



Weeds and Unkempt Yards

A PROPOSED ORDINANCE AMENDMENT TO LIMIT THE HEIGHT OF WEEDS AND
TURF GRASSES.

What is proposed to change?

- ▶ Limits the height of weeds and non-ornamental grasses to no greater than [eight] inches.
- ▶ Places responsibility of weed and other vegetation control in a public right-of-way on the adjoining property owner.
- ▶ Exempts native and naturally occurring vegetation.

Approve

Approval of the proposed text amendment

- Base decision on objective findings (i.e., timing, changing conditions, changing trends, etc).
- Base decision on health/safety/welfare
- Base decision on general plan.

Deny

Denial of the proposed text amendment

- Base decision on objective findings (i.e., timing, changing conditions, changing trends, etc).
- Base decision on health/safety/welfare

Table

Table the proposed text amendment

- Give staff or applicant direction.



Storage Unit Design Standards

A PROPOSED ORDINANCE AMENDMENT TO ADD DESIGN STANDARDS FOR
STORAGE UNIT FACILITIES.

What is proposed to change?

- ▶ Primary purpose of proposal: to add site and architectural design standards to an allowed storage unit use in a commercial zone.
 - ▶ Storage units must be behind or above street-oriented commercial use.
 - ▶ Street oriented commercial use must be designed with street-level window and door openings typical of a pedestrian-oriented village experience.
 - ▶ If located above street oriented commercial use, the building level must be designed with window openings to appear as if office space or residential is inside.
 - ▶ If behind street oriented commercial use, the exterior of the building must be of materials like the street oriented commercial building.
 - ▶ Storage unit bay doors must face away from the public right-of-way, unless it is designed as if a window opening.

What is proposed to change?

- ▶ Other changes from the proposal:
 - ▶ Consolidates redundancies of §104-20 and §104-21.
 - ▶ Both are chapters that govern commercial zones.
 - ▶ The chapters are so similar that combining them will ease the use of the land use code and reduce likelihood of conflicting implementation.
 - ▶ The proposal weaves together recent changes from the CV-1 and CV-2 zone into the C-1 and C-2 zones.
 - ▶ The proposal merges the uses of the CV-1, CV-2, C-1, C-2, and C-3 zones into one land use table. Each individual zones are intended to remain unaffected, just moved into a consolidated chapter.
 - ▶ Creates a definition of “outdoor storage,” and only enables it in the M-2 and M-3 zones.

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