



CITY COUNCIL MEETING
Tuesday, April 21, 2026 at 6:00 PM

At 6:00 p.m. Council will meet in a Study Session in Chambers, Charles S. Crandall Center at City Hall, 540 West Hills Circle.

1. Items of Discussion:

Zoning and Subdivision Ordinance Progress Update



TO: City Council

FROM: Community Development Department

DATE: April 21, 2026

SUBJECT: Zoning and Subdivision Ordinance Progress Update

A. Zoning Map Updates

As a part of the zoning code update, staff is revising the zoning map to better align with existing land use and development patterns. A staff analysis of R-1, Single-Family Residential areas, particularly related to lot frontage and lot size, identified a substantial number of nonconforming properties. The nonconforming status of a lot can limit property owners' ability to obtain building permits, obtain financing, and limit expansion. Please note this does not change the existing uses but does allow for some flexibility in the future.

To reduce the number of nonconformities, staff recommends rezoning these areas to better reflect existing neighborhood densities and development patterns. It is also important to note that many of the changes also bring us close to compliance with any pending legislation regarding density in Residential Districts.

Staff is also proposing the following changes:

- Consolidation of R-1 through R-6 into R-1 through R-4
- Creation of Neighborhood Mixed-Use and North Downtown Mixed-Use districts
- Creation of a Civic-Public district
- Reassignment of all parks to the A-O district
- Elimination of the RB, B-1, and IP districts

B. ADUs (Accessory Dwelling Units)

Staff and Planning Commission recommend integrating detached accessory dwelling units into the zoning code update. Detached ADUs would be permitted in the R-3 and R-4 zoning districts and allowed as a conditional use in the R-1 and R-2 districts.

Detached ADUs would be subject to the same development standards as attached ADUs, including a maximum size of 30 percent of the primary dwelling's square footage.

It is important to note that the community survey showed overwhelming support for ADU's. This approach as proposed by the Planning Commission is a cautious approach that does not involve just jumping in fully. Finally, all of the zoning bills in the legislature would require that the City permit ADU's as a permitted use by right in all residential zoning districts.

C. Sidewall Height

Staff and The Planning Commission recommend revising the method used to measure the height of accessory structures. The changes would shift from measuring height at the roof peak to measuring sidewall height.

The revision would also change how setbacks for detached garages are determined based on height, replacing the current ratio with a more straightforward and readable standard. The current ordinance causes immense confusion. The current code states:

A ratio of two and one-half to one (2.5:1) between the height of the structure and the setback from the side and rear lot lines shall be maintained.

Staff and The Planning Commission recommend the following changes:

- Sidewall height of up to 10 feet with a 5-foot setback.
- Sidewall height of up to 12 feet with a 10-foot setback.
- Maximum sidewall height of 14 feet as a conditional use permit.

D. Uncovered Deck Setbacks

Staff and the Planning Commission recommend revising the setback for uncovered decks to 5 feet from the property line, consistent with setbacks required for other accessory structures as well as attached garages. This setback would include any associated stairs as well.