



ULDC - OPEN-DOOR STUDY SESSION LAND USES AND USE REGULATIONS

March 13, 2025



OUTLINE

- Purpose of ULDC (Donna)
- Background (Donna)
- Review selected land uses (Chair Rants)
- Feedback opportunity (Chair Rants)
 - The Planning Commission and staff will listen to all feedback and all perspectives and take notes. No decisions are being made tonight.
 - Staff may offer contrarian views to elicit critical thinking.
 - The goal is to understand the impacts of land uses and if any “use regulations” are needed.
- Next Steps (Donna)

WHY ARE WE UPDATING OUR LAND USE CODES?

- Support the Comprehensive Plan.
- Improve compatibility of current development with existing and future development.
- Provide greater certainty and predictability for property owners, developers, builders, and residents.

BACKGROUND

- Land Use: How land is used or occupied.
- Zoning: The legal means to regulate land use and intensity of development. The rules of development.
- Every property within the City has Zoning. Zoning includes a menu of permitted uses. The City controls the menu.
- Developers, builders, property owners, and residents choose what they want to develop on a property from the menu of permitted uses.
- Review selected uses and discuss if they need special site design standards to best fit into the community.
- Principal use: The main use or structures of the property.
- Accessory use: An incidental, customary, and subordinate use or structure to the principal use of the property, structure, or building on the same lot.

PRINCIPAL USES

1. Animal Boarding
2. Day-care Center/Preschool
3. Day Care Home
4. Dwelling, Live-Work
5. Dwelling, Multifamily
6. Micro-Manufacturing
7. Parking Structure
8. Place of Assembly
9. Utility, Major
10. Research and Development Facility
11. Vehicle Service, Minor
12. Veterinary Clinic/Hospital
13. Fueling Station
14. Bar/Tavern/Nightclub
15. Self-storage
16. Doggie Daycare
17. Pawn Shop

OTHER PRINCIPAL USES

- Vape Shop
- Body Art Services
- Junk Yard
- Auto Services
- Pay Day Loan
- Car Wash, full service, self-service, vacuums (as a principal or accessory use)

ACCESSORY USES

- Alternative Energy System
- Drive-Thru Facility
- Electric Vehicle (EV) Charging Station
- Garage, private
- Home Occupation
- Nursery or Garden Center
- Storage Shed
- Trash Enclosure

NEXT STEPS

- March 18, 2025 – Joint Meeting (virtual). The Planning Commission will report the initial findings of the open-door study session to the City Council.
POSTPONED.
- March 27, 2025 – PC Meeting (regular). General business. Continue ULDC study session on use regulations.
- April 10, 2025 – PC Meeting (virtual). Open-door study session on Review and Decision Criteria for permitted land uses.