



Item	Zoning Ordinance Requirement	Proposed Modification
Page 22	Transitional Setbacks defined.	Remove Requirement
Page 37	Note 3: For buildings above 1 story, the 2 <sup>nd</sup> story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 37	Added standard.	3. For corner lots, the side of the primary structure that does not have a primary entrance, may be set back 15' from the property line.
Page 37	Note 8: Where feasible, provide access from an alley.	Modified Note 8: Where feasible, access must be provided from the alley.
Page 37	Note 9: If an alley is present, access must be provided form the alley.	Remove requirement
Page 37	Note 10. On corner lots, garage/carport only has to setback 20 feet from the lot line that has the greatest street frontage.	This will become Note 9.
Page 37	Exhibit Drawing	Replace with updated drawing.
Page 38	Note 1: Only 30' of total front wall width can be located within 25' of the front lot line.	Only 30' of total front wall width can be located within 25' of the front lot line. The maximum width is a continuous wall. Building activation requirements apply.
Page 41	B: Side Setback	Remove Transitional Setback requirement
Page 41	C: Rear Setback	Remove Transitional Setback requirement
Page 41	Note 2: For buildings above 1 story, the 2 <sup>nd</sup> story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 45	B: Side Setback	Remove Transitional Setback requirement
Page 45	C: Rear Setback	Remove Transitional Setback requirement

Page 45	H: Garage and Carport Location	Remove Carport
Page 45	Note 3: For buildings above 1 story, the 2 <sup>nd</sup> story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 49	B: Side Setback	Remove Transitional Setback requirement
Page 49	C: Rear Setback	Remove Transitional Setback requirement
Page 49	Note 2: For buildings above 1 story, the 2 <sup>nd</sup> story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 53	B: Side Setback	Remove Transitional Setback requirement
Page 53	C: Rear Setback	Remove Transitional Setback requirement
Page 53	Note 3: For buildings above 1 story, the 2 <sup>nd</sup> story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 57	B: Side Setback	Remove Transitional Setback requirement
Page 57	C: Rear Setback	Remove Transitional Setback requirement
Page 57	Note 4: For buildings above 1 story, the 2 <sup>nd</sup> story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 61	Note 2: For buildings above 1 story, the 2 <sup>nd</sup> story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement

Page 65	Note 2: For buildings above 1 story, the 2 <sup>nd</sup> story and above must be set back an additional 5' from the shared lot line. This requirement applies on all side and rear lot lines except where otherwise stated or where the property abuts a lot in Area 5, 6 or 7.	Remove Requirement
Page 75	Finished Ground Floor Height	Clarify this height as the stem wall height

The Planning Commission recommended approval of the proposed changes on December 20, 2018. The preview ordinance was reviewed by the City Council on January 15, 2019 and set for adoption.

**Cost:** \$0

**Funding Source:** Source

**Requested By:** Michael Skates, Development Services Director

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Ordinance No. 3558  
Supplement A- Downtown Residential Overlay District

**Recommendation:**

Adopt Ordinance No. 3558 and approve the emergency clause.