



Planning and Economic Development

Sara Roediger, AICP, Director

From: Chris McLeod, AICP, Planning Manager
Sara Roediger, AICP, Director
To: Planning Commission
Date: 1/7/2026
Re: Potential Ordinance Amendments

After discussion and review with the Planning Commission at the December meeting, staff is providing some additional background information on EV Charging Stations/Hubs as requested by the Planning Commission (however, at this time, communities that have regulations for an EV charging center as a primary use are very limited) and at this time the provisions for EV charging stations/hubs are still combined with traditional gasoline stations and the pros and cons of this can be discussed further at the meeting; eliminated the retaining wall provision as that will require additional coordination with the City's engineering team and review of how that may impact existing and future sites; and finally amendments that would allow for animal cafes as a conditional use. After additional conversation with the Planning Commission, Staff would proceed with the refinement and finalizing of the proposed draft amendments and schedule a public hearing for the Planning Commission meeting when appropriate. At this time, we are still seeking input on the amendments from the Planning Commission. Below please find a description of each proposed amendment.

SITE CONDOMINIUM PRELIMINARY PLAN APPROVAL

Last year, the Planning Commission and City Council extended the length of site plan approval from one (1) year to two (2) years for typical site plans. Staff is suggesting extending the length of approval for a preliminary site condominium plan to match typical site plans.

SCHEDULE OF REGULATIONS – RESIDENTIAL DISTRICTS

Staff has determined there is a typographical error in the front yard setback footnotes within the R-4 District that makes reference to industrial yards.

PERMITTED USES BY DISTRICT

With the updated uses noted in other amendments included herein, the use table was updated to reflect modified or expanded use names.

SPECIFIC DESIGN STANDARDS FOR USES

There are multiple items to be addressed as follows:

- Amend the current **Automotive Gasoline Service Station** provision to address all fueling stations, gasoline or EV in the same manner.
- Delete the current **Automotive Service Center** provision since the design standards would require a use such as a Belle Tire to be attached to a shopping center in the CB District, and the I Industrial provision appears to conflict with the definition of **Automotive Repair Garages**.
- Amend the **Golf Courses** provision to allow for a reduction in the 200-foot setback for all buildings/structures when it can be shown no impacts will be created or that any impacts can be mitigated.

- **Places of Worship** and **Places of Assembly** are permissible in different districts within the City, the specific design standards notes that these uses are located in any zoning district which is not the case.
- Expanding the **Utilities** provision to include **Community Facilities**. Further, nonprofit organizations could be added to the **Community Facilities** provision and require a locational requirement that such a use be located only on a major roadway.

R-4 ONE FAMILY RESIDENTIAL DISTRICT REDUCED MINIMUM LOT WIDTH

Currently, the City's Zoning Ordinance includes a provision that allows for the reduction of a lot width within the R-4 One Family Residential District from the normally required 80 feet to 60 feet and allows lot area to be reduced from 9,600 square feet to 7,000 square feet (the minimum width and area of a lot needed to construct a home). This allowance is based on a review by City staff of the existing character of the neighborhood. The issue that has been occurring is a lack of definition of what is the defined neighborhood contributing to the character, whether the neighborhood should be the "block" that the lot is located, a certain distance in each direction or a general area of the City, such as the Brooklands (which is one of the areas where this issue arises on a somewhat regular basis) as a whole. The context of such reviews is more often as part of Staff's review of land division applications.

City staff is suggesting the elimination of this provision in its entirety. This will eliminate the need for defining the extent of neighborhood that is included in the review, and will eliminate what may be perceived as ambiguity in the ordinance and would lead to more consistent reviews over time. This would also limit the number of new homes that would be permitted within the existing neighborhood fabric of many of the city's older neighborhoods. Existing lots that are substandard would not be impacted as they already exist, however, the elimination of this provision could impact anyone wishing to further divide an existing lot that has a lot between 120-160 feet depending on their surrounding context. However, those property owners would always have the right to seek recourse by applying to the Zoning Board of Appeals for a variance.

LANDSCAPING PERFORMANCE GUARANTEE

Currently, the City requires a performance guarantee for the installation of required landscape. In addition, after all plantings have been planted, the city requires a 2-year maintenance bond. The city has seen several bonds that have expired due to time limit placed on the bonds by the issuer. To help with ensuring bonds remain valid, Staff is suggesting an amendment clearly noting the responsibility for ensuring the validity of the bond is the applicants.

SCREENING OF PUBLIC AND PRIVATE ROADS

Currently the City does not have a specific requirement for screening a public or private road, which may be proposed to be constructed as a part of a development when the road abuts or is otherwise adjacent to a property that not included within the proposed development. This can lead to significant negative impacts to adjoining properties if they have a road constructed directly adjacent to their property line.

As noted, Staff desires to increase screening required of a public or private road that is proposed to be developed proximate to a property that is not otherwise within the proposed development property. The buffer level proposed is a Level C that would require a 20-foot greenbelt and a series of plantings per 100 feet.

FOUNDATION PLANTINGS and LANDSCAPE ISLAND PLANTINGS

Currently the City does not require plantings alongside a building/building façade and does not require additional plantings (other than a singular tree) within required parking islands. Staff desires to upgrade landscaping requirements to require foundation plantings along building foundations, in order to provide a more harmonious setting, especially with new construction.

As noted, Staff desires to increase foundation plantings along most side of a building. This would include greenery and pervious surface onsite. The planting area as proposed would allow portions of the building to not have foundation plantings to allow for entrance doors, additional sidewalk area, loading areas, etc. A provision of this nature could reduce the overall building size allowable by requiring additional planting areas. The additional plantings in parking islands would not require additional land area, rather it would just increase number of plantings. Proper plant types would need to be provided due to harsh conditions in these areas.

DEFINITIONS

Based on the constant evolution of uses and how certain uses may be regulated at the county or state level, definitions require updating.

Current proposed definition amendments include **Automotive Gasoline Service Station** to include EV charging stations (that are a primary use); **Automotive Repair Garage** and **Automotive Service Centers** to ensure compatibility with the City's permissible use table as they also relate to general and light industrial uses; **Community Facilities** to include non-profit organizations since the City's Zoning Ordinance does not clearly define where these uses may be permitted; **General Industrial** uses, to coordinate with **Automobile Repair Garages** (see above) and also include Data Centers; **State Licensed Residential Facility** to update references to Section #'s within the Zoning Ordinance and eliminate regulatory provisions contained in the definition.