

AGENDA ITEM 17 (b)

DATE: SEPTEMBER 8, 1980
TO: HONORABLE MAYOR & CITY COUNCIL
FROM: PLANNING DEPT. STAFF
SUBJECT: ZONING AND LAND DEVELOPMENT STANDARDS AND GUIDELINES

The following list of development standards represents new and revised documents necessary for the implementation of the new Zoning Ordinance. The effective date of the Ordinance is September 11, 1980 and it is necessary to adopt these standards so that staff may proceed with the administration of the Zoning Ordinance.

- 1) Development Standards - Neighborhood Shopping Center
- 2) Development Standards - Attached Building Subdivisions Multi-Family Projects
- 3) Development Standards - Planned Industrial Parks
- 4) Development Standards - Service Stations & Mixed Uses
- 5) Development Standards - Landscaping and Screening
- 6) Development Assessment - Community Impact Statement
- 7) Performance Standards - Pollution Control - General

ITEM 1. Development Standards for Neighborhood Shopping Centers have been designed to aid the Planning Commission in making determinations on use permit applications. Careful attention to community-wide impact potentials is required as well as detailed design review guidelines. The Design Review Commission will use these standards in their deliberations.

ITEM 2. The Development Standards for Attached Building Subdivisions and Multi-Family rental development have been completely rewritten to coordinate with the new Zoning Ordinance. Since all subdivisions will be coming to Council, this document would be useful to retain on file.

ITEM 3. Development Standards for Planned Industrial Parks will serve all decision-making bodies. Concern for the use of metal covered buildings has prompted a section on how to deal with this problem.

ITEM 4. Standards for Service Stations have been rewritten and updated with particular emphasis on mixed uses, such as franchise retail outlets with self-serve gasoline dispensing islands.

ITEM 5. General Standards for Landscaping and Screening have been proposed with the plan to improve upon this document from time to time as new information is made available.

Memo on Zoning & Land Develop. Standards

September 8, 1980.

Page -2-

- ITEM 6. Requiring the developer to provide a Community Impact Statement will serve as an early warning system, letting him know of the wide range of natural constraints, community concerns, and expected quality which will have to be addressed in the planning of the project. A handbook, a questionnaire and a staff summary are included in this document.
- ITEM 7. Performance Standards are primarily used in Industrial and Commercial situations to maintain control over a number of potential pollution conditions. Originally these standards appeared as part of the old Zoning Ordinance; however, it is more appropriate to adopt these standards by resolution in the event standards are changed at the State or Federal level and it becomes necessary to update them quickly. The Standards, as presented, conform to Federal guidelines established for uniformity.