



PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [80803](#) (Fix Minor Errors)

**Prepared By:** Planning and Zoning Staff

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[80803](#) – This amendment is a series of clean up type changes throughout the zoning code. The proposed ordinance does not make substantive changes to the zoning code but instead corrects errors currently found in Chapter 28. It includes corrections to past drafting oversights, typos, and similar changes. This list summarizes the proposed changes:

- 1) 28.032, Table 28 C-1, Make single family attached dwelling (3-4 dwelling units) a permitted use in the TR-P district. Single family attached dwelling (5-8 dwelling units) and single family attached dwelling (>8 dwelling units) are permitted in the TR-P district so it appears not allowing single family attached dwelling (3-4 dwelling units) was a drafting error.
- 2) 28.032 Table 28 C-1, Make single family attached dwelling (5-8) dwelling units a permitted use in the TR-V2 district. Single family attached up to eight units is already listed as a permitted use in TR-V2 under 28.048 (2). This change will correct this drafting error.
- 3) 28.033 Residential District Building Forms Chart – Add check mark for “three-unit building” building form for TR-U1, TR-U2 and TR-P. Three-unit dwellings are allowed in these districts, but the building form appears to have been missed.
- 4) 28.039 – Fix typo from “wells” to “walls.”
- 5) 28.061 Table 28D-2, Remove “Y” under Supplemental Regulations column for “Small appliance repair.” There is no supplemental regulation for this use.
- 6) 28.061 Table 28D-2, Remove “Y” under Supplemental Regulations column for “Small engine repair.” There is no supplemental regulation for this use.
- 7) 28.061 Table 28D-2 – Remove “Storage locker (personal)” use under Retail Sales and Services because the use is listed twice in the use table.
- 8) Add “bus business” use to “taxicab or limousine business” use throughout Chapter 28. The use was in our pre-2013 zoning code and appears to have been inadvertently not included in the new code.
  - a. 28.061 Table 28D-2
  - b. 28.082 Table 28F-1
  - c. 28.0211 – Add to definition
- 9) 28.061 Table 28D-2, Remove “Y” under Supplemental Regulations column for “Colleges and universities.” The only Supplemental regulation is about Transportation Demand Management Plans and is being removed. The City started a TDM program in summer 2023. The program is in Chapter 16 and administered by Traffic Engineering.
- 10) 28.061 Table 28D-2, “Class 2 Collocations” change from C to P in TSS district. The State has set a very high bar for us to deny a collocation. All other districts have this use as a permitted use. It appears TSS was missed.

- 11) 28.062 Table 28D-3 Mixed Use and Commercial Building Forms, Add “Three-Unit Building” as a row item. Three-unit buildings are allowed as a conditional use in some Mixed-use and Commercial Districts and a permitted use in RMX, but the building form is missing from the chart.
- 12) 28.066(2)(d) Remove TDM language. The City started a TDM program in summer 2023. The program is in Chapter 16 and administered by Traffic Engineering.
- 13) 28.069 RMX district – Remove different side yard setback for one-story buildings because the code requires all buildings in the district to be two-story.
- 14) 28.072 Table 28E-2 – Add “windows” to “Vehicle access sales and service” use. This corrects a typo.
- 15) 28.073 Downtown Building Forms, Add checks for “Single-Family Attached” and “Live/Work Building” as allowable building forms in the zoning districts where these uses, and therefore forms, are allowed. This was missed with previous code changes.
- 16) 28.087(5)(d) Remove TDM reference. The City started a TDM program in summer 2023. The program is in Chapter 16 and administered by Traffic Engineering.
- 17) 28.091 Table 28G-1, Add “Bicycle-sharing facility” as a permitted use in all Special Districts. It’s a permitted use in all other zoning districts but was inadvertently missed for Special Districts when the use was added to the code.
- 18) 28.091 Table 28G-1, Add “Cemetery” as a conditional use in the Parks and Recreation (PR) district. Most cemeteries are located within the Conservancy (CN) district where it is not an allowed use. PR is a more appropriate district for the use. Adding the use to PR will allow cemeteries to rezone to the district if needed in the future.
- 19) 28.097(5)(c)2.g. Remove TDM reference. Covered by TDM Program.
- 20) 28.098(2)(d) Remove TDM reference. Covered by TDM Program.
- 21) 28.131 – Remove 28.131(1)(f)6. The reference is to a part of the code that no longer exists.
- 22) 28.151 Supplemental Regulations for “Automobile Body Shop, Automobile Sales and Rental, Automobile Service Station, Automobile Repair Station, Convenience Store.” The supplemental regulation under (g) references a part of the code that no longer exists. Combine supplemental regulations under one sub so that the reference to (g) is no longer needed.
- 23) 28.151 Supplemental Regulations. Edits to remove references to TDM in supplemental regulations for:
  - a. Clinic-Health
  - b. Colleges and Universities
  - c. Physical, Occupational, or Massage Therapy
  - d. School, Arts, Technical or Trade
- 24) 28.183(6)(a)6. Remove TDM reference. Covered by TDM Program. Renumber subsequent subsections.
- 25) 28.211 Definitions – add definition for “Cemetery.”

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26) 28.211 – Remove definitions for “Transportation Demand Management” and “Transportation Management Association.” Covered by TDM Program.

Staff supports this amendment.