

PLANNING DIVISION STAFF REPORT

June 29, 2026



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

Legistar File ID #: [93404](#) (Non-Residential in Residential Districts Height Conditional Use)

Prepared By: Zoning and Planning Staff

[93404](#) – Limited non-residential uses are allowed within residential zoning districts – uses like places of worship, community centers, and schools. In some cases, the maximum building height for nonresidential buildings in these districts, typically 35' to 40', is too constraining. The proposed code change would allow additional height, up to 50', to be allowed for nonresidential uses in these residential districts as a conditional use. Our mixed-use and commercial zoning districts already have a provision for conditional uses for height, and these requests would follow the same standards and process.

Staff supports this amendment.