Title 8 Zoning Code Land Use Update

Neighborhood Meeting: November 25, 2026 • 5:30 PM

Why are we updating the code regarding Land Uses?

The way people live, work, shop, and do business has changed significantly over the years. This code update is intended to ensure the City's land use regulations continue to reflect current uses, development patterns, and community expectations.

The purpose of this update is to:

- Improve consistency and predictability.
- Protect and direct uses to appropriate zoning designations
- Reduce unnecessary regulatory burdens for low-impact uses.
- Ensure development standards are practical and enforceable.
- Update land use definitions and use-specific standards.

Key Questions Being Considered

As part of this review, the City is evaluating:

- How uses should be classified and defined.
- Whether uses are allowed in the most appropriate zoning districts.
- When a use should be permitted, require an Administrative Conditional Use Permit, require a Conditional Use Permit, or be prohibited.
- Whether existing use-specific standards remain necessary and effective.
- Whether development standards create unintended challenges for existing properties and redevelopment.
- How regulations can remain responsive to changing land uses and business models while protecting surrounding properties and neighborhoods.

What Is Being Reviewed?

Review of Use Definitions

The City will review and modernize uses to:

- Remove outdated references and terminology.
- Add uses not defined in code.
- Combined similar uses.
- Divided certain uses into separate categories.

Review of Use-Specific Standards (Section 8-2C)

Each use listed in Section 8-2C, Non-Residential Use Provisions, will be reviewed individually to determine whether:

- Standards remain necessary.
- Standards are effective and enforceable.
- Requirements are outdated.
- Additional standards are needed.
- Similar uses should be regulated consistently.

Administrative Conditional Use Permit Process

The City is evaluating the creation of an Administrative Conditional Use Permit (AC).

- Faster review of lower-impact projects.
- Reduced costs for applicants.
- More efficient use of City resources.
- Maintaining conditions and standards where appropriate.

This process would be used only for qualifying uses meeting specific criteria.

Review of Allowed Uses by Zoning District

Uses in each zoning district will be reviewed to determine whether they should be:

Status	Meaning
Permitted (P)	Allowed by right
Administrative Conditional Use Permit (AC)	Administrative review with conditions
Conditional Use Permit (CUP)	Public hearing required
Prohibited (X)	Not allowed

The goal is to align review requirements with the potential impacts of a use.

Development Standards Review

The City is reviewing regulations that may create practical difficulties for existing properties and redevelopment projects.

Examples include:

- Sidewalk installation requirements where adjacent sidewalks are missing or nonconforming.
- Parking requirements on small or constrained lots.
- Landscaping requirements where site conditions limit installation.
- Other standards that may create barriers to property improvements or redevelopment opportunities.

The intent is to identify standards that may benefit from additional flexibility while continuing to protect public health, safety, and community character.

Questions We Want Feedback On

1. Are there use-specific standards that are outdated or difficult to understand?
2. Are there approval processes that seem unnecessarily burdensome?
3. Are there standards that make it difficult to improve existing properties?
4. Are there uses that should be regulated differently based on their impacts?
5. Are there definitions that should be clarified?

Public Review Schedule

Planning & Zoning Commission Public Hearing: March 17, 2027 • 6:30 PM
City Council Public Hearing: April 26, 2027 • 6:00 PM