

*CTAM-7245-2016  
Modifications of the Height  
Restriction and General  
“Housekeeping” in the E-1 and E-2  
Zones.*



# Purpose and Intent

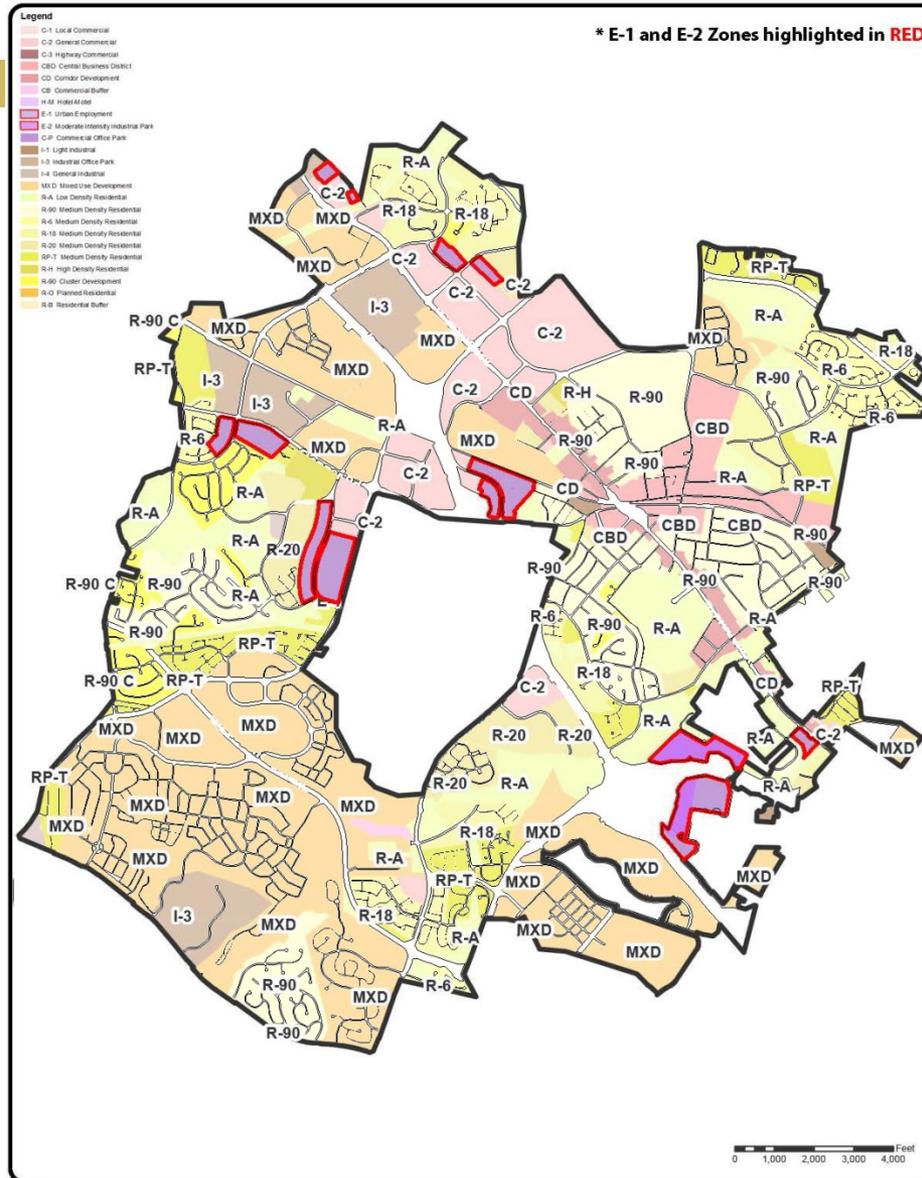
- Future growth will be in the form of redevelopment of existing parcels.
- Most E-1 and E-2 properties are reaching the end of their usable and marketable life cycle.
- To encourage denser redevelopment and create greater job creation in our existing Employment zones.

# Facets of the Amendment

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- Three facets of the Text Amendment:
  - ▣ Increase the maximum building height in the E-1 Zone from 45' to 85'.
  - ▣ Amend the setbacks
  - ▣ Housekeeping
- Because of cross-referencing, the amendment will also amend the E-2 Zone.

# E-1 and E-2 Locations



# Current Code

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## □ **Section 24-158. – Height Restrictions:**

*“The maximum height in the E-1 Zone shall be forty-five (45) feet.”*

- Current height limitation may not accommodate a newly constructed four (4) story building.



# Proposed Text Amendment

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## □ **Section 24-158. Height Restrictions.**

*“The maximum ~~building~~ height of any building in the E-1 Zone ~~shall be~~ must not exceed ~~forty-five (45) feet~~ eighty-five (85) feet, exclusive of any mechanical or other equipment placed upon the rooftop.”*

- Could accommodate a typical six (6) story commercial building.



# Current Code

## □ **Section 24-157. Yard Requirements.**

*“The following yard requirements shall apply in the E-1 Zone:*

- (a) Front yard. Thirty (30) feet.*
- (b) Rear and side yards. Twenty (20) feet; provided, that one foot shall be added for each foot of building height over thirty (30) feet.”*

# Proposed Text Amendment

## □ **Section 24-157. Yard Requirements.**

The following yard requirements shall apply in the E-1 Zone:

\* \* \* \* \*

*Rear and side yards. Twenty (20) feet, except that  
~~provided, that one foot shall be added for each foot of~~  
~~building height over thirty (30) feet. one (1) foot shall be~~  
~~added for each foot of building height over forty-five (45)~~  
~~feet to any individual rear or side yard(s) abutting a~~  
~~residential zone property as defined by Chapter 24, Article~~  
~~III, Divisions 1-8.~~*

# Proposed Text Amendment

<b>Zone</b>	<b>Setback</b>	<b>Maximum Building to Building Distance</b>
R-A	Rear Yard: 30 Feet Side Yard: 15 Feet	Rear Yard: 90 Feet Side Yard: 75 Feet
R-90	Rear Yard: 30 Feet Side Yard: 10 Feet	Rear Yard: 90 Feet Side Yard: 70 Feet
R-90C	20 Feet external boundary.	80 Feet
R-20	Rear Yard: 30 Feet Side Yard: 20 Feet	Rear Yard: 90 Feet Side Yard: 80 Feet
RP-T	20 Feet outside boundary line.	80 Feet
R-6	20 Feet outside boundary line.	80 Feet
R-18	20 Feet outside boundary line.	80 Feet

# Housekeeping Amendments

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## □ ~~Sec. 24-152. Performance Standards.~~

~~All uses in the E-1 Zone shall comply with the performance standards in section 24-150.~~

- Performance standards were repealed by Ordinance O-8-92.
- Staff is proposing to keep Section 24-152 in reserve.

# Housekeeping Amendment

## □ **Sec. 24-153(h). Outdoor Storage.**

\* \* \* \* \*

(h) Any development requiring approval by the planning commission for uses developed under section 24-153 shall not be subject to the height limitations stipulated in section ~~9-3~~ 24-167 of the City Code.

\* \* \* \* \*

□ Chapter 9 changed with Ordinance O-15-89.

# Housekeeping Amendment

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## □ **Sec. 24-160C. Development Standards and Requirements.**

*All uses in the E-2 Zone shall comply with the development standards and requirements set forth in section ~~24-152~~ 24-153 through and including section 24-160, inclusive of this Code...*

# Next Steps

- Staff recommends that the Planning Commission hold their record open until 5PM Monday April 11, 2016 (21 days) with anticipated recommendation April 20, 2016.
- Staff recommends that the Mayor & City Council hold their record open until 5PM Monday April 25, 2016 (35 days) with anticipated Policy Discussion May 16, 2016.