Mobile Vendor
  - a. Sec 410.17 Mobile Vendor = revise per model ordinance
13. Sec 410.12 Home Occupations, Add “other uses expressly not permitted and in the spirit of the other uses allowed within the Home Occupation”
14. Table 502.06 Notification Requirements – PAD Minor / Major requirements broken out.
15. Sec 504.04 Administrative Use Permits & Sec 504.05 CUPs – cross ref to Art 410 for special provisions for the Specific Uses listed therein.
16. Sec 507.01 Waiver Purpose, clarify the waver can apply to multiple properties under one request
17. PAD Submittal Items, Sec 510.03, give titles to each exhibit for clarification
  - a. Remove “Paving coverage”
18. DRP Modifications – language clarification (TBD)
19. Hearing Officer (remove all references)
20. Find & Replace all instances of “~~Arteries~~” = “Arterials”
21. All A (Administrative Use Permit) or C (Conditional Use Permits) without Special Use Provisions (Art 410) should convert to P (Permitted)
  - a. Regional comparison for Senior Living = C
22. Article 411 – Sustainable development – LEED-ND (TBD)
  - a. RESEARCH REQUIRED – Resources provided to Adam to assist with providing examples for City’s using the LEED-ND structure in their own Sustainable Development Programs