

## Summary of proposed changes in the current draft of the zoning ordinance:

- There are a number of cleanup items, such as:
  - Removed provisions that are more appropriate for the adopting ordinance,
  - Updated references to the official zoning map to allow for a digital or online map;
  - Removed items that are in conflict with, or already addressed by, state law; and
  - Moved certain procedural items for the Zoning Board of Adjustment (ZBOA) or Planning & Zoning Commission (P&Z) out of the zoning ordinance and into a separate policies and bylaws document for each,
    - *Separate bylaws documents will be provided separately*
- Allows for staff-initiated rezoning cases
- Clarified the difference between a conditional use and a special exception (sometimes used interchangeably in the previous draft ordinance)
- Removed provisions related to vested rights (grandfathering of projects and permits) and *replaced with a separate vested rights ordinance applicable to more than just the zoning ordinance.*
- Removed notice requirements from the ordinance and replaced with a reference to state law.
  - *Will replace with a separate summary of state law requirements for use by staff that will be updated to be consistent with recent changes in state law.*
- Removed prohibition on reapplication for a different zoning request after a denied request. (Still does not allow the same request within one year of a denial.)
- Updated manufactured home standards and terminology to comply with changes in state law.
- Inserted the city's current process and procedures for the historic district, which were inadvertently left out of the previous draft.
- Updated the parking standards to remove minimum parking requirements for most uses, but keeping drive through queuing standards and loading area requirements. The standards for parking spaces and parking lots will remain, but without any minimum requirement for number of parking spaces.
- Removed list of examples of allowed home occupations, instead relying on list of prohibited.
- Updated and clarified the definition of "short term rental".
- Amend nonconforming language to comply with recent changes in state law.
- Modified definition of "group home" and added a definition for "community home" to be compliant with state law.

Summary of proposed changes in the current draft of the zoning ordinance:

- Outstanding questions for the Commission:
  - **Limit number of garage sales per year? (can be problematic to enforce)**
  - **Limit parking of large vehicles within neighborhoods (can be controversial and problematic to enforce)**
  - **Does the City want to regulate Short Term Rentals? Why not allowed in commercial areas, where hotels are already allowed?**
  - **Do you want to prohibit “mobile homes” built prior to 1976, which is allowed per state law?**
  - **Do you want to look at progressive building setbacks that would vary depending on adjacent zoning or use? If so, what setbacks are desired adjacent to which uses?**
  
- Additional notes:
  - Section numbering will need to be updated to match existing code of ordinances.
  
- Documents
  - Draft zoning ordinance
  - Draft vested rights ordinance
  - Summary of statutory notice requirements
  - Proposed P&Z Policies & Bylaws
  - Proposed ZBOA Policies & Bylaws