



Text Amendment #2019-0005

Zoning Ordinance Practical Updates – Fall 2019

City Council
September 14, 2019

Purpose

- Codify long-standing staff zoning interpretations with new definitions.
- Update and remove unintentional errors from previous text amendments.
- To streamline and provide sensible updates to modernize the Zoning Ordinance.



New Definition: Public school, academic

- Public School currently undefined.
- Define as a public school, academic as an early childhood, elementary, secondary, post-secondary, collegiate school or university governed by a public entity that is maintained solely or in part by public funding.



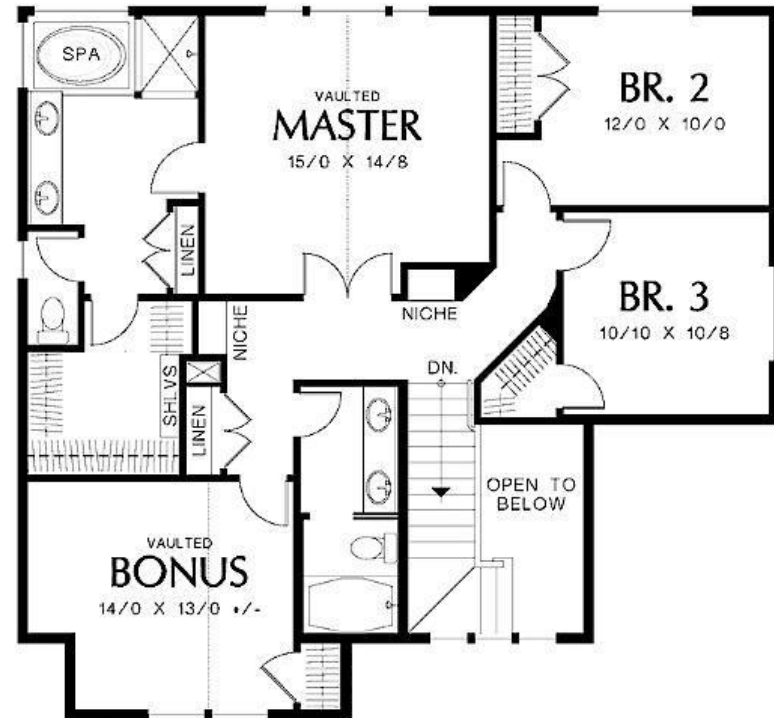
New Definition: Solar Energy System

- Advance the goals of the Environmental Action Plan.
- Define as one or more solar collection devices, solar energy related 'balance of system' equipment, and other associated infrastructure with the primary intention of generating electricity from the sun, storing electricity, or otherwise converting solar energy to a different form of energy.



Amend Definition: Floor Area Ratio

- Modification to correct for unintended consequence of 2018 amendment.
- Remove references to the statewide building code

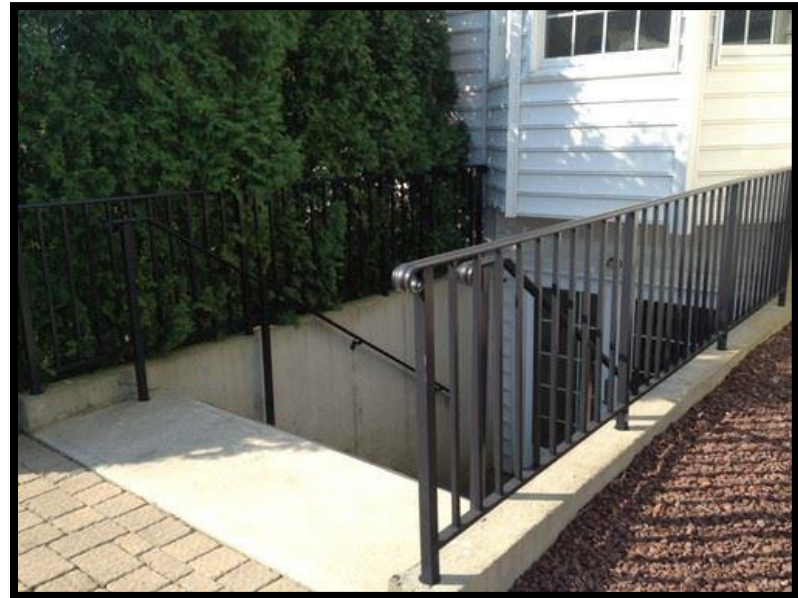


Add Uses and Standards

- Add public school to the list of special uses in the Industrial Zone
 - Provide flexibility for ACPS and other public schools in the selection of school sites
 - Allow with a special use permit in order to mitigate impacts as it relates to noise, traffic, and environmental concerns.
- Add solar energy system as a permitted accessory use
 - Recommendation of the approved Environmental Action Policy
 - Incentivize placement of green technology within the city.
- Add parking standards for *Private, Academic and Collegiate school uses*

Open Stairs

- Zoning Ordinance does not permit open stairs within 5 feet of a property line.
- Removal of unintentional impediment to construction of stairs.



Technical Errors

- Amend Definition of structure, subordinate
 - Current definition would render certain accessory structures unusable.
 - Recommendation to remove maximum height limit.
- Amendment to Section 8-200(F) to reference the correct section
 - Correct for typographical error



Recommendation

On September 3, 2019, Planning Commission unanimously recommended approval of the text amendment