



2018 Minor LDC Amendments

Background

- Land Development Code (LDC) adopted by Council in early 2009
- Used to ensure quality, consistent, and predictable development throughout the City



Commerce
CITY

“Living Document”

- Continually monitored
- Regularly updated through annual amendments and special topics
- Additional updates will occur
 - Oil and Gas
 - Signs
 - Cluster Homes

Purpose

- Ensure that the Code reflects the needs of the community.
 - Minor additions or deletions
 - Clarification of existing regulations
 - Modernize standards



Commerce
CITY

2018 Amendments

- Five general categories, 35 proposed amendments
 - Definitions
 - Design Standards
 - Fencing
 - Land Use Table
 - Process
- For legal clarity, some amendments will be adopted as separate ordinances, including all Land Use Table amendments
- **No properties will be rezoned**



Amendment Schedule

- February 6, 2018: PC Study Session
- June 11, 2018: CC Study Session
 - Feedback from study sessions incorporated into proposed amendments
- November 7, 2018: PC Recommendation
- November 19, 2018: CC Adoption
- December 17, 2018: CC 2nd Reading

Ordinance 2158

- Various general minor amendments
- Add New Definitions:
 - Aggregate Piles
 - Arts and Cultural Uses
 - Artisan and Handcrafted Uses
- Update Existing Definitions:
 - Distribution Centers
 - Day Care Home/Child Care Center



Ordinance 2158

- Design Standards
 - Add material quality for residential sheds
 - Update Electric Vehicle parking incentive
 - Simplify screening for rooftop equipment
 - Clarify maximum allowed garage size
 - Increase driveway width for 3+ car garages and eliminate tapered transition
 - Exempt existing single-family from utility undergrounding



Ordinance 2158

- Fencing
 - Expand allowed materials for combination-style fences (masonry base + decorative top)
 - Codify standards for fencing vacant properties
 - Reduce restrictions for residential side-on-street
 - Increase allowed height for Public land uses adjacent to right-of-way
 - Simplify process for gate setback reduction



Ordinance 2158

- Processes
 - Update Floodplain Permit approval criteria
 - Fix discrepancy in landscape reduction process
 - Allow revocation for failure to comply with approved plans, and update process to allow Hearing Officer instead of staff.



Commerce
CITY

Ordinance 2185

- Height Exceptions
 - Add Description to clarify purpose
 - Update approval criteria to reflect the description



Ordinance 2186

- Small Cell Telecom Facilities
 - Update existing regulations for facilities in ROW
 - Add new regulations for facilities on new poles located in the ROW
 - Match existing or adopted streetscape design
 - Underground overhead utilities serving poles



Ordinance 2187

- Hardship Reduction for Parking Requirements
 - Reduce the number of approval criteria to be met from 5 to 2
 - Allows greater flexibility for infill development and redevelopment of existing sites.



Commerce
CITY

Ordinance 2188

- Courtyard Wall Standards
 - New standards for more private enclosed outdoor living spaces.
 - Regulations for height, setback, and design



Ordinance 2189

- Land Use Table
 - Add Arts/Cultural Uses
 - Add Artisan/Handcrafted Uses
 - Add Construction Crane Uses
 - Update Metal Manufacturing uses
 - Show I-1S zone district in table (no changes to uses)



Ordinance 2190

- Bulk Grain Transfer Facilities
 - Adding new land use to Land Use Table along with a definition and supplemental regulations.
 - Allowed as a Use-by-Permit in I-2 and as a use by right in I-3



Ordinance 2191

- Hazardous Materials Supplemental Regulations
 - Clarify when Hazardous Materials require I-3 zoning and a CUP
 - Strict interpretation of current standards may include commercial uses like supermarkets, hardware stores, etc.
 - Proposed I-3 and CUP when use requires an “H” occupancy under building and fire codes
 - Allows greater flexibility for industrial uses, encourages investment in upgrading buildings



Ordinance 2194

- Outdoor Storage and Material Piles
 - Add Aggregate Piles over 8 feet in height to Land Use Table as CUP in I-2 and I-3
 - Clarify outdoor storage yard surface and screening requirements





Questions?

