



city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#17-027: TEXT AMENDMENTS TO VARIOUS SECTION OF THE CITY’S
ZONING ORDINANCE REGARDING RESIDENTIAL DEVELOPMENT**

FOR THE MEETING OF: Monday, September 18, 2017, 6:30 P.M.

LOCATION: Residential Districts

REQUEST: Jason Jaggi, the Director of Community Development, on behalf of the City of Creve Coeur, has submitted for a text amendment to revise various sections of the Zoning Ordinance that would affect residential development that include but are not limited to, providing clarification on allowable encroachments within a front yard setback, providing greater definition for yards as they relate to overall lot dimensions for corner lots, and establishing requirements for sports courts. Also under consideration are revisions of the site coverage allowances for permeable pavers or concrete, and measuring building height based upon existing grade versus proposed grade and establishing new requirements for fences.

ADDITIONAL INFORMATION: During the July 17th work session, Staff identified several areas within the residential zoning district regulations that require review for possible changes. The issues with these current regulations were discussed during the Comprehensive Plan Update process, have been mentioned previously by the Commission, or have been matters that have been discussed by the Board of Adjustment relative to variance applications. Also included are some minor technical clean-up items.

APPLICANT: Jason W. Jaggi, AICP
Director of Community
Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: September 15, 2017
ATTACHMENTS: Work Agenda Item Memo from July 14, 2017
Building height zoning definitions from nearby cities
Fence Regulation handout from the City of St. Charles

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Creve Coeur 2030 References

- Residential Development & Preservation

Zoning Code References

- Section 405.120 Definition Of Terms
- Section 405.230 Establishment Of Size, Dimension And Access Criteria
- Section 405.460 Accessory Uses And Structures.
- Section 405.630 Yard Encroachments
- Section 405.640 Fences
- Section 405.690 Utilities
- Section 405.810(A)(2) Parking surface and drainage

Building Height

As discussed during the *Creve Coeur 2030* Comprehensive Plan process and in the Staff Memo dated July 14th, current regulations define building height as measured from the proposed finished grade. This has allowed the re-grading of the property to increase the height along the front elevation, and in some cases has created runoff issues on adjacent properties. The artificial raising of houses on existing lots combined with the ability to measure building height based on the finished grade has contributed to the compatibility concerns with the appearance of new homes within established neighborhoods. Strategy 2.6 under the Residential Development & Preservation Objectives and Strategies recommends the review of the Zoning Code and land development regulations to ensure new infill residential construction takes into account existing conditions such as topography and stormwater flow, with the measurement of building height, grading, and stormwater mitigation to minimize the impacts of new construction. These items are repeated in the Implementation Plan as Early Action Items for the City to address.

With these considerations in mind, Staff recommends that the following definition for building height be revised and a definition for grade be included, as follows, within Section 405.120 Definition of Terms:

BUILDING HEIGHT

The vertical distance from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge of a gable, hip or gambrel roof. In the case of new construction and building additions, building height shall be measured from the existing grade prior to the commencement of any construction.

Prior definition to be deleted

~~The vertical distance measured from the curb grade or its equivalent established grade at a point midway between the two (2) side lot lines to the highest point of the roof in the case of a flat roof; to the deck line of a mansard roof and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that where buildings are set back from street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building (the building face which contains the principal entrance).~~

GRADE

A reference plane representing the average of ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established as the lowest point within the area between the building and the lot line or, when the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.

With these new definitions, a surveyor would be required to establish the average existing grade prior to any construction and set the building height based upon this grade level. This approach would be consistent with other cities in the area, including Clayton, Olivette, Frontenac, and Ladue which use existing grade to, regulate Building Height based upon the preconstruction grade. The following are illustrations showing how grade is determined on an existing developed lot:

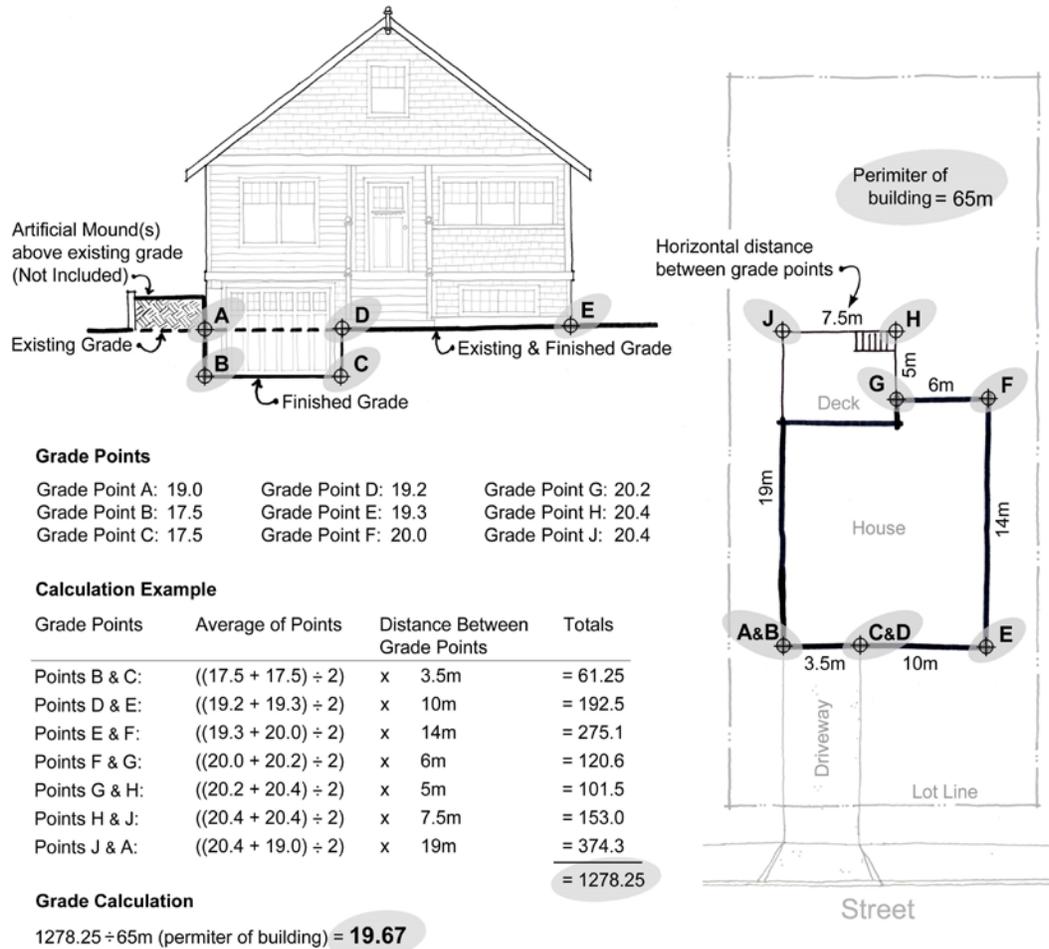


Figure 1: Illustration from Victoria Canada of how grade is calculated based on the definition

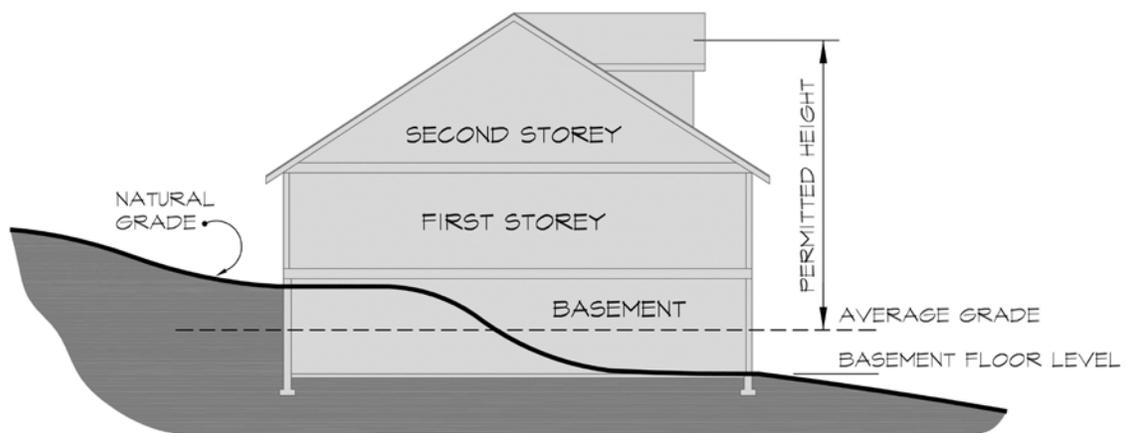


Figure 2: Location of grade and resulting permitted building height when the natural grade of the lot is not altered through construction.

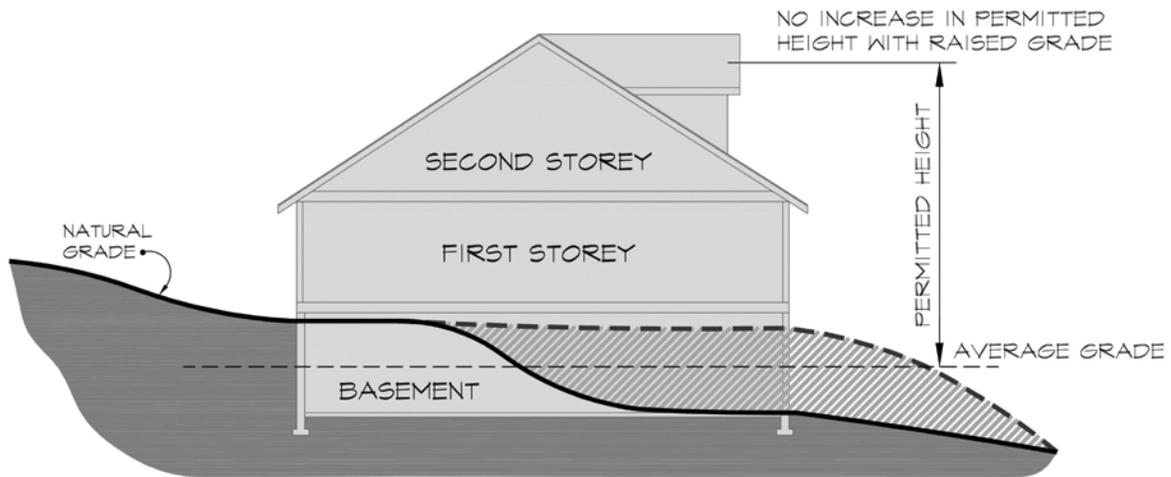


Figure 3: Location of grade and resulting permitted building height when the finished grade of the finished grade of the lot is raised above natural grade. Berming under this new definition would not result in an increased building height.

Use of Permeable Pavers for Site Coverage Calculation Purposes

As discussed during the Comprehensive Plan process and in the Staff memo for July 14th, permeable pavers are a method that homeowners can use to exceed the site coverage limitations of the residential zoning districts. While permeable surfaces have environmental benefits and should not be discouraged, they must be designed and installed correctly, and require specific long term maintenance to function properly. In terms of site coverage, the appearance is much the same as any other hard surface. The *Creve Coeur 2030* plan specifically included the Strategy 2.7: Establish a limit for the amount of pervious pavement that does not count toward site coverage allowance for residentially-zoned properties under the Residential Development & Preservation Objectives and Strategies.

Therefore, Staff would like to revise the definition of residential site coverage to allow for only 50% of permeable concrete, asphalt or pavers to be counted toward greenspace, and the other 50% would be included as part of site coverage. This revision would balance the benefits of such site features while placing reasonable limitations for site coverage calculation purposes.

SITE COVERAGE, RESIDENTIAL

The area of a residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements.

Technical Clarification of Non-Conforming Lots

Section 405.230 below requires that on existing non-conforming lots, any structure must comply with the minimum district standards, but nonetheless appears to provide for some non-conformity through variance of a side yard setback on vacant land, or if there is adjoining vacant land. Section 405.040 states that all structures and uses, including changes, must meet the code except as provided in 405.610 Non-Conformities which then expressly prohibits extension, expansion, enlargement, or increased intensity within a setback of an existing structure. The provision in 405.610 regarding non-conformities "within setbacks" allows an existing structure to remain but prohibits any new construction projecting into the prescribed setback as well as alterations to portions within the setback or new buildings to replace non-conforming buildings. Therefore, Staff would like to modify Section 405.230 as provided below, so that all non-conformities area dealt with under Section 405.610 Non-conformities.

SECTION 405.230 ESTABLISHMENT OF SIZE, DIMENSION AND ACCESS CRITERIA:

405.230(A)(1)(d) *Existing lots of record.* Structures may be built on lots of record that have been made non-conforming by this Chapter to size, area or width; provided however, that such structures shall conform to setbacks and other regulations not involving area or width of lot.

A single-family residential structure may be constructed on any lot of record in the "A", "B", "C", "D" or "AR" Districts if said lot is less than the minimum area required for building lots in the district in which it is located, provided that, providing the following conditions exist or are met:

~~(1) *Availability of adjacent vacant land.* No structure shall be erected on any non-conforming lot if the owner of said lot owns any adjoining vacant land then prior to development there must be a boundary adjustment or lot consolidation which minimizes nonconformities in lot sizes to the greatest extent possible, which would create a conforming lot if said vacant land were combined with the lot deficient in area.~~

~~(2) *Side yards.* No structure other than a permitted fence, wall or other similar structure shall be constructed on a non-conforming lot unless a minimum side yard of seven and one half (7½) feet or a minimum side yard of fifteen (15) feet where adjacent to any street is provided.~~

~~(3) *Front and rear yards.* No structure other than a permitted fence, wall or other similar structure shall be constructed on a non-conforming lot unless front and rear yards conforming to the minimums required for the residential district in which said lot is located are provided.~~

Clarification of Sports Courts, and Consolidating of Swimming Pools and Fence Regulations

Staff would like to provide greater clarification regarding recreation facilities and sports courts, and consolidate the regulations of Swimming Pools and the fences for them within one general section. Therefore the Subsection for the swimming pool fences below is being consolidated with Section 405.640 Fences and Walls.

SECTION 405.460 ACCESSORY USES AND STRUCTURES.

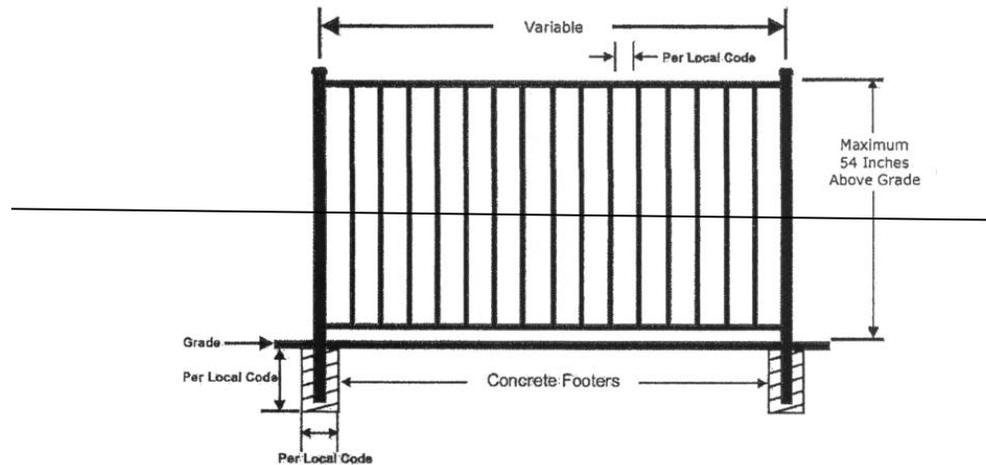
B. Permitted Accessory Uses And Structures. A "permitted accessory use or structure" is any use or structure that complies with the definitions contained in Section 405.120 including, but not limited to, the following typical uses:

6. recreation facilities including private swimming pools, bathhouses, ~~or tennis tennis,~~ basketball, racquetball, handball and other game courts, hockey/ice rinks, batting cages, and other similar facilities, provided that such facilities are set back at least fifteen (15) feet from any lot line. and any fence associated with such uses shall comply with the provisions of Section 405.640. Patios constructed in conjunction with any swimming pool may be located within a required rear yard provided that they are not located within an easement or closer than ten (10) feet to any property line

~~a. Swimming pools must be separated from adjacent residential property by a fence of at least four (4) and not more than six (6) feet in height. The fence around a swimming pool shall be constructed in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described in Section 405.640 under the following conditions:~~

- ~~i. The fence and pool are more than fifteen (15) feet from any lot line;~~
- ~~ii. The fence is a maximum of fifty four (54) inches in height; and~~
- ~~iii. The fence shall meet Building Code standards regarding design and placement of fence to the pool.~~

- iv. The fence is of an open slat black metal style, similar to the following:



If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.

Tennis courts located in any residential district shall require separate submission and approval of a site development plan in accordance with Section 405.1080

As the City does not review landscaping on residential lots, Staff is seeking to remove hedge as a form of accessory structure that would have to comply with the fences and wall regulations.

SECTION 405.460 ACCESSORY USES AND STRUCTURES.

B. Permitted Accessory Uses And Structures. A "permitted accessory use or structure" is any use or structure that complies with the definitions contained in Section 405.120 including, but not limited to, the following typical uses:

8. Statuary, arbors, trellises, barbecue stoves, doghouses, flagpoles, fences, walls, hedges and gazebos, provided these elements are in compliance with other regulations of this Chapter-including those relating to fences in Section 405.640.

Yard Encroachment

Decorative Wing Walls, Ornamental Entry Columns and Gates:

As previously discussed during the work session, in the recent discussions of the proposed entry wing walls at Lakeshore Drive and the allowance of courtyard fences and walls as an extension of the home, Staff would like greater clarification and to allow for such decorative elements when designed and connected as part of the home. Section 405.630 Yard Encroachments states that every part of a required yard shall be open and unobstructed from the ground to the sky, except as herein provided or as otherwise permitted in the Chapter and where the Comprehensive Plan discusses maintaining views and open spaces. The placement of entry columns and gates, in the front setback as a free standing element would seem inconsistent with the Design Guidelines when not reviewed along with any fence or wall at the Planning and Zoning Commission. Therefore, Staff recommends that the ornamental entry columns and gates be removed from the permitted yard encroachments and require review in the same category of a fence or wall in a front yard setback, or provide a definition with a limited height.

During the work session, the Commission had asked for photos of some such columns and gates: for consideration, below is the example of a gate and fence that were permitted when the request for a fence was denied. The property owner created a hedge next to the gate that provided for the same purpose that was originally requested. If the fence was not allowed, it would seem odd that a gate and column within the front yard setback is permitted without additional review by the Planning and Zoning Commission.



Figure 4: Home at 12068 Ladue Road, columns and gate were permitted, but a fence was not, so the property owner planted a hedge.

The home below placed ornamental columns at the driveway and at the corner of the property, which can be ten to fifteen feet from the road. Such columns appear odd and out of character with the surrounding homes and lack connectivity to the structure.



Figure 5: Home on South Spoele, where the columns were placed at the corner of the property and at the driveway that sit back from the road approximately 10 feet.

Staff recommends that specific definitions be included limiting the overall height and width of such elements, as follows below:

SECTION 405.120 DEFINITION OF TERMS

ENTRY COLUMNS

An architectural support with a maximum of twenty-four (24) inches in width that connects to a gate and is located at a point of entry, such as either side of a sidewalk, or driveway.

GATE

A movable frame or solid structure which swings, slides, or rolls to control ingress and egress through an opening in a fence, wall, or hedge or similar vegetation and is connected to a column.

Front Porches:

Currently, structural overhangs may project into any setback by five feet, and unroofed front porches may also project up to five feet into the front yard setback, provided they are not more than 12 feet in width. However, as the style of homes has changed, and where people wish to provide for the protection from the elements, and create a welcoming entry, variances for front porches on existing homes are granted, as it is not adding living additional space within a setback, and there is very little concern from residents generated at the Board of Adjustment for such requests. Comments from some builders have indicated that 12 feet is too narrow and doesn't create a sufficient welcoming entrance width. Therefore, Staff has revised subsection 8 below to allow for a roofed front porch to encroach five feet into the front yard, and up to 50% of the width of the home.

SECTION 405.630 (A.) YARD ENCROACHMENTS.

A. Yard Encroachments. Every part of a required yard shall be open and unobstructed from the ground to the sky, except as herein provided or as otherwise permitted in this Chapter.

6. Swimming pools and related structures provided they meet with Section 405.460(6) and Section 405.640 Fences and Walls. ~~Swimming pools may be located in a required rear yard provided they are no closer than fifteen (15) feet to any rear property line or five (5) feet to any easement, whichever distance is greater. Patios constructed in conjunction with any swimming pool may be located within a required rear yard provided that they are not located within an easement or closer than ten (10) feet to any property line.~~
7. Trellises, play equipment, lights, outdoor furniture, etc. Trellises and trellis work, play equipment, wires, lights, outdoor furniture, mailboxes, ~~ornamental entry columns and gates~~ and outdoor equipment are allowed within required yards. Ornamental masonry wing walls and courtyard enclosures that are architecturally consistent and designed as an extension of the home may project up to five (5) feet into the front yard, provided they are no more than four (4) feet in height.
8. Unenclosed porches, steps and paved terraces. ~~An unroofed front porch, steps or paved terrace area~~ with or without roofing may project into the front yard for a distance not to exceed five (5) feet provided such porch or terrace s no more than fifty percent (50%) of the front elevation width of the residential structure is not more than twelve (12) feet in width.

Definition of Yards

As discussed in the prior memo, Staff currently reviews the existing established development patterns of corner lots, to determine the rear-yard and side-yard regulations. In some cases the narrower area may be considered the rear yard due to the orientation of the home, as shown in the aerial view of 6 Ladue Meadows, where on another lot the narrower area is considered the side yard, such as 210 N. Mosley. Below are aerial views of similarly situated properties.



Figure 6: 6 Ladue Meadows where the established pattern of development has the rear yard on the south side of the property, and the side yards to the left.



Figure 7: 210 N. Mason Road the original development established the side yard setback along the south property line. The existing home was then torn down and the new home was reoriented to the north.



Figure 8: At the corner of Conway Road and Conway Lake, currently the property on the left would have a side yard to the adjacent property, while the property at 394 Conway Lake would be viewed as a rear yard to the property to the north.



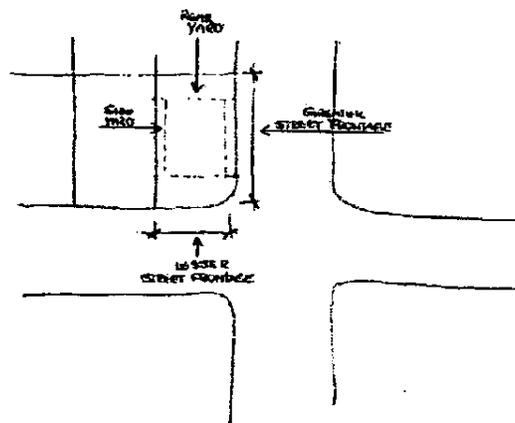
Figure 9: 12331 Conway Road is an example of where the pre-established pattern of development would have the rear yard to the north.



Figure 10: When the lot was created for 222 N. Mason, the only access point from Mason Road was at the southwest corner, and therefore the side yard was established along the south property line, however the home was designed with the entrance to the north.

Staff would like to provide clarity on defining such yards based upon dimensions of the lot, rather than upon a case-by-case basis of the surrounding development and orientation of the home. The cities of Clayton, Ladue, and Olivette have similar approaches to defining yard areas on corner lots. On a corner lot with two front yards, the property line to the longer front yard with the greater street frontage shall be considered the side yard and the property line opposite to the front yard line with the lesser street frontage would be considered the rear yard.

405.630(B) *Front Yard, Side Yard and Rear Yard Of Corner Lot.* Any corner lot shall have front yard equivalent setbacks along all street frontage along both streets, and rear yard and side yard at least equal in width to the minimum front yard setback of any adjoining lot fronting on a common street. In any event, the minimum side yard setback of a corner lot shall be no less than fifteen (15). The property line opposite to the front yard line with the greater street frontage shall be considered the side yard and the property line opposite to the front yard line with the lesser street frontage shall be considered the rear yard.



Fences

As discussed above and during the July 14th Work Session, Staff recommends consolidating the regulations regarding fences around game courts and swimming pools into one section, as well as providing greater design requirements for all fences. As an example, the City of St. Charles prohibits the use of chain link in a front yard in all residential districts, and require the horizontal and vertical support posts to face the inside of the yard, with the design oriented to the outside. The City's Design Guidelines also recommend the use of natural "green" materials, and discourages the use of synthetic, and highly reflective materials, and chain link fencing. Additional specific recommendations on fences and walls include:

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
4. Chain link fencing is discouraged. Chain link fencing with wood or any type of inserts or lining is not considered suitable.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged.
(p.18-19)

The *Creve Coeur 2030 Plan* under the Residential Development and Preservation Goal states that Creve Coeur will preserve and evolve its high-quality residential development and stable property values while enhancing the diversity of housing types and improving the walkability and accessibility of neighborhoods. Chain link fencing is often seen as a downgrade in the overall development standards. Therefore, Staff is recommending that City consider prohibiting new chain link fencing in residential districts along with limiting the use of solid vinyl fencing to a dark or natural color if necessary to meet with the recommendations. Staff is aware of some areas where chain link fencing is already in place. Repair and replacement of these fences would be reviewed under the Non-conformities Section, and therefore could continue. However, any new fencing will need to comply with the current regulations, should the Planning and Zoning Commission and City Council approve the proposed changes.

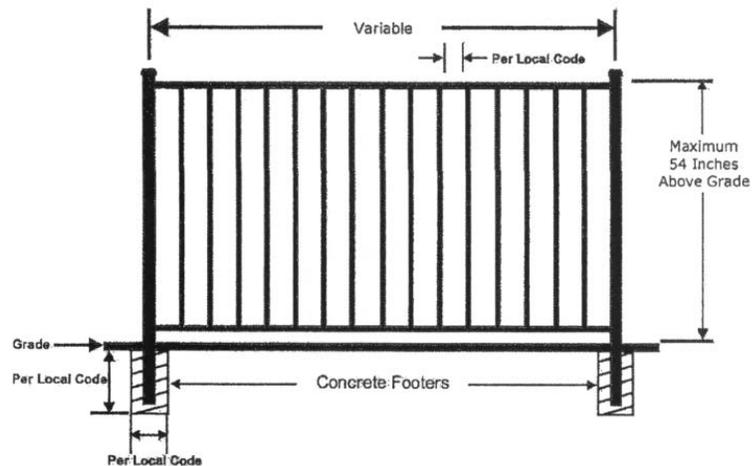
SECTION 405.640 FENCES AND WALLS

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences or Walls Within The Front Yard Section And Along Street Right-Of-Way. ~~No fence shall be located within the front yard setback or along street right of way,~~ A fence may project within the area equivalent to the front yard setback of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for Swimming Pool enclosures as provided in Subsection D. All other walls, entry columns, gates and fence designs shall be subject to ~~unless specifically~~ site development plan approval in accordance with Section 405.1080, ~~or approved by the Zoning Administrator in accordance with Section 405.460.~~
- D. Fences Surrounding Swimming Pools.
 1. ~~Every private swimming pool hereafter constructed and maintained anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed in compliance with the Creve Coeur Building Code.~~

~~2. All gates or doors providing access to such pool shall be self-closing and self-latching with the latches designed to meet the requirements of the Creve Coeur Building Code.~~

Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described under the following conditions:

- a. The fence is ~~and pool are more than~~ fifteen (15) feet from any lot line;
- b. The fence is a maximum of fifty-four (54) inches in height;
- c. The fence shall meet Building Code standards regarding design and placement of fence to the pool.
- d. The fence is of an open slat black metal style, similar to the following:



- e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.

- E. Game-Tennis-Court Fence. ~~Tennis-Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities~~ may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least ~~twenty (20)~~ fifteen (15) feet from any property line abutting a single-family residence, ~~as approved by the Planning and Zoning Commission in accordance with 405.460(B)(6).~~ Approval of permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080
- F. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.
- G. Fence materials shall be wood or metal style fencing. The design, color and material of the fence shall be complementary or shall match the principal structure on the property. Solid sight-proof, white vinyl fences are prohibited. Vinyl fencing maybe permitted provided it maintains a natural and/or dark color or style. Except as otherwise provided herein, chain link fencing is prohibited for all residential development.

Residential Parking:

Under the definition of terms, OFF-STREET PARKING is defined as a permanently surfaced parking area, enclosed or unenclosed, connected by a permanently surfaced driveway to a street or alley to permit ingress or egress. Section 405.660(B) Parking or Storage of Vehicles states that a vehicles may only be parked or stored on an improved surface. However, Section 405.810 exempts single family residences from the requirements of appropriate materials, which has allowed for some to interpret that loose gravel driveway for Single Family Residences would be allowed. Currently, Staff has interpreted the definition of a permanently surfaced driveway or area more strictly and Section 405.660 provides that vehicles may only be parked on an improved area, for which loose gravel does not apply. Therefore, Staff would like to simplify and clarify Section 405.810(A)(2) that all parking areas are to be constructed of concrete, asphalt, or pavers, as shown below:

ARTICLE VII: OFF-STREET PARKING AND LOADING REQUIREMENTS

405.810(A)(2) Parking surface and drainage. All ~~open~~ off-street parking areas, ~~except those accessory to one or two family dwellings, shall be constructed of concrete, asphalt or pavers improved with a compacted select rock base surfaced with an all-weather, dustless material suitably designed for the intended use to a standard approved by the City Engineer.~~ Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

Correction item:

Staff has identified an item for correction, with respect to the City's procedure regarding review and adoption authority of the Comprehensive Plan. Pursuant to State Statue the authority of the development and adoption of the Comprehensive Plan rests with the Planning Commission. Section 405.1030 mistakenly left the language regarding City Council action which should have been revised during the 2008 recodification. This revision will simply confirm the City's process, as the recent *Creve Coeur 2030 Plan* did not proceed to Council, and accordingly comply with State Law.

Section 405.1030 Planning and Zoning Commission

E. Powers And Duties. The Commission shall have the following powers and duties:

1. To prepare ~~and submit to the City Council for its approval~~ a comprehensive plan for the physical development of the City or portions thereof and recommended modifications of the same from time to time as deemed in the City's best interest.

CONCLUSION

Staff is proposing several text amendments to various section of the Zoning Ordinance to address issues that have been raised during the Comprehensive Plan process, variance requests before the Board of Adjustment, and typical discussion items of residential projects that come before the Planning and Zoning Commission, as well as simple clarification, consolidations of various Sections, and corrections. The key items that the Commission should provide input include:

- The revised language of building height
- The elimination or defined allowance of permitted columns and gates in the front yard setback
- And the design requirements for fences.

Following comments and direction, Staff would recommend that the Public Hearing be continued to allow Staff to provide additional outreach to local home builders, engineers, and contractors that work in the City to review and provide comments.

MOTION

The following is an example of an appropriate motion for this application:

“I move to continue the public hearing on the proposed text amendments to various section of the Zoning Ordinance as discussed with Application #17-027 to the October 16th meeting date for additional outreach and comment.”

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.