



Legislation Details

File #:	22-0402	Version:	1	Name:	Five Amendments to the Chapter 55 – Unified Development Code for City Council Approval are proposed as described below:
Type:	Resolution/Public Hearing	Status:			1. Religious Assembly Use in M1 district: Amendment to Section 5.15.1 (Primary Uses), Table 5-15-1 (Primary Use Table), to add rel
File created:	2/25/2022	In control:			Filed
On agenda:	3/1/2022	Final action:			City Planning Commission
Enactment date:		Enactment #:			3/1/2022

Title: Five Amendments to the Chapter 55 - Unified Development Code for City Council Approval are proposed as described below:

1. Religious Assembly Use in M1 district: Amendment to Section 5.15.1 (Primary Uses), Table 5-15-1 (Primary Use Table), to add religious assembly use as a permitted use in the M1 (Limited Industrial) zoning district.

2. Marijuana License Types and Numbers of Licenses Per Lot: Amendment to Section 5.16.3.G (Marijuana Facility use specific standards) to delete paragraph d (Number of State Marijuana Licenses Per Lot) and paragraph e (Types of Marijuana Facilities Per Lot). Deleting paragraph d will allow any number of marijuana facilities on a single lot, whereas currently a maximum of one to five are permitted depending on the zoning district in which the lot is located. Deleting paragraph e will allow multiple of the same kinds of marijuana license types on a single lot, whereas currently it is interpreted that every license must be for a different type of marijuana facility when more than one license is allowed. All other marijuana facility standards and regulations provided in the UDC, as well as State standards and regulations, will remain in effect.

3. Minimum Lot Size in R2A District: Amendment to Section 5.17.3 (Residential Zoning Districts), Table 5-17-2 (Two-Family Residential Zoning District Dimensions) to change the minimum lot size from 8,500 square feet to 5,000 square feet, to change the minimum lot width from 60 feet to 40 feet, and to change the minimum lot area per dwelling unit from 4,250 square feet to 2,500 square feet.

4. Street Tree Escrow: Amendment to Section 5.20.10.B (Street Trees Required With Site Plan Developments) to remove references to street tree escrow and instead require a street tree planting fee.

5. Landscape Modifications: Amendment to Section 5.30.1 (Landscape Modifications) to add standards of approval for flexibility in street tree requirements to the list of other landscaping and screening requirements that can be modified on a proposed site plan, and other minor changes for consistency and clarity. Staff Recommendation: Approval

Sponsors:

Indexes:

Code sections:

Attachments: 1. Planning Staff Report 3-1-22 (UDC Delta).pdf, 2. Ordinance To Amend UDC (Delta Group).pdf, 3. October 26 2021 Memo M1 District Religious Assembly Use.pdf, 4. October 26 2021 Memo Marijuana Facility Standards.pdf, 5. September 28 2021 Presentation R2A Lot Size.pdf, 6. Chronology of Planning Efforts Related to R4CR2A Zoning Districts.pdf

Date	Ver.	Action By	Action	Result
3/1/2022	1	City Planning Commission		
3/1/2022	1	City Planning Commission		
3/1/2022	1	City Planning Commission	Approved by the Commission	Pass