



Ordinance #2158

Topic: 2018 Minor Amendments to the LDC

PC Study Session: February 6, 2018

CC Study Session: June 11, 2018



Background

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



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Living Document

- Continually monitored
- Regularly updated through annual amendments and special topics
- Additional updates will occur
 - Oil and Gas
 - Landscaping
 - Commercial Self-Storage

Purpose

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



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2018 Amendments

- Five general categories, 36 proposed amendments
 - Definitions
 - Design Standards
 - Fencing
 - Land Use Table
 - Process
- **No properties will be rezoned**



Definitions

1. Aggregate Piles
2. Arts/Cultural Uses
3. Artisan/Handcrafted Uses
4. Bulk Grain Transfer
5. Distribution Centers
6. Update Toxic/Hazardous Materials
7. Update Day Care Home/Child Care Center



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Toxic/Hazardous Uses

- Currently allowed in I-3 with CUP
- **Definition:** *“Hazardous Materials shall mean those chemicals or substances, which are physical or health hazards as defined and classified in the fire and building codes adopted by the city. Hazardous materials categories include explosives and blasting agents, compressed gases, flammable and combustible liquids, flammable solids, organic peroxides, oxidizers, pyrophoric materials, unstable materials, water-reactive solids and liquids, cryogenic fluids, highly toxic and toxic materials, radioactive materials, corrosives, carcinogens, irritants, sensitizers and other health hazards.”*
- Clarify that I-3 CUP is for hazardous occupancy under building/fire code



Day Care Home/Child Care Center

- Day Care Home (UBR): 6 or fewer unrelated children
- Child Care Center (UBP): 7 or more unrelated children
- Increase threshold to 12 unrelated children to align with state regulations



Design Standards

- 8. Outdoor Storage surface
- 9. Minimum material quality for residential sheds
- 10. Electric Vehicle parking incentive
- 11. Parking Reduction approval criteria
- 12. Rooftop equipment screening



Electric Vehicle Parking Incentive

- Current language: *“Parking spaces that are dedicated for use as electric vehicle charging stations shall not count toward either the minimum or maximum parking space requirement.”*
- Allow EV charging stations to exceed maximum parking space requirement.

Design Standards

- 13. Maximum garage size discrepancy
- 14. Driveway width for 3+ car garages
- 15. Eliminate driveway transition
- 16. Outdoor storage screening requirements
- 17. Single-family exemption from undergrounding electrical



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Driveway Width for 3+ Car Garages

- Current standards:
 - 0 to 2 garage spaces: min 12' wide, max 20' wide
 - 3+ garage spaces: min 12' wide, max 24' wide
- Increase maximum driveway width for 3+ garage spaces to 30'



Fencing

- 18. Materials for combination-style fences
- 19. Courtyards in residential front yard
- 20. Fencing for vacant properties
- 21. Reduce restrictions for residential side-on-street
- 22. Height for public land uses adjacent to ROW
- 23. Process for gate setback reduction



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Residential Side-on-Street Fencing

- Current standards:
 - Minimum setback: 5'
 - Maximum height: 5'
 - Style: Open
- Proposed standards:
 - Minimum setback: 30"
 - Maximum height: 5' if screen-style, 6' if open-style



Land Use Table

24. Bulk Grain Transfer

25. Arts/Cultural Uses

26. Artisan/Handcrafted Uses

27. Aggregate Piles

28. Crane Construction

29. Metal Manufacturing

30. Add I-1S zone district to table

31. Small cell telecommunications



Aggregate Piles

- Currently no specific standards; defaults to outdoor storage limitations
- Includes dirt, gravel, rock, mulch, landscape materials, etc. Excludes salvage, metal scrap, and similar materials.
- Pile heights over 8 feet with CUP in I-2 and I-3.
 - Max height: 25 feet for flammable materials (per fire code) or 50 feet for all other materials (per zone district bulk standards)



Arts/Cultural Uses

- Includes galleries, theaters, fine arts studios, performance space, museums, etc.
- Allow by right in C-1, C-2, C-3, MU-1, I-1, PUBLIC



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Artisan/Handcrafted Uses

- Definition: *“Shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.”*
- Includes artist studios, light handcrafted manufacturing by individuals, associated retail space.
- Allow by right in C-2, C-3, MU-1, I-1, I-2.



Processes

- 32. Floodplain Permit approval criteria
- 33. Landscape reduction process discrepancy
- 34. Easement vacation process flexibility
- 35. Purpose of Height Exceptions
- 36. Revocations when approvals no longer needed



Amendment Schedule

- February 6, 2018: PC Study Session
- June 11, 2018: CC Study Session
- Summer 2018: PC Recommendation
- Summer/Fall 2018: CC Adoption



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Questions?

