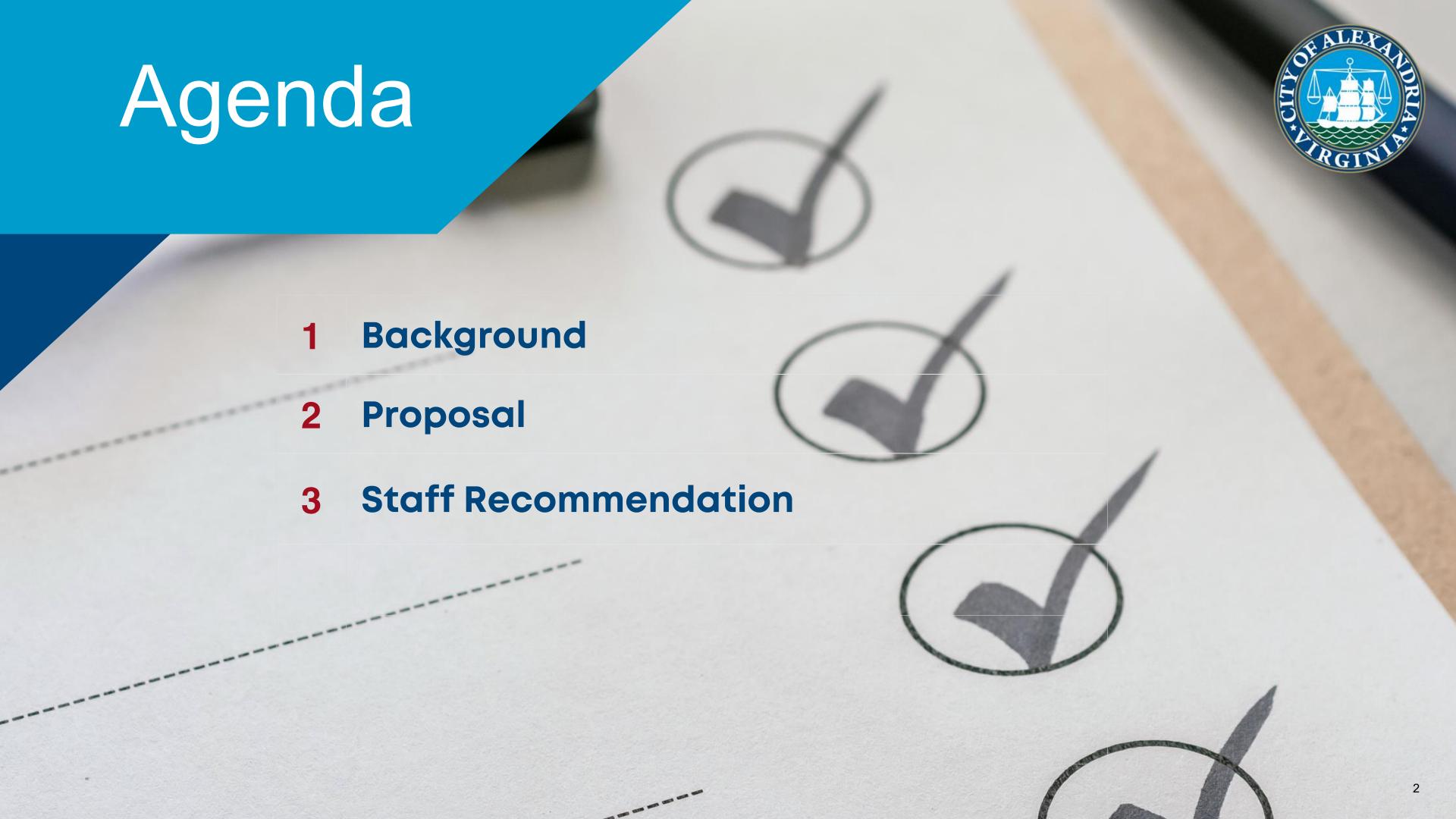


Zoning Text Amendment #2025-0001 Minor Updates

Planning Commission – March 4, 2025







Key elements of the proposal:

- Increase regulatory flexibility for City Hall renovation project
- Allow taller fences between residential and non-residential properties
- Allow small additions to existing buildings without site plan approval
- Correct errors, unintentional omissions, and inconsistencies



Regulatory Flexibility for City Hall

- Clarify that public buildings constructed prior to 1998 are noncomplying uses
- Allow expansion of noncomplying public building use without SUP approval
- Increase maximum height and FAR for public buildings constructed prior to 1998 in the CD and KR zones



Fences between residential and non-residential properties

 Allow fences up to 10 feet tall on residential properties that directly abut non-residential properties



Additions to existing buildings

 Allow additions of less than 3,000 square feet to existing buildings without site plan approval



Staff recommends approval

