

GENERAL INFORMATION

Request: Study item for the transference of Chapter 19 to Chapter 21 of the Zoning Code.

HISTORY

City Council action: 09/11/2006 Adopted Ordinance #2006-35, establishing Chapter 21 of the City Code.

CHRONOLOGY

Planning Commission	08/15/2024	Study item scheduled
	10/10/2024	Public hearing anticipated
City Council	11/18/2024	Public hearing anticipated

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PROPOSAL

The Planning Division seeks to combine the two existing zoning chapters, 19 and 21, of the City Code into one chapter (21). Many sections from Chapter 19 have been already shifted to Chapter 21 through previous Code amendments. This project will finish moving all of the content from Chapter 19 into one unified zoning chapter, thereby improving usability.

This study session is for information only. Public hearings will be scheduled for the fall, at which the Planning Commission and City Council will have an opportunity to review the complete ordinance and adopt the changes.

ANALYSIS

The intent of this project is to shift content from Chapter 19 to 21 while avoiding substantial changes in policy or standards. Many smaller stylistic changes were made to ensure consistency with current best practice and style preference. Examples of those changes are listed below.

- Changed instances of “shall” to more consequential words such as “must”
- Changed numbers ten and under from their symbol form to the written version
- Changed symbols such as “%” to their written form
- Changed references to other Chapter 19 sections to their new Code location

Some substantive changes were necessary in instances when the Code no longer followed State law or did not comply with other legal requirements. The substantial changes are shown in the farthest right column of Exhibit 1 (attached).

Though staff sought to place sections from Chapter 19 into the best location or sequence from an organizational perspective in Chapter 21, it is likely that changes will need to be made in the future, such as formatting certain sections differently, or combining sections where it makes sense. The final organization structure for Chapter 21 is based on a “roadmap” document that was created and has evolved over time to ensure that Chapter 21 is well organized. Some sections were deleted in the process, as they were no longer relevant or moved to other City Code chapters, such as the Fire Prevention (Chapter 6) or Building (Chapter 15) chapters. The table below outlines the old location of the section in Chapter 19, the old section name, the new section location, and the new section name.

Another large part of the project was searching for cross references to each Chapter 19 section. Although much work was put into searching for cross-references to the sections that will be deleted, it is possible there were many missed cross-references that will need to be changed in the future over time. The final ordinance is quite large, and it is almost guaranteed that future Miscellaneous Issues Ordinances will include clean-ups related to this project.

RECOMMENDATION

No formal action is requested at this time. This is a study item is intended to provide a preview for the Planning Commission in advance of the public hearing along with information about staff’s methodology for the reorganizational effort.