



CITY OF LAKE SAINT LOUIS



CODE REVIEW AND RECOMMENDATIONS REPORT

This report is organized into three parts. Part One provides an introduction and background to the project. Part Two summarizes the key recommendations. Part Three provides an annotated outline of the proposed code content and reorganization. Appendix A includes code content examples for tables and figures that are recommend as part of the proposed code. Appendix B includes a section-by-section review of the land use regulations with recommendations for improvements.

PART ONE: INTRODUCTION AND PROJECT BACKGROUND

PGAV PLANNERS was retained by the City of Lake Saint Louis to review and make recommendations for an update of the City’s land use regulations (primarily Chapters 400-445 and Chapter 245 of the Municipal Code) and zoning map. The land use regulations comprise what are commonly referred to as elements of a municipal “development code.” In the case of Lake Saint Louis these include but are not limited to zoning and subdivision regulations, development standards, sign regulations, flood control regulations urban redevelopment regulations and tree preservation regulations

As is often the case, these ordinances contain provisions that date to the City’s incorporation. Certain elements of these standards and methods of control do not change over time, but land uses, development patterns, and the organization of a development code do evolve over time. The regulations have been updated over the years but such updates often result in conflicts with older regulation elements.

Since the beginning of 2019, PGAV PLANNERS has performed the following tasks:

- Reviewed all content of the pertinent chapters as well as some related municipal code components which relate to land use and community development;
- Reviewed a very helpful chapter-by-chapter / article-by-article commentary by City staff;
- Reviewed the City’s current zoning district map and the future land use discussion of the Comprehensive Plan;
- Conducted a by-invitation input session with members of the real estate and development community selected by City staff to gain their insight and opinions regarding their use of the code elements in the process of creating various type of development within the City; and
- Met with City staff to discuss our review findings and suggestions regarding code changes and structure; and created an outline of the suggested code reorganization. This outline includes commentary and notations regarding what we believe needs to be reorganized, changed, or added and what existing code provisions are to be retained (maybe with minor editing in some instances). This outline and commentary is discussed in the next section of this report.

This work has a number of overall goals and objectives that are central to the effort:

- Determine what elements of the code work well;
- Determine which current provisions are not effective, difficult to use, or confusingly worded;
- Identify regulations, procedures, or policies that exist but are not used or ignored, are inconsistent, or conflicting (particularly as may relate to the City’s Comprehensive Plan);
- Develop ways to improve the usability and readability of the code via its organization and/or the use of graphics, tables, or matrices;
- Streamline the zoning and development review processes to make the process more efficient for the developer, City staff, and City officials, including identifying situations where approvals can be done administratively by staff;
- Identify changes that need to be made to recognize:
 - Land uses that didn’t exist in the past,
 - Land use or development issues that are unique to the City,
 - More contemporary ways of writing regulation components and presenting requirements,
 - New State or Federal statutes affecting property development or land use, and
 - Case law at either of these levels that impacts existing provisions or the need to create new ones.

PART TWO: SUMMARY OF REVIEW AND RECOMMENDATIONS

This part of the report summarizes the results of PGAV PLANNERS’ review of the code chapters and some of the more significant recommendations for reorganization and update of the components of the City’s development code.

Based on our extensive experience in writing and updating development code or code elements, we use an approach that tries to keep existing language that has been used for years and is recognized by the planning commission, staff, and elected officials. The language will be familiar but will include edits addressing issues of language clarity or the need to recognize case law issues.

Almost every existing code section will be modified in some form. Some sections require minor edits based on updated statues or case law, while other sections will require more substantial edits to increase clarity, correct contradictions or align more with the City’s Comprehensive Plan. During our review of the existing code, we have also looked for opportunities to supplement regulation wording with graphics, photographs, charts and tables. In the following text of this part of the report, we are focused on providing an outline of the most significant changes to the code and its organization. The proposed major revisions can be placed into four categories: reorganization and relocation, clarification, elimination, and addition.

Reorganization and Relocation

Reorganize Chapters

The City’s development code is currently composed of ten chapters. The first significant change proposed is to consolidate and reorganize the code into six chapters. The first chapters will include general information and procedures that are applicable to the City as a whole. The following chapters will include zoning districts and development standards. Articles and sections of the existing chapters will be relocated, consolidated or deleted to create a more streamlined code.

Existing Chapters	Proposed Chapters
245: Tree Preservation	General Provisions and Administration
400: Boards and Commissions – Land Use and Development	Procedures and Operation
405: Development Regulations and General Provisions	Definitions and Rules of Construction
410: Zoning Districts and Regulations	Zoning Districts and Regulations
415: Subdivision Regulations	Supplemental Regulations
420: Supplementary Use Regulations	Development Standards
430: Additional Development Standards	
435: Urban Redevelopment	
440: Reserved	
445: Floodplain Management	

Within the new chapters, we also propose reorganization of how the regulations are presented. The goal is to create a more user-friendly code that can make the development process clearer for the public as well as more consistently enforceable by City staff. The reorganization will most often include presenting elements of the existing code in a table format.

Land Uses

We recommend changes to the way in which land use types are defined and then subsequently linked to the regulations for each district. The current structure cites a litany of permitted and special permit uses in each district. We propose to define those uses following the general definitions section (see Appendix A, Figure 3). The district regulations would then refer to these uses by cross-reference and a matrix table listing the use types and districts indicating the permitted and special uses (see Appendix A, Figure 5). We are also recommending that the purpose and intent statements for each of the districts be provided in a single table (see Appendix A, Figure 4).

District Standards

Another major recommendation related to the district regulations involves creating a table to combine as many of the district standards as possible into one table (see Appendix A, Figure 6). This is a further effort to streamline the code and improve its usability by moving standards from within each separate district regulations to a central location. This has become the common, more efficient way of achieving this code requirement and reduces the overall page count for the regulations.

A chart or table format is also recommended to support the subdivision procedures (see Appendix A, Figure 2), parking and loading requirements (see Appendix A, Figure 7), and sign regulations.

Urban Redevelopment

The existing Chapter 435 includes provisions typically found where a city has used the Urban Redevelopment Corporations Law (RS MO 353.010 – 353.190, typically referred to as Chapter 353). The City has used Chapter 353 in the past (once to our knowledge since we wrote the qualifications analysis for the property involved). In order to use Chapter 353, the City must establish an ordinance like this to comply with the Statute. There have been changes in Chapter 353 so we need to review this ordinance to be sure it complies (i.e. the language of 435.170 does not) if the City wishes to retain this tool. We recommend that this chapter be updated. We have recent examples of such an ordinance that we can compare to the language of your code.

Floodplain Management

The City's floodplain management provisions include contemporary language and content. The City Engineer is designated as the floodplain administrator. If this is to change to someone with a different title or this title is incorrect, then the language should be updated. Many cities adopt

the FEMA example, and forget to change the generic “city” references. We did not see that in your example, but we will correct the references if needed. We do recommend relocating these provisions to be near other general development regulations.

Tree Preservation & Landscaping

A principal goal of this project is to create a unified code and therefore, we recommend moving the tree preservations regulations into the Land Use Code. Then, within the tree regulations, we also recommend many revisions. Some definitions could be improved (i.e. the woodland and canopy terms seem to be confused at times, if there is a Community Forestry Plan the location of this document should be cited, etc.), some better graphic examples are needed, the arborist requirements should be fine-tuned, and the screening table and exhibit at the end of the chapter are not useful or clear in their present form. It may be necessary to add additional sections.

Clarification

Downtown Lakefront Redevelopment Overlay District

Some zoning districts and development standards are difficult to understand and implement. We recommend significant edits to the wording and organization of those sections to more closely align with the goals of each district. One example is the Downtown Lakefront Redevelopment Overlay District. These provisions seem overly complicated particularly relative to the multiple subdistricts to which these apply. We would like to find a way to simply these provisions and align with the recommendations of the City’s Comprehensive Plan.

Engineering and Plan Preparation Manual

There are several instances where regulation language conflicts with the Engineering and Plan Preparation Manual (EPPM). We suggest that in every instance possible, the EPPM be referenced so that any future changes in that document will automatically carry over to these standards.

Subdivision Restrictions

Language should be added making it clear that if subdivision indentures have greater restriction than those of this code, it is the responsibility of the HOA to enforce those. We have experienced several instances where certain provisions of indentures are more restrictive than those of the code and the residents expect the city to enforce them or want the regulations modified accordingly. We believe it should be incumbent upon developers to be sure that the indentures they create don’t conflict with the district regulations with respect to the issues that typically cause these conflicts such as setbacks, side yards, lot size, etc.)

Park Dedication Fee

Regarding parks, playgrounds, and recreation areas, there are provisions that amount to an exaction or impact fee. This was the subject of some considerable grumbling at the developer input session. The land dedication vs. fee is what may make this legally defensible and the manner in which it is determined probably meets the “nexus” test. We will ask our legal team member to see if this needs any further refinement. Note that this increases the price of a home in LSL because we expect the developers are passing this on (in one way or another). In addition, if the developers really started dedicating land the City would have a lot of small parks that are difficult to maintain. We haven’t determined if surrounding communities do something similar. Our experience says that this is not common in the St. Louis area.

Architectural Design Guidelines

We recommend significant modification to the design guidelines. Currently, the guidelines are complicated and disorganized, resulting in a variety of outcomes and confusion. We have also received feedback that the design guidelines often present a barrier to alterations or upgrades of existing structures. The single-family design guidelines should be revised to create baseline and uniform regulations that are more easily applied. The commercial design guidelines should be revised to align with current preferences and development goals. Photograph examples and diagrams should be added to further clarify the regulations (see Appendix A, Figure 1).

Sign Regulations

The sign regulations are outdated and complicated. We recommend reorganizing the regulations to use graphic examples to streamline enforcement and increase understanding (see Appendix A, Figure 8). The sections should be re-written to remove all content-based regulations and conform to current case law. The definitions and design standards for signs should be updated based on existing implementation. For example, requirements for self-dimming scenarios based on ambient lighting conditions and the color of the background for electronic message centers. We would note that some cities have begun to prohibit these altogether or more tightly control how they operate (i.e. how often messages can change, limitations on scrolling, etc.). Your current regulations address some of these issues, but we think improvements can be made. Also, the light output measurement standard for these have changed from foot-candles to NITS which may mean that the equivalent of both the older and newer standards should be cited.

Elimination

Other significant changes include removing outdated or inefficient sections of the code. Some sections are not utilized by the City based on current practices or outline a process that does not meet current statutes. Other sections provide repetitive information or contradictory information.

Architectural Review Board and Development Review Board

The Architectural Review Board (ARB) is not created in such a way as to require membership by the appropriate professionals (i.e. architects, landscape architects). The case law where decisions of such entities have been challenged is not consistent and often not favorable to the municipality. We believe that, with limitations, the Planning and Zoning Commission can review some basic architectural standards. In addition, the purview of the ARB's review extends only to residential structures. The Development Review Board (DRB) has architectural and design purview over non-residential structures. Like the ARB, its membership requirements do not include design professionals. Based on our workshop with real estate and development entities active in the community and elsewhere in the St. Louis region, we have the impression that the development approval process in Lake Saint Louis takes longer and is more costly as a result. Eliminating these two Boards will, in our opinion, have no effect on the thoroughness or quality of development in Lake Saint Louis.

Impact Fees

We recommend removing the existing article levying impact fees. It is our understanding that these fees have not been used (other than the park land fee). Our experience with impact fees and the supporting case law for the use of these tools is not favorable. In addition, these have proven to be impediments to development particularly where adjacent communities do not have them. For them to be effective and legally defensible, they need to be established with what the courts have defined as a "rational nexus" basis for their implementation. This is not an easy standard to meet. While we recognize that O'Fallon has been considering implementation of impact fees, we strongly suggest that Lake Saint Louis not use them. You will, in all likelihood, drive development to neighboring communities. We would further note that they become the equivalent of taxes and the developers attempt to pass the cost on. We are removing these provisions from the code for this proposed reorganization.

"OP" Office and Research Park District

We also recommend eliminating the "OP" Office and Research Park District, which applies to only one parcel that is surrounded by the "PD" Planned Development District that comprises the medical complex. We believe this property can be rezoned in that category.

Addition

Residential Zoning Districts

A new district is suggested called "SRP" Single-Family Residential Overlay District. This district is intended to act as an overlay to the underlying zoning applicable to the residential developments presently zoned "PR" Planned Residential, "PD" Planned Development, or "SR" Single Family (and recorded prior to March 21, 1978). The underlying zoning for these developments is based on the existing residential districts. The purpose of this district is to simplify building and permitting approvals. The district will be identified by a combination of

the underlying zoning SR1 through SR3 and the SRP designation (i.e. “SR2/SRP”). The creation of the “SRP” district could make it possible to eliminate the “PR” district provisions although this would take some additional investigation.

Planned Development Districts

We also recommend new Planned Development (PD) regulations that would allow for planned residential, planned commercial, planned mixed use and planned industrial developments. The PD regulations would provide a more direct path for implementing future land use goals of the City’s Master Plan.

Development Review Process

Many sections outline regulations, but do not clearly identify who has review authority or authority to approve modifications. The development review process would be made more efficient by identifying minor approvals that may be granted administratively by City staff.

Street Extensions

We find future street extensions to be a common problem. We suggest that the ordinance reinforces this requirement and that signage is posted at the end of the street stub providing notice that there is potential for the street to be extended at a future date. Some cities (ex. Washington, MO) require that this condition be recognized in subdivision indentures and in deeds as well. This article also includes a reference to railroads which should be removed since there are none and the likelihood for future rail lines is virtually non-existent.

Other Standards

We recommend some additional sections including commercial lighting standards, fence regulations, adult use regulations and short-term rental regulations.

PART THREE: ANNOTATED OUTLINE

This section of the report contains an outline of the code as we propose to revise it. Appendix A to the report provides selected examples of various graphic, written, and tabular additions that we believe will be helpful. Appendix B to the report provides a spreadsheet outline of comments on the existing code.

General Provisions and Administration

This chapter will include provisions applicable to the Land Use Code as a whole. These provisions are important to setting up the authority and enforcement powers of the code.

Elements of this chapter will include:

- General Provisions: to establish the regulations;
- Administration and Review Bodies: to establish board and commissions, the roles and responsibilities of City staff;
- Enforcement: to establish violations, enforcement powers and penalties.

Chapters, articles and sections that will be relocated to this chapter include:

- Chapter 400 Boards and Commission – Land Use and Development
 - Article I Planning and Zoning Commission
 - Article II Board of Adjustment
- Chapter 405 Development Regulations and General Provisions
 - Article I General Provisions
 - Section 405.010 Short Title.
 - Section 405.020 Intent and Purpose.
 - Section 405.030 Annexed and Consolidated Territory.
 - Section 405.040 Authority.
 - Section 405.050 Jurisdiction.
 - Section 405.060 Existing Permits.
 - Section 405.070 Existing Restrictions.
 - Section 405.080 Completion Permitted.
 - Section 405.090 Repeal of Conflicting Regulations.
 - Section 405.100 Separability.
 - Section 405.120 Official City Map.
 - Article IV Application Procedures
 - Section 405.370 Appointment of Building Official and Duties.
 - Article VI Penalty
 - Section 405.480 Penalties For Violation of The Zoning Regulations of The City.
- Chapter 410 Zoning Districts and Regulations
 - Article I Establishment of Districts and District Provisions
 - Section 410.020 Creation and Maintenance of A Zoning Map.
- Chapter 445 Floodplain Management
 - Article I Statutory Authorization, Findings of Fact and Purposes
 - Section 445.010 Statutory Authorization.

- Section 445.020 Findings of Fact.
- Article II General Provisions
 - Section 445.060 Floodplain Administrator.
 - Section 445.070 Compliance.
- Article III Administration
 - Section 445.120 Designation of Floodplain Administrator.
 - Section 445.130 Duties and Responsibilities of Floodplain Administrator.
- Article VI Penalties For Violation

Procedures and Operation

This chapter will include the procedures for submission and review of development plans and applications. We recommend creating a summary table for process and procedures to help streamline the presentation of information included in this chapter. Chapters, articles and sections that will be relocated under this chapter include:

- Chapter 405 Development Regulations and General Provisions
 - Article I General Provisions
 - Section 405.130 Amendments.
 - Section 405.170 License, Permit or Formal Approval.
 - Section 405.180 Revocation of License or Permit.
 - Article III Development Code Procedures
 - Section 405.200 Textual Amendments.
 - Section 405.210 Application Review Procedure For Textual Amendments.
 - Article IV Application Procedures
 - Section 405.220 Subdivision Procedure.
 - Section 405.230 Preliminary Subdivision Plat.
 - Section 405.240 Procedures For The Review of A Preliminary Plat.
 - Section 405.250 Final Subdivision Plat.
 - Section 405.260 Signing and Recording of Final Subdivision Plat.
 - Section 405.270 Specifications For Documents To Be Submitted.
 - Section 405.280 Final Subdivision Plat.
 - Section 405.290 Minor Subdivision.
 - Section 405.300 Final Minor Subdivision Plat.
 - Section 405.310 Procedures For A Change in Zoning Classification.
 - Section 405.320 Site Plan Review Procedures For Proposed Uses in The "NU" Non-Urban, "SR" Single-Family Residential, "MR" Multiple-Family Residential, "CB" Community Business, "OP" Office and Research Park, "HC" Highway Commercial, "LI" Light Industrial, "PA" Public Activity and "FP" Flood Plain Districts.
 - Section 405.330 Development Review Procedures For The Planned Residential ("PR") and Planned Development ("PD") Districts.
 - Section 405.340 Special Use Permit Procedures.
 - Section 405.350 Site Plan Review.
 - Section 405.360 Procedures For Obtaining A Building Permit.
 - Section 405.380 Variances.
 - Section 405.390 Appeals.

- Section 405.400 Schedule of Fees, Charges and Expenses.
 - Section 405.420 Site Plan Review For Telecommunication Antennas and Towers.
 - Article V Flood Plain Management Administrative Procedures
- Chapter 410 Zoning Districts and Regulations
 - Article X "FP" Flood Plain Overlay District
 - Section 410.520 Administrative Procedures For Development in A "FP" Flood Plain Overlay District.
- Chapter 420 Supplementary Use Regulations
 - Article II Special Use Permits
 - Section 420.060 Intent and Purpose.
 - Section 420.070 Special Use Permit.
 - Section 420.080 Procedures.
 - Section 420.190 Procedure.
 - Section 420.220 Architectural Review/Building Permit.
 - Section 430.350 Application Procedures.
- Chapter 445 Floodplain Management
 - Article III Administration
 - Section 445.110 Floodplain Development Permit (Required).
 - Section 445.140 Application For Floodplain Development Permit.
 - Article V Floodplain Management Variance Procedures
 - Article VII Amendments

Definitions and Rules of Construction

This chapter will include the definitions that apply to the chapter as a whole and the process for interpretation of different regulations. Definitions that are currently spread throughout chapters of the code will be relocated to this section. We also recommend addition a section for description of uses by type. This is a different way of defining uses that is being adopted by many cities. Each of the use categories and the uses within have a written description. When a type of use is proposed that is not contemplated by these descriptions, the North American Industrial Classification System (NAICS) is used as the deciding factor as to the use type. Chapters, articles and sections that will be relocated under this chapter include:

- Chapter 405 Development Regulations and General Provisions
 - Article I General Provisions
 - Section 405.110 Rules of Construction.
 - Section 405.140 Control Entity Defined.
 - Section 405.150 Affiliate Defined.
 - Section 405.160 Control Defined.
 - Section 405.185 Uses Not Permitted by Provisions.
 - Article II Definitions
 - Section 405.190 Usage.
 - Article IV Application Procedure
 - Section 405.410 Construction and Use Must Be As Provided in Any Approved Applications, Plans and Permits.
- Chapter 410 Zoning Districts and Regulations

- Article I Establishment of Districts and District Provisions
 - Section 410.030 Interpretation.
- Chapter 425 Development Standards
 - Article IV Drainage and Stormwater Control Standards
 - Section 425.361 Definitions.
- Chapter 430 Additional Development Standards
 - Article III Sign Regulations
 - Section 430.210 Definitions.
- Chapter 435 Urban Redevelopment
 - Section 435.030 Definitions.
- Chapter 445 Floodplain Management
 - Article II General Provisions
 - Section 445.040 Definitions.
- Chapter 245 Tree Preservation
 - Section 245.020 Definitions.

Zoning Districts and Regulations

This chapter will include the regulations for each zoning district and overlay district. We recommend a table at the beginning to include the purpose/intent statements from each district. This will create a central location for an overview of all districts prior to outlining the individual regulations. We also recommend a table/matrix format for presenting the permitted and special uses of each district. Before the regulations pertaining to each district are set forth, a table will be provided. The district regulations will refer to this table to provide the basic information and any further more specific, unique, or exceptions to these requirements will be cited in the various articles pertaining to each district. Chapters, articles and sections that will be relocated under this chapter include:

- Chapter 410 Zoning Districts and Regulations
 - Article I Establishment of Districts and District Provisions
 - Section 410.010 Zoning Districts.
 - Article II "NU" Non-Urban District
 - Article III "SR1"/"SR2" Single-Family Residential Districts
 - Article IV "MR" Multiple-Family Residential District
 - Article V "PR" Planned Residential District
 - Article VI "CB" Community Business District
 - Article VIII "LI" Light Industrial District
 - Article IX "PD" Planned Development District
 - Article X "FP" Flood Plain Overlay District
 - Article XI "PA" Public Activity District
 - Article XII "HC" Highway Commercial District
 - Article XIII "BP" Business Park District
 - Article XV Downtown Lakefront Redevelopment Overlay District
 - Article III Accessory Uses
 - Article IV Home Occupations

Supplemental Regulations

This chapter will include additional regulations that are applied to specific land uses, such as special or conditional uses, temporary uses or adult uses. Chapters, articles and sections that will be relocated under this chapter include:

- Chapter 410 Zoning Districts and Regulations
 - Article I Establishment of Districts and District Provisions
 - Section 410.040 Number of Structures and Uses On A Zoning Lot.
 - Section 410.050 Access.
 - Section 410.060 Height Exception.
 - Section 410.070 Visibility At Intersections.
 - Section 410.080 Continued Conformity.
 - Section 410.090 Division of Zoning Lots.
 - Section 410.100 Required Yards For Existing Structures.
 - Section 410.110 Permitted Obstructions in Required Yards.
 - Section 410.120 Uncompleted Structures.
 - Section 410.130 Maintenance and Upkeep of Existing Structures.
 - Section 410.140 Repair and Reconstruction of Damaged Structures.
 - Section 410.150 Multiple-Family Occupancy of Single-Dwelling Units Prohibited.
 - Section 410.160 Screening of Rooftop Equipment.
 - Section 410.170 Miscellaneous Regulations.
 - Section 410.175 Twenty-Four Hour Businesses By Special Use Permit.
 - Section 410.176 Regulations for Group Home Providers.
- Chapter 420 Supplementary Use Regulations
 - Article I Non-Conforming Uses
 - Article V Display/Model Housing Units
 - Section 420.170 Intent and Purpose.
 - Section 420.180 General Provisions.
 - Section 420.200 Sales Activity.
 - Section 420.210 Completing Display/Model Housing Units.
- Chapter 425 Development Standards
 - Article IV Drainage and Stormwater Control Standards
- Chapter 430 Additional Development Standards
 - Article II Off-Street Parking and Loading
 - Article III Sign Regulations
 - Section 430.200 Purpose and Intent.
 - Section 430.220 Permit Required For Signs.
 - Section 430.230 Sign Classifications (Permitted and Prohibited).
 - Section 430.240 Total Sign Surface Area.
 - Section 430.250 Sign Setbacks.
 - Section 430.260 Height and Supplemental Restrictions.
 - Section 430.270 Sign Illumination and Signs Containing Lights.
 - Section 430.280 Signs Excluded From Regulations.
 - Section 430.290 Signs Exempt From Review.
 - Section 430.300 Restrictions and Prohibitions.
 - Section 430.310 Appearance of Signs.
 - Section 430.320 Maintenance and Appearance of Signs.

- Section 430.330 Non-Conforming Signs.
- Section 430.340 Pole Signs.
- Section 430.360 Amortization of Non-Conforming Signs.
- Section 430.370 Real Estate Open House Directional Signs.
- Section 430.371 Monthly Realtor Tour Signs.
- Section 430.375 Temporary Signage For Residential Developments.
- Section 430.376 Temporary "FOR LEASE" Signs.
- Section 430.377 Temporary Signage in Support of Commerce.
- Section 430.378 Temporary Signage in Support of Civic Activities.
- Chapter 435 Urban Redevelopment
 - Section 435.010 Title, Designation and Authority.
 - Section 435.020 Determination of Necessity For Legislation.
 - Section 435.040 Initiation of Urban Renewal Review.
 - Section 435.050 City Development Administrator Recommendation of Blighting Bill.
 - Section 435.060 Board of Aldermen Declaration of Blight.
 - Section 435.070 Preliminary Approval of Application Form.
 - Section 435.080 Content of Development Plan.
 - Section 435.090 Notification By City Development Administrator.
 - Section 435.100 City Development Department Recommendation Concerning Plan — When Made.
 - Section 435.110 City Development Administrator Recommendation Concerning Plan — Contents.
 - Section 435.120 City Development Administrator Recommendation Concerning Plan, Multiple Plans.
 - Section 435.130 Time Limit For Consideration of Development Bill By Board of Aldermen.
 - Section 435.140 Tax Relief For Redevelopment Corporations.
 - Section 435.150 Notification of Taxing Authorities and Others — Public Hearings.
 - Section 435.160 Ordinance Approving A Development Plan.
 - Section 435.180 Escrow For Land To Be Obtained By City.
 - Section 435.190 Recovery of City's Costs For Acquisition of Property.
 - Section 435.200 Agreement For Redevelopment.
 - Section 435.210 Financial Reporting.
 - Section 435.220 Progress Reports.
 - Section 435.230 Analysis of Financial Statements.
 - Section 435.240 Completion of Project, Release of Surety.
 - Section 435.250 Reassessment.
 - Section 435.260 Remedies For Failure To Follow Plan.
 - Section 435.270 Forfeiture of Tax Exemptions.
 - Section 435.280 Building Permits.
 - Section 435.290 Certifications Required By Corporations.
 - Section 435.300 Disposal of Property.
 - Section 435.310 Plan Approval Does Not Substitute For Zoning Actions.
 - Section 435.320 Amendment of The Final Plan.
 - Section 435.330 Acceptance of State Enabling Act.
 - Section 435.340 Severability.
- Chapter 445 Floodplain Management
 - Article I Statutory Authorization, Findings of Fact and Purposes
 - Section 445.030 Statement of Purpose.
 - Article II General Provisions

- Section 445.050 Lands To Which Chapter Applies.
- Section 445.080 Abrogation and Greater Restrictions.
- Section 445.090 Interpretation.
- Section 445.100 Warning and Disclaimer of Liability.
- Section 445.105 Severability.
- Article IV Provisions For Flood Hazard Reduction

Development Standards

This chapter includes the design and operation standards as well as the subdivision regulations. The Zoning Districts and Regulations chapter includes what can be done with different properties based on the zoning. The development standards include quality regulations and how properties are developed. Chapters, articles and sections that will be relocated under this chapter include:

- Chapter 415 Subdivision Regulations
- Chapter 425 Development Standards
 - Article I In General
 - Article II Subdivision Design and Development Standards
 - Article III Streets
 - Section 425.200 General Requirements.
 - Section 425.210 Topography and Arrangement.
 - Section 425.220 Blocks.
 - Section 425.230 Access To Primary Arterials.
 - Section 425.240 Street Names.
 - Section 425.250 Street Name Signs.
 - Section 425.260 Street Lights.
 - Section 425.270 Future Extension of Streets.
 - Section 425.280 Dead-End Streets (Permanent).
 - Section 425.290 General Design Standards For Streets.
 - Section 425.300 Street Surfacing and Improvements.
 - Section 425.310 Excess Right-Of-Way.
 - Section 425.340 Bridges.
 - Section 425.350 Road Dedications and Reservations.
 - Article V Water Facilities
 - Section 425.385 Standards Adopted.
 - Section 425.390 General Requirements.
 - Article VI Sewerage Treatment Facilities
 - Article VII Other Utilities
 - Article X Protection of Riparian Corridors
 - Article XI Non-Residential Subdivisions
- Chapter 430 Additional Development Standards
 - Article I Anti-Pollution Standards
 - Article IV Environmental Design Standards
 - Article V Gasoline Service Station and/or Convenience Store Development Standards
- Chapter 245 Tree Preservation

APPENDIX A: CONTENT EXAMPLES

The Appendix provides examples of figures and tables recommended for the code revision. The following examples do not necessarily reflect the regulation or requirement for Lake Saint Louis.

Figure 1. Examples for Measurement or Definition

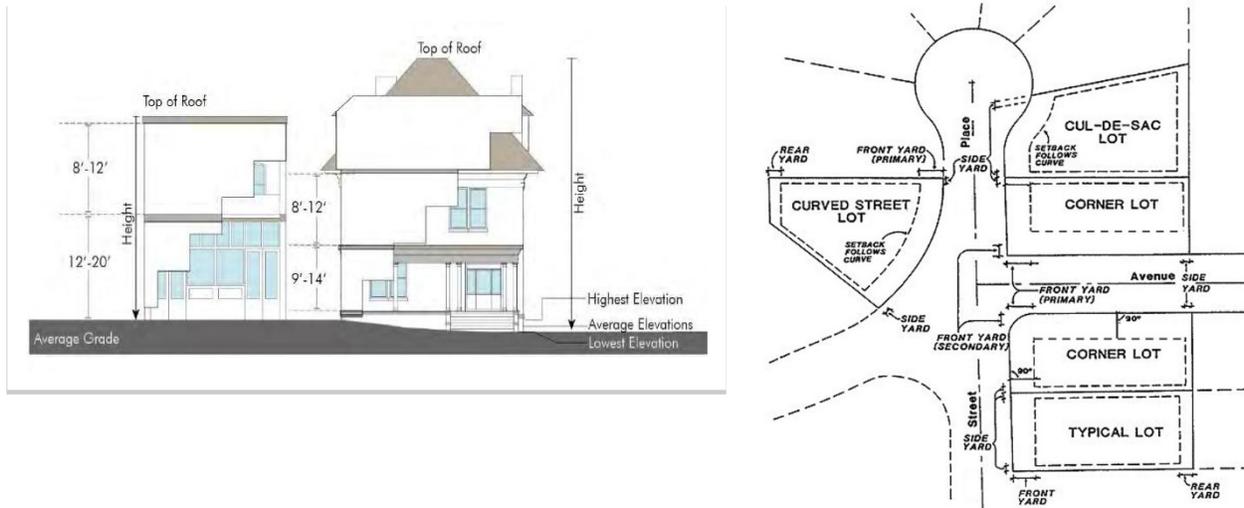


Figure 2. Code Procedure Table Example

Review and Approval Item	Eligible Applicants				Pre-application meeting	Notice			Review Body				Protest Permitted
	Owner	Staff	PC	BOA		Post	Publish	Mail	Staff	PC	BOA	BZA	
Subdivision – Administrative Plat	■				●				D				
Subdivision – Preliminary Plat	■				●				R	D	A		
Subdivision – Final Plat	■				●				R	R	D		
Subdivision Waiver	■				●				R	D	A		
Zoning Map Amendment	■	■	■	■	●	●	●	●	R	R&PH	D		◆
Preliminary Development Plan	■		■	■	●	●	●	●	R	R&PH	D		◆
Final Development Plan	■								D	A			
Conditional Use Permit	■				●	●	●	●	R	R&PH	D		
Site Plan – Minor	■				●				D	A			
Site Plan – Major	■				●				R	D	A		
Variance	■				●	●	●	●	R			D&PH	
Appeal of Administrative Decision	■	■	■	■		●	●	●				D&PH	
Text Amendment		■	■	■			●		R	R&PH	D		

- Required
- Authorized
- PC Planning Commission
- BOA Board of Aldermen
- BZA Board of Zoning Adjustment
- R Review and Recommending Authority
- D Decision Making Authority
- PH Public Hearing Required
- A Appeal of Decision
- ◆ Protest Permitted

Figure 3. Example Use Definitions

A. Residential. The Residential category is the principal use of land and buildings for dwelling units. The arrangement and extent of dwelling units depends on the zoning district, lot sizes, and building types, arranged in the following types:

Detached House

A residential building designed as one (1) primary dwelling unit in a neighborhood subdivision setting. Variations of this type are based primarily on lot size.

Duplex

A residential building designed to accommodate two (2) primary dwelling units in a neighborhood setting. Duplex units share a single common wall or floor/ceiling, with an outward design and appearance as a detached house. A duplex may be on a single lot, or it may be platted as separate lots along the common wall line. Duplex units may be developed as rental properties or as condominiums.

3-/4-plex

A residential building designed to accommodate up to four (4) primary dwelling units in single-ownership in a neighborhood. Units are arranged to maintain an outward design and appearance as a detached house.

Row House (3-8 units; 2- to 3-story)

A multi-unit residential building designed for three (3) to eight (8) dwelling units within an urban and sometimes suburban development context. Row houses abut one another sharing a common party wall. These units are conjoined, however, each unit has its own private entry. Units may be on a single lot subject to common ownership restrictions or platted on separate lots along the common wall with individual ownership of the units.

Walk-up Apartment (3-12 units; 2- to 3-story)

A small-scale, multi-unit residential building designed on a small or moderate-sized lot in a compact walkable neighborhood or mixed-use setting. The building is accessed by a common lobby entrance at building frontage, and arranged to integrate into the block structure of a neighborhood.

Apartment Complex

A grouping of apartment buildings in a common development arranged around an internal system of streets/internal access, walkways, and common open space.

Mixed Use (apartment over commercial / service)

A residential use in a building designed primarily for street level retail, service, or employment uses, and where dwelling units are accommodated on upper stories, or otherwise separated from the principal commercial function of the building.

Accessory Dwelling

A dwelling unit, either in a detached accessory structure, or included within a principal structure, that is located on the same lot as a detached house and is incidental to the principal use of the lot for a principal dwelling. Examples include a garage apartment, basement apartment, or second level / attic apartment.

Figure 4. Code Intent Statement Table Example

TABLE 410.010 - A		
District Classification	Code Designation	Intent Statement
“NU” Non-Urban District	NU	The Non-Urban District encompasses areas within which rough natural topography, surface or subsurface geological conditions or location in relation to developed areas creates practical difficulties in providing and maintaining public roads and public or private utility service and facilities including sewage treatment, water and power supply. The Non-Urban District also encompasses areas in which significant non-urban uses have been established. The purpose of the "NU" Non-Urban District regulations is to guide and coordinate development within the City of Lake Saint Louis in order to secure the appropriate development of the physical environment.
“SR1”/ “SR2” / “SR3” Single-Family Residential Districts	SR1 SR2 SR3	This Section contains the regulations for "SR1", "SR2", "SR3" Single-Family Districts. The "SR" Districts are intended to provide criteria for the development of those portions of the planned community of Lake Saint Louis designated for single-family detached residences. Further, the "SR" Districts are intended to preserve the character of existing predominantly single-family residences while at the same time allowing for the in-fill construction of new units if in substantial conformance with surrounding residences. Any non-conformities resulting from pre-1978 legacy developments approved under prior County R-1E or R-3 ordinances now zoned SR-2 may be waived via staff review and approval.
“SRP” Single-Family Residential-Overlay District	SRP	The district is composed of those developments within the City presently zoned PR whose principal use is single-family dwelling. The housing units within this district are of varying types and in some instances mix single-family detached and attached units on the same street frontage or within the same development. This district is intended to act as an overlay to the underlying zoning. The underlying zoning for these developments are based on the existing residential districts. The purpose of this district is to simplify building and permitting approvals. The district will be identified by a combination of the underlying zoning SR1 through SR3 and the SRP designation (i.e. “SR2/SRP”).
“MR” Multiple-Family Residential District	MR	The intent and purpose of the Multiple Family Residential District is to provide the regulations and guidelines for the development of a variety of attached dwelling unit building types in conformance with the overall concept of the planned community of Lake Saint Louis.

Figure 5. Permitted and Special Use Table Example

TABLE 410.010 - B – PERMITTED AND SPECIAL USES														
LAND USE TYPE	ZONING DISTRICT													
P = Permitted S = Use allowed via Special Use Permit Blank = Use not allowed	NU	SR1	SR2	SR3	SRP	MR	PR	CB	LI	FP	PD	PA	HC	BP
RESIDENTIAL USES														
Detached house	P	P	P	P	P									
Duplex					P									
3- / 4-Plex						P		P						
Row House (3-8 units; 2- to 3-story)						P		P						
Walk-up Apartment (3- 12 units; 2- to 3-story)						P		P						
Apartment Complex (garden apartment – density based)						P		P						
Mixed-use (residential above or behind street level Commercial)						S								
Accessory Dwelling														
Home Occupation (<i>Subject to provisions of 420,IV</i>)	P	P	P	P	P									
COMMERCIAL – RETAIL USES														
Retail – Limited (under 2.5K)								P				P		
Retail – Small (2.5K - 8K)								P				P		
Retail – General (8K -50K)								P				P		
Retail – Large (50K – 100K)								P				S		
Retail – Warehouse (over 100K)								P						
Retail – Outdoor Sales, Limited								S						
Retail – Outdoor Sales, General								S						
Restaurant – Micro/Mobile								S				S		
Restaurant – Limited								P				P		
Restaurant – General								P				P		
Restaurant – Drive-in/Drive-thru								S				S		
Restaurant - Bar/Tavern								S				S		
Restaurant – Micro-brewery/winery								P	P			P		
Grocery – Convenience/ Market (under 5K)								S	S			S		
Grocery – Small Store (under 40K)								P	P			P		

Figure 6. Dimensional Standards Table Example

TABLE 410.170

Zoning District	Lot Area & Coverage					Yard Requirements (Setback)			Maximum Building Height (Stories/Feet)	Minimum Unit Size (Sq. Ft.)	Maximum Number of Dwelling Units / AC
	Min. Area (Sq. Ft. or Acres)	Min. Width @ Bldg. Line (Feet)	Min. Width @ Lake Front Property Line (Feet)	Min. Depth (Feet)	Maximum Coverage of Buildings & Structures (%)	Front (Feet)	Side (Feet) ³	Rear (Feet) ³			
NU Non-Urban	3 AC	250		250		90	35	50	2 / 35	NA	1 / 3 AC
SRI Single-Family Residential ²	15,000 SF	70	80	125	30	45	12	35 or 20% of lot depth but not greater than 50	2 / 35 ²	Per Sec. 410.230, E	2.9
SR2 Single-Family Residential ²	9,000 SF	70	80	125	30	35	8	30 or 20% of lot depth but not greater than 35	2 / 35 ²	Per Sec. 410.230, E	4.8
SR3 Single-Family Residential ²	1 AC	100	100 @ rear of Lake lot ¹	125	30	30	7	30 or 20% of lot depth but not greater than 35	2 / 35 ²	Per Sec. 410.230, E	1
SRP Single-Family Residential Overlay											
MR Multiple-Family Residential	See standards of Chapter 410, Article IV, Section 410.XXXX								3 / 40	Not less than 600	6
PR Planned Residential Overlay											

¹ Except plats of record prior to March 21, 1978.
² Houses exceeding 35 feet in height may be permitted subject to site plan review so long as the front and rear yard setback shall be equal to or greater than the height of the house, and the side yard setback is equivalent to fifty (50) percent of the structure height.
³ The minimum lot size may be reduced to not less than 1/2 acre subject to the provisions of Article VI, Section 410.360
⁴ Building heights in excess of this number may be permitted by site plan review and approval.

Figure 7. Development Standards Examples

Table 26-310 B Handicapped Accessible Parking Spaces	
Total Parking Spaces Required	Required Number of Handicapped Accessible Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20 plus 1 for each 100 over 1,000

Parking Stall Design Table							Parking Stall Design Diagram
A	B	C	D	E	F	G	
45°	9.0'	19.7'	12.5'	12.7'	51.9'	45.6'	
60°	9.0'	21.0'	17.5'	10.5'	59.5'	55.0'	
90°	9.0'	19.0'	22.0'	9.0'	60.0'	---	
A	Parking angle						
B	Stall width						
C	Vehicle projection (from curb)						
D*	Aisle width						
E	Curb length per parking stall						
F	Width of parking bay (curb to curb)						
G	Width of parking bay (double loaded aisle)						
H	Width of double loaded parking stalls						
*	Additional width may be required where the aisle serves as the principal means of access to on-site buildings or structures						

Figure 8. Sign Definition Examples

Wall sign

Any sign affixed to the front, side or rear wall of any building and parallel to the face of the wall.



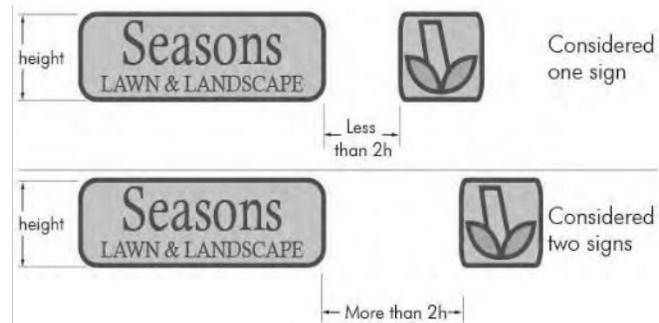
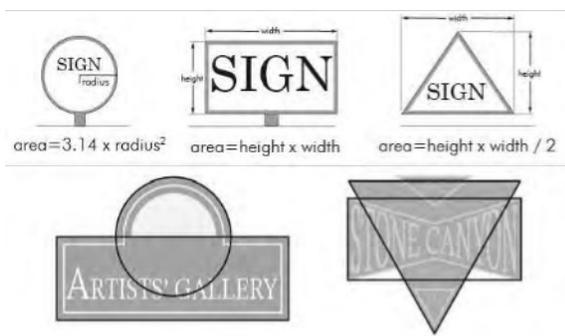
Pole sign

Any sign, which has the lowest part of its face, at least ten (10) feet above the ground and which is supported by a freestanding pole



Monument sign

A sign, which may be located at a shopping center, office building or complex, or industrial park or building mounted on the ground. Such sign may have a base composed of stone, masonry or concrete on which a sign constructed of other materials such as steel, composite materials, or plastic or a combination thereof is mounted. A monument sign may also be composed entirely of masonry materials.



APPENDIX B: DETAILED REVIEW OF CURRENT REGULATIONS

The following spreadsheet provides a detailed review of the current land use regulations.

Component	Proposed Chapter	Major Edit	Minor Edit	Delete	Remarks
Chapter 400 Boards and Commissions - Land Use and Development	1		X		
<i>Article I Planning and Zoning Commission</i>	1		X		There are various instances in which the official name of the Planning and Zoning Commission (as established in Sec. 400.010) is referred to this way. If this is to be the "shorthand" name reference then it should be so stated (now is in 400.010 and the references throughout the code should be changed to reflect that or "each use of "Planning Commission" should be changed to the formal name.
Section 400.010 Establishment — Membership.	1		X		
Section 400.020 Powers and Duties.	1		X		
<i>Article II Board of Adjustment</i>	1		X		
Section 400.030 Establishment and Authorization.	1		X		
Section 400.040 Membership.	1		X		
Section 400.0450 Finality and Judicial Review of Decision of Board of Adjustment	1		X		
<i>Article III Architectural Review Board</i>				X	These entities have not fared well in court proceedings. If you have membership of P&Z require at least one licensed architect (and maybe one engineer or landscape architect) that entity can be responsible for review of any design standards. I would try to get at least one such person appointed to the P&Z and have this review be part of their purview and eliminate this entity. B.3 - The various City staff positions associated with administration of the code as a whole should be defined in the definition section Article II (now in 400 Article III)
Section 400.060 Purpose and Intent — Establishment — Membership.				X	Needs at least a registered architect (see above)
Section 400.070 Authority of The Architectural Review Board.				X	3. Appeals: The Board of Aldermen or the Board of Adjustment? 89.100 says "...or by any officer, department, board or bureau of the municipality..." This entity exists solely to hear appeals from the ARB and would seem to violate the Board of Adjustment requirements.
<i>Article IV Development Review Board</i>				X	If the City wants to promote development, you need to streamline the process and get rid of this board (and the ARB). This came up in the input session. Also the purpose of this Board appears to be an arbiter of decisions of the ARB. Doesn't this violate the purpose of the Board of Adjustment.
Section 400.080 Purpose and Intent — Establishment — Membership.				X	
Section 400.090 Authority of The Development Review Board.				X	
Chapter 405 Development Regulations and General Provisions			X		

<i>Article I General Provisions</i>	1		X	mostly re-organization and minor edits
Section 405.010 Short Title.	1		X	
Section 405.020 Intent and Purpose.	1		X	
Section 405.030 Annexed and Consolidated Territory.	1		X	The language for annexation here is fairly standard although it also often says that the applicable provisions of the existing county zoning shall apply until the procedure cited in the remainder of this section are completed. Also, it is my understanding that annexation agreements in MO are not legal because they essentially bind a Board of Aldermen to future actions by a Board that may not be the same. I will check with Stephanie Karr.
Section 405.040 Authority.	1		X	
Section 405.050 Jurisdiction.	1		X	
Section 405.060 Existing Permits.	1		X	
Section 405.070 Existing Restrictions.	1		X	
Section 405.080 Completion Permitted.	1		X	
Section 405.090 Repeal of Conflicting Regulations.	1		X	
Section 405.100 Separability.	1		X	
Section 405.110 Rules of Construction.	3		X	If someone believes that they have been harmed by the provisions of the code (either the code language or the interpretation of or decision of an administrative official or a municipal board (see my previous comment re: 89.100)) they can appeal to the BOA. If they are not satisfied with the BOA decision, they can appeal to the circuit court. Also note that if the Board of Aldermen is not satisfied with the decision of the BOA, they can file suit in the circuit court. The person designated as the "zoning official" is normally responsible for interpretation and code language sometimes says that he or she may consult the City Attorney.
Section 405.120 Official City Map.	1		X	Nothing in Chapter 89 RS MO requires the City to maintain such a map. However, a reference to an official City map is contained in 89.410 as part of the statute that covers subdivision and platting. This is basically saying that you have to maintain a City base map. The second sentence almost describes a Comp Plan Future Land Use Plan map. I don't think this should refer to anything other than a zoning map which should carry a requirement that it be updated annually.
Section 405.130 Amendments.	2		X	
Section 405.140 Control Entity Defined.	3		X	
Section 405.150 Affiliate Defined.	3		X	
Section 405.160 Control Defined.	3		X	
Section 405.170 License, Permit or Formal Approval.	2		X	
Section 405.180 Revocation of License or Permit.	2		X	
Section 405.185 Uses Not Permitted by Provisions.	3		X	
<i>Article II Definitions</i>	3	X		There are a lot of definitions in this Article that should be reviewed and revised. Use types have changed and some uses need to be sensitive to their definition (adult uses, medical marijuana and marijuana crop production, motor vehicle businesses, etc.). Other types of things like digital signs, solar panel locations, group home locations, vacation/AirBNB rentals, should probably be defined and be treated appropriately in the ordinance.
Section 405.190 Usage.	3	X		
<i>Article III Development Code Procedures</i>	2	X		Create matrix outline
Section 405.200 Textual Amendments.	2		X	

Section 405.210 Application Review Procedure For Textual Amendments.	2		X	C. In our opinion they should make a formal written report that states the reason for their decision. The lack of such record has gotten many cities into trouble in litigation. D. Language needs clean up.
Article IV Application Procedures	2	X		Edit title; some content here isn't about procedure but is about requirements. We should consider moving some of this to the Subdivision Chapter (415) and be sure there are no conflicts with 415. Some of these provisions could simply reference 415.
Section 405.220 Subdivision Procedure.	2		X	A,2,c,(3) The requirement for paper copies has been changed in many instances to require a smaller number of paper copies along with a digital copy on CD/DVD or flash drive (the latter being more common since many computers today do not come equipped with CD or DVD drives. B. Reword to reference PR and PD regulations and content of 3,b is confusing/contradicting - reword.
Section 405.230 Preliminary Subdivision Plat.	2		X	Needs edit and cross-reference to 415 (and potential elimination here)
Section 405.240 Procedures For The Review of A Preliminary Plat.	2		X	Needs edit and cross-reference to 415 (and potential elimination here)
Section 405.250 Final Subdivision Plat.	2		X	Needs edit and cross-reference to 415 (and potential elimination here)
Section 405.260 Signing and Recording of Final Subdivision Plat.	2		X	Needs edit and cross-reference to 415 (and potential elimination here)
Section 405.270 Specifications For Documents To Be Submitted.	2		X	Needs edit and cross-reference to 415 (and potential elimination here)
Section 405.280 Final Subdivision Plat.	2		X	Needs edit and cross-reference to 415 (and potential elimination here)
Section 405.290 Minor Subdivision.	2		X	Needs edit and cross-reference to 415 (and potential elimination here)
Section 405.300 Final Minor Subdivision Plat.	2		X	Needs edit and cross-reference to 415 (and potential elimination here)
Section 405.310 Procedures For A Change in Zoning Classification.	2		X	Clarify when site plan is required and the P&Z decision report
Section 405.320 Site Plan Review Procedures For Proposed Uses in The "NU" Non-Urban, "SR" Single-Family Residential, "MR" Multiple-Family Residential, "CB" Community Business, "OP" Office and Research Park, "HC" Highway Commercial, "LI" Light Industrial, "PA" Public Activity and "FP" Flood Plain Districts.	2	X		Needs edit and cross-reference to district regulations; clarify which developments require site plan and any exemptions; any PD rezoning should require site plan approval but the requirement of the PD submission normally require a site plan with the same information; clarify final approval body and method
Section 405.330 Development Review Procedures For The Planned Residential ("PR") and Planned Development ("PD") Districts.	2	X		Needs edits; clarify process for amendments, ordinances and plans; considers re-zoning existing prop w/o approved plans to regular zoning districts
Section 405.340 Special Use Permit Procedures.	2	X		Needs edits; clarify existing-non conforming uses, refer to appropriate findings case law, admin processes
Section 405.350 Site Plan Review.	2	X		Relocate to combine with Section 405.320 for one site plan review section; clarify and simplify the submission req/process and procedures; update cross references
Section 405.360 Procedures For Obtaining A Building Permit.	2	X		Needs many edits; why is the building permit process in the zoning code?; create section for architectural review approval: refer to correct review authorities, update cross references, clarify model home process and permit-refer to Article IV, more clearly organize design standards and admin approval process; separate appeals code to Sec. 405.380
Section 405.370 Appointment of Building Official and Duties.	1		X	Needs edits to establish correct terms; add terms and definitions to def section
Section 405.380 Variances.	2		X	refer to section that established authority of Board of Adjustment; clarify process for extensions
Section 405.390 Appeals.	2		X	clarify formal application process and procedures for notice
Section 405.400 Schedule of Fees, Charges and Expenses.	2	X		
Section 405.410 Construction and Use Must Be As Provided in Any Approved Applications, Plans and Permits.	3	X		add exceptions for some minor changes
Section 405.415 Carbon Monoxide Detectors.			X	should not be located in zoning code

Section 405.420 Site Plan Review For Telecommunication Antennas and Towers.	2		X	Replace with updated language to comply with current Fed and State statutes; updated regs to cover similar communication and receiving facilities
<i>Article V Flood Plain Management Administrative Procedures</i>	2		X	
Section 405.430 Intent and Purpose.	2		X	edit to match existing practices
Section 405.440 Flood Plain Development Permit/Application.	2		X	
Section 405.450 Site Plan Review Required.	2		X	
Section 405.460 Procedures For Architectural and Development Review Boards.				X
Section 405.470 Building Permit and Inspections.	2	X		
<i>Article VI Penalty</i>	1	X		Enforcement, move to admin
Section 405.480 Penalties For Violation of The Zoning Regulations of The City.	1	X		Enforcement, move to admin
Chapter 410 Zoning Districts and Regulations	4	X		many sections should be relocated to other areas of zoning code
<i>Article I Establishment of Districts and District Provisions</i>	4		X	
Section 410.010 Zoning Districts.	4		X	list all districts
Section 410.020 Creation and Maintenance of A Zoning Map.	1		X	
Section 410.030 Interpretation.	3		X	
Section 410.040 Number of Structures and Uses On A Zoning Lot.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.050 Access.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.060 Height Exception.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.070 Visibility At Intersections.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.080 Continued Conformity.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.090 Division of Zoning Lots.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.100 Required Yards For Existing Structures.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.110 Permitted Obstructions in Required Yards.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.120 Uncompleted Structures.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.

Section 410.130 Maintenance and Upkeep of Existing Structures.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.140 Repair and Reconstruction of Damaged Structures.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.150 Multiple-Family Occupancy of Single-Dwelling Units Prohibited.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.160 Screening of Rooftop Equipment.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.170 Miscellaneous Regulations.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.175 Twenty-Four Hour Businesses By Special Use Permit.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
Section 410.176 Regulations for Group Home Providers.	5		X	Most of these are supplementary regulations and don't belong here (IMHO). I would move most of this to Chapter 420 or put this at the end of the District regulations which should start following 410.030. In essence, Article II should move up.
<i>Article II "NU" Non-Urban District</i>	4	X		
Section 410.180 Intent and Purpose.	4		X	add to matrix
Section 410.190 Permitted Uses.	4	X		Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.200 Non-Urban District ("NU") Standards.	4		X	
<i>Article III "SR1"/"SR2" Single-Family Residential Districts</i>	4		X	include SR3
Section 410.210 Intent and Purpose.	4		X	
Section 410.220 Permitted Uses.	4	X		Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.230 Standards.	4		X	codify historic interpretations; relocate definitions and reference; reorganize with one "standards" section
Section 410.240 Garage.	4		X	combine with standards
<i>Article IV "MR" Multiple-Family Residential District</i>	4	X		
Section 410.250 Intent and Purpose.	4		X	add to matrix
Section 410.260 Permitted Uses.	4	X		refer regulation to proper authority
Section 410.270 Standards.	4	X		simplify by using PD process; address conversion between apt and condo with "variance" procedure
<i>Article V "PR" Planned Residential District</i>	4	X		Needs edit to operate correctly as district

Section 410.280 Intent and Purpose.	4		X		add to matrix
Section 410.290 Permitted Uses.	4	X			Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.300 Ownership Control.	4		X		
Section 410.310 Standards.	4		X		
<i>Article VI "CB" Community Business District</i>	4		X		
Section 410.320 Intent and Purpose.	4		X		add to matrix
Section 410.330 Permitted Uses.	4	X			Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.340 Uses Permitted By Site Plan Approval.	4	X			
Section 410.350 Special Permit Uses.	4	X			Needs edits for clarity
Section 410.355 Prohibited Uses.	4	X			Needs edits for clarity and coordination with supplementary regulations
Section 410.360 Standards.	4	X			Clarify that allowed uses is a prescriptive code and address adult uses elsewhere
<i>Article VII Office and Research Park District</i>				X	Needs edits to cross reference other sections with design standards (i.e. landscape)
Section 410.370 Intent and Purpose.				X	rezone the one existing property and remove obsolete district
Section 410.380 District Uses.				X	rezone the one existing property and remove obsolete district
Section 410.390 Standards.				X	rezone the one existing property and remove obsolete district
<i>Article VIII "LI" Light Industrial District</i>	4		X		
Section 410.400 Intent and Purpose.	4		X		add to matrix
Section 410.405 Permitted Uses.	4	X			Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.410 Special Use Permit.	4	X			Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.415 Prohibited Uses.	4	X			Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.420 Development Standards.	4		X		Move to one standards section
Section 410.430 Standards.	4		X		Move to one standards section
<i>Article IX "PD" Planned Development District</i>	4	X			
Section 410.440 Intent and Purpose.	4		X		Needs edits to more accurately describe purpose and intent; clarify terms and process for initial establishment and amendments
Section 410.450 Conditions of Use.	4	X			Needs edits to clarify process and procedures to make self-sustaining article
Section 410.460 Permitted Uses.	4	X			Needs edits to clarify
Section 410.465 Prohibited Uses.	4	X			prescriptive code
Section 410.470 Standards.	4		X		Needs edits to support more realistic development conditions and process
<i>Article X "FP" Flood Plain Overlay District</i>	4		X		
Section 410.480 Intent and Purpose.	4		X		More edits to correct references
Section 410.490 Permitted Uses.	4		X		
Section 410.500 Amendments To Flood Plain District Boundaries.				X	Not needed because FEMA process not zoning map
Section 410.510 Standards.	4		X		

Section 410.520 Administrative Procedures For Development in A "FP" Flood Plain Overlay District.	2		X		
Article XI "PA" Public Activity District	4		X		
Section 410.530 Intent and Purpose.	4		X		add to matrix
Section 410.540 Permitted Uses.	4	X			Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.550 Design and Development Standards.	4		X		
Section 410.560 Standards.	4		X		
Article XII "HC" Highway Commercial District	4		X		
Section 410.570 Intent and Purpose of "HC" (Highway Commercial District).	4		X		add to matrix
Section 410.580 Permitted Uses.	4	X			Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.590 Special Permit Uses.	4	X			Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.595 Prohibited Uses.	4	X			Permitted and conditional use for all districts should be moved to a matrix style list and simply cross referenced here. This would normally be placed at the end of the district regulations.
Section 410.600 Standards.	4		X		
Article XIII "BP" Business Park District	4		X		Clarify if a planned district, then revise sections as needed
Section 410.610 Purpose and Intent.	4		X		add to matrix
Section 410.620 Permitted Uses.	4		X		
Section 410.625 Special Permitted Uses.	4		X		
Section 410.630 Prohibited Uses.	4		X		Needs edits for prescriptive code
Section 410.640 Conditions of Use.	4		X		
Section 410.650 Accessory Uses.	4		X		
Section 410.660 Non-Conforming Uses.	4		X		Update based on changes to other areas of zoning code
Section 410.670 Non-Single-Family Dwellings.	4		X		
Section 410.680 Dimensional Standards.	4		X		Edit to provide min standards and correct cross references
Section 410.690 Development Standards.	4		X		Needs edits based on planned development or not, correct cross references
Section 410.700 Environmental Standards.	4		X		
Section 410.710 Off-Street Parking and Loading Regulations.	4		X		
Article XIV Development Impact Fees/Procedures				X	remove based on need for rational nexus and lack of historic implementation
Section 410.720 Authorization.				X	remove based on need for rational nexus and lack of historic implementation
Section 410.730 Purpose and Intent — Applicability.				X	remove based on need for rational nexus and lack of historic implementation
Section 410.740 Exemptions.				X	remove based on need for rational nexus and lack of historic implementation
Section 410.750 Definitions.				X	remove based on need for rational nexus and lack of historic implementation
Section 410.760 Notice and Hearing Required For Establishing or Increasing Impact Fees.				X	remove based on need for rational nexus and lack of historic implementation
Section 410.770 Imposition, Calculation and Collection of Impact Fees.				X	remove based on need for rational nexus and lack of historic implementation
Section 410.780 Independent Impact Calculation.				X	remove based on need for rational nexus and lack of historic implementation
Section 410.790 Impact Fee Accounts.				X	remove based on need for rational nexus and lack of historic implementation

Section 410.800 Use of Impact Fee Proceeds.			X	remove based on need for rational nexus and lack of historic implementation
Section 410.810 Refunds.			X	remove based on need for rational nexus and lack of historic implementation
Section 410.820 Audits.			X	remove based on need for rational nexus and lack of historic implementation
Section 410.830 Adjustment To Impact Fee Account.			X	remove based on need for rational nexus and lack of historic implementation
Section 410.840 Appeals Involving Application of Impact Fee Calculation.			X	remove based on need for rational nexus and lack of historic implementation
Section 410.850 Appeal of Ordinance Establishing Benefit Area and Impact Fee.			X	remove based on need for rational nexus and lack of historic implementation
Section 410.860 Amendment Procedures.			X	remove based on need for rational nexus and lack of historic implementation
Section 410.870 Credits.			X	remove based on need for rational nexus and lack of historic implementation
Section 410.880 Conflicts.			X	remove based on need for rational nexus and lack of historic implementation
Section 410.890 Severability.			X	remove based on need for rational nexus and lack of historic implementation
<i>Article XV Downtown Lakefront Redevelopment Overlay District</i>	4	X		Edit to provide for amendment process
Section 410.900 Intent and Purpose.	4	X		Edit to correct cross references
Section 410.905 Downtown Lakefront Redevelopment Overlay District — Boundaries of District and Subdistricts.	4		X	
Section 410.910 Rezoning To Downtown Lakefront Redevelopment Overlay District — When Required.	4		X	Edit to address exceptions or amendments
Section 410.915 Permitted Uses By Development Subdistrict.	4	X		Needs edits for clarity and to make better table
Section 410.920 Unlisted Uses.	4	X		
Section 410.925 Parking.	4		X	Edit to match other interpretations
Section 410.930 Lot Requirements.	4		X	
Section 410.935 Height Requirements.	4		X	Edit to match other interpretations
Section 410.940 Building Setbacks.	4		X	
Section 410.945 Maximum Densities For Residential Developments.	4		X	Edit based on additional history
Section 410.950 Restrictions.	4		X	Needs edits for clarity
Section 410.955 Procedures.	4	X		Update to account for different development context i.e. site plan vs development plan
Section 410.960 Site and Building Design.	4	X		Needs edits to address BOA approved deviations, correct cross references
Chapter 415 Subdivision Regulations	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.010 Establishment.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.020 Policy.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.030 Platted But Undeveloped Subdivisions.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.040 Jurisdiction.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.050 Conditions.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.060 Resubdivision of Land.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.070 Vacation of Plats.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.080 Variances.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.090 Enforcement, Violations and Penalties.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.100 Improvement and Performance Bond or Escrow.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.110 Inspection of Improvements.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.120 Maintenance of Improvements.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.130 Deferral or Waiver of Required Improvements.	6		X	Minor updates to language based on statutes and current process, update cross references

Section 415.140 Issuance of Building Permits and Certificates of Occupancy.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.150 Consumer Protection Legislation and Conflict of Interest Statutes.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.160 Trust Indentures.	6		X	Minor updates to language based on statutes and current process, update cross references
Section 415.165 Trust Indentures Content.	6		X	Minor updates to language based on statutes and current process, update cross references
Chapter 420 Supplementary Use Regulations			X	
<i>Article I Non-Conforming Uses</i>	5	X		Needs edits for clarity: existing non-conforming, work permitted, etc.
Section 420.010 Permitted Non-Conforming Uses.	5		X	
Section 420.020 Zoning Change.	5		X	
Section 420.030 Not Permitted If Discontinued.	5		X	
Section 420.040 Not To Be Enlarged.	5		X	
Section 420.050 Non-Conforming Use Damaged or Destroyed.	5		X	
<i>Article II Special Use Permits</i>	2		X	Edit to combine with Sec. 405.340
Section 420.060 Intent and Purpose.	2		X	
Section 420.070 Special Use Permit.	2		X	
Section 420.080 Procedures.	2		X	
<i>Article III Accessory Uses</i>	4		X	
Section 420.090 Authorization.	4		X	
Section 420.100 Permitted Accessory Uses.	4		X	Edit to clarify historic interpretations
Section 420.110 Uses Specifically Prohibited As Accessory.	4		X	
Section 420.120 Use Limitations.	4		X	
<i>Article IV Home Occupations</i>	4		X	
Section 420.130 Authorization.	4		X	
Section 420.140 Permitted Home Occupations.	4		X	
Section 420.150 Prohibited Home Occupations.	4		X	Update definitions and interpretations
Section 420.160 Use Limitations.	4		X	
<i>Article V Display/Model Housing Units</i>	5	X		Revise for clarity, based on historic process used and to address preannexation agreements
Section 420.170 Intent and Purpose.	5		X	Revise for clarity, based on historic process used and to address preannexation agreements
Section 420.180 General Provisions.	5		X	Revise for clarity, based on historic process used and to address preannexation agreements
Section 420.190 Procedure.	2	X		Revise for clarity, based on historic process used and to address preannexation agreements
Section 420.200 Sales Activity.	5		X	Revise for clarity, based on historic process used and to address preannexation agreements
Section 420.210 Completing Display/Model Housing Units.	5		X	Revise for clarity, based on historic process used and to address preannexation agreements
Section 420.220 Architectural Review/Building Permit.	2		X	Revise for clarity, based on historic process used and to address preannexation agreements
Chapter 425 Development Standards	6		X	
<i>Article I In General</i>	6		X	
Section 425.010 Intent and Purpose.	6		X	
Section 425.015 Public Facilities.	6		X	
Section 425.020 Variances.	6		X	
<i>Article II Subdivision Design and Development Standards</i>	6	X		Reorganize to separate design standards from construction practices
Section 425.030 Conformance To Applicable Rules and Regulations.	6	X		Edit to clarify wording

Section 425.040 Plat Approval Withheld When.	6	X		
Section 425.050 Self-Imposed Restrictions.	6	X		Edit to clarify enforcement and responsibility between City, owner and HOA
Section 425.060 Plats Transversing Municipal Boundaries.	6		X	
Section 425.070 Surveyor's Monuments.	6		X	
Section 425.080 Character of The Land.	6		X	
Section 425.090 Subdivision Name.	6		X	
Section 425.100 Lot Arrangement.	6		X	
Section 425.110 Lot Dimensions.	6		X	
Section 425.120 Buffers From Railroads and Major Streets.	6		X	
Section 425.130 Double Frontage Lots and Access To Lots.	6		X	
Section 425.140 Soil Stabilization During Construction.	6	X		Consider reorganizing into pre-construction/construction and post-construction; revise standards to make current best practices
Section 425.150 Soil Preservation, Grading and Seeding.	6	X		Consider reorganizing into pre-construction/construction and post-construction; revise standards to make current best practices
Section 425.160 Debris and Waste.	6	X		re-word for clarity and conformance with definitions
Section 425.170 Bank Stabilization.	6	X		Needs edits: find the correct cross reference, clarify the applicability to existing vs completed
Section 425.180 Safety Barrier.	6	X		
Section 425.190 Performance Bond or Escrow Account To Include Lot Improvements.	6	X		
<i>Article III Streets</i>	6		X	Needs edits to clarify standards and enforce historic interpretations
Section 425.200 General Requirements.	6		X	
Section 425.210 Topography and Arrangement.	6		X	Clarify the reasoning and conditions for street extensions/requirements
Section 425.220 Blocks.	6		X	
Section 425.230 Access To Primary Arterials.	6		X	
Section 425.240 Street Names.	6		X	
Section 425.250 Street Name Signs.	6		X	
Section 425.260 Street Lights.	6		X	Re-word to reference location of existing standards (EPPM)
Section 425.270 Future Extension of Streets.	6	X		Re-word for clarity and to reference other standard to comply with (Fire)
Section 425.280 Dead-End Streets (Permanent).	6		X	Update terms
Section 425.290 General Design Standards For Streets.	6		X	Update terms and add cross references
Section 425.300 Street Surfacing and Improvements.	6		X	
Section 425.310 Excess Right-Of-Way.	6		X	
Section 425.320 Railroads and Limited Access Highways.				X Edit to remove references to railroads
Section 425.330 (Reserved)				X
Section 425.340 Bridges.	6		X	
Section 425.350 Road Dedications and Reservations.	6		X	
<i>Article IV Drainage and Stormwater Control Standards</i>	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.360 Purpose.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.361 Definitions.	5		X	edit to correct cross-references; administered by PW so keep sections together

Section 425.362 Permit Required.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.363 Permit Fees, Escrow and Bond.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.364 Permit Application Procedure.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.365 Permit Application Procedure.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.366 Permit Expiration.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.367 Purpose and Standards.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.368 Maintenance, Inspection and Variance.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.369 Violation.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.370 Penalty.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.380 Aeration.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.381 Nature of Stormwater Facilities.	5		X	edit to correct cross-references; administered by PW so keep sections together
Section 425.382 Dedication of Drainage Easements.	5		X	edit to correct cross-references; administered by PW so keep sections together
<i>Article V Water Facilities</i>	6		X	
Section 425.385 Standards Adopted.	6		X	
Section 425.390 General Requirements.	6		X	
Section 425.400 Fire Hydrants.	6		X	Update, cross reference appropriate code adopted by City instead of specific requirement
<i>Article VI Sewerage Treatment Facilities</i>	6		X	Edit to include clear regs for existing septic systems
Section 425.410 General Requirements.	6		X	
Section 425.420 Mandatory Connection To Public Sewer System.	6		X	
Section 425.430 On-Site Sanitary Sewer Package Plants Prohibited.	6		X	
<i>Article VII Other Utilities</i>	6		X	
Section 425.440 Location.	6		X	
Section 425.450 Easements.	6		X	Update standards based on current practices
<i>Article VIII City Amenities</i>	6	X		
Section 425.460 Parks, Playgrounds and Recreation Areas.	6	X		Update standards to include option for staff/BOA discretion, review the pocket park dilemma and edit code to address preferences of City
<i>Article IX (Reserved)</i>			X	
Section 425.470 through Section 425.480. (Reserved)			X	
<i>Article X Protection of Riparian Corridors</i>	6		X	
Section 425.481 Purpose.	6		X	
Section 425.482 Scope of Application and Requirements.	6		X	Update terms and requirements based on current conditions and best practices
Section 425.483 Plan Requirements.	6		X	
Section 425.484 Minimum Standards For Vegetated Buffers.	6		X	
Section 425.485 Management and Maintenance of Vegetated Buffer.	6		X	
Section 425.486 Waiver.	6	X		Clarify conditions necessary for waiver and appeal process if denied
<i>Article XI Non-Residential Subdivisions</i>	6	X		clarify what applies to all subdivisions, just residential and just non-residential
Section 425.490 General.	6	X		
Section 425.500 Standards.	6	X		
Chapter 430 Additional Development Standards		X		
<i>Article I Anti-Pollution Standards</i>	6		X	

Section 430.010 Applicability.	6		X	
Section 430.020 Enforcement.	6		X	
Section 430.030 Performance Standards.	6		X	
Section 430.040 Noise.	6		X	
Section 430.050 Vibration.	6		X	
Section 430.060 Dust, Dirt and Other Matter.	6		X	Clarify what is covered and how enforced
Section 430.070 Smoke and Particulate Matter.	6		X	Clarify active construction activity vs completed use
<i>Article II Off-Street Parking and Loading</i>	5	X		
Section 430.080 Applicability.	5		X	
Section 430.090 Location of Parking or Loading Space.	5	X		Update to reflect current practices and preferences
Section 430.100 Repair or Service.	5	X		Clarify terms and measurements
Section 430.105 Parking of Vehicles For Sale.	5		X	
Section 430.106 Covering of Vehicles in Residential Areas By Permit Only.	5	X		
Section 430.110 Computation of Parking Spaces.	5	X		Update requirements for clarity based on industry standard language; revise the requirements to more accurately address accessory uses
Section 430.120 Modification of The Parking Space Required.	5	X		
Section 430.130 Design and Maintenance Standards For Automobile Parking Areas.	5	X		Update cross references
Section 430.140 Parking Space Size, Angle and Aisle Width.	5	X		
Section 430.150 Access.	5		X	
Section 430.160 Construction Specifications.	5		X	Update cross references
Section 430.170 Off-Street Parking Requirements.	5	X		Revise language for clarity; update standards and calculations based on current needs and issues; update cross references
Section 430.180 Site Plan Review and Approval.	5		X	
Section 430.190 Off-Street Loading Requirements.	5		X	Update with design standards
<i>Article III Sign Regulations</i>	5	X		Update to create amendment/modification requirest process and authority; add sign package option; remove content based regulations
Section 430.200 Purpose and Intent.	5	X		
Section 430.210 Definitions.	3	X		Add to definitions section, replace book reference with acutal defs
Section 430.220 Permit Required For Signs.	5	X		
Section 430.230 Sign Classifications (Permitted and Prohibited).	5	X		Update to reflect current enforcement standards
Section 430.240 Total Sign Surface Area.	5	X		Update to include all districts; clarify language based on intent of code
Section 430.250 Sign Setbacks.	5	X		
Section 430.260 Height and Supplemental Restrictions.	5	X		Revise language based on enforcement powers
Section 430.270 Sign Illumination and Signs Containing Lights.	5	X		
Section 430.280 Signs Excluded From Regulations.	5	X		
Section 430.290 Signs Exempt From Review.	5	X		
Section 430.300 Restrictions and Prohibitions.	5	X		Update based on current case law, clarify and update lighting standards
Section 430.310 Appearance of Signs.	5	X		
Section 430.320 Maintenance and Appearance of Signs.	5	X		
Section 430.330 Non-Conforming Signs.	5	X		

Section 430.340 Pole Signs.	5	X		clarify how existing non-conforming signs should be treated
Section 430.350 Application Procedures.	2	X		Update to match current process
Section 430.360 Amortization of Non-Conforming Signs.	5	X		
Section 430.370 Real Estate Open House Directional Signs.	5	X		Update to match current process and enforcement powers
Section 430.371 Monthly Realtor Tour Signs.	5	X		
Section 430.375 Temporary Signage For Residential Developments.	5	X		Update terms and sign types
Section 430.376 Temporary "FOR LEASE" Signs.	5	X		
Section 430.377 Temporary Signage in Support of Commerce.	5	X		Modify and clarify to increase enforcement and understanding
Section 430.378 Temporary Signage in Support of Civic Activities.	5	X		Update approval process to reflect current
<i>Article IV Environmental Design Standards</i>	6	X		Revise to make more clear and easily applied; outline alternative/variance options; relocate standards to similar development elements
Section 430.380 Intent and Purpose.	6	X		Revise to make more clear and easily applied; outline alternative/variance options; relocate standards to similar development elements
Section 430.390 Relationship of Buildings To A Site.	6	X		Combine with other site plan standards
Section 430.400 Relationship of Buildings and Site To Adjoining Areas.	6	X		Combine with other site plan standards
Section 430.410 Landscape and Site Treatment.	6	X		Address enforcement mechanisms - coordinate with EPPM and landscape guide
Section 430.420 Site, Building and Environmental Accessibility and Utility For Disabled Persons.	6	X		Consider referencing City's adopted accessibility code and not having separate code in zoning
Section 430.430 Building Design Guidelines.	6	X		
Section 430.435 Solar Energy Systems.	6	X		Update to current standards/best practices
Section 430.440 Signs.			X	This does not add anything to Article III, remove or make intention more clear
Section 430.450 Miscellaneous Structures and Street Hardware.	6	X		
Section 430.460 Maintenance, Planning and Design Factors.	6	X		
Section 430.470 Supplementary Design Standards For Single-Family Residences.	6	X		Needs edits: review for outdated sections or areas where preferences have changed; remove contradicting standards/definitions or address which standard prevails
<i>Article V Gasoline Service Station and/or Convenience Store Development Standards</i>	6		X	
Section 430.480 Intent and Purpose.	6		X	
Section 430.490 Desired Locations.	6		X	
Section 430.500 Permitted Facilities.	6		X	
Section 430.510 Prohibited Activities.	6		X	
Section 430.520 Accessory Uses.	6		X	
Section 430.530 Fuel Storage.	6		X	
Section 430.540 Development Design Standards.	6		X	Review standards against case law, update standards
Section 430.550 Accessory Buildings.	6		X	
Section 430.560 Multi-Pump Dispensers/Service Islands/Service Bay Standards.	6		X	
Section 430.570 Paving.	6		X	
Section 430.580 Lighting.	6		X	
Section 430.590 Walls.	6		X	
Section 430.600 Trash Areas.	6		X	
Section 430.610 Landscaping.	6		X	

Section 430.620 Parking.	6		X		Combine with off-street parking
Section 430.630 Signs.	6		X		Combine with sign regs
Section 430.640 Vacant Station.	6		X		
Section 430.650 Other Conditions.	6		X		
Chapter 435 Urban Redevelopment	5		X		Update based on current statutes
Section 435.010 Title, Designation and Authority.	5		X		
Section 435.020 Determination of Necessity For Legislation.	5		X		
Section 435.030 Definitions.	5		X		
Section 435.040 Initiation of Urban Renewal Review.	5		X		
Section 435.050 City Development Administrator Recommendation of Blighting Bill.	5		X		
Section 435.060 Board of Aldermen Declaration of Blight.	5		X		
Section 435.070 Preliminary Approval of Application Form.	5		X		
Section 435.080 Content of Development Plan.	5		X		
Section 435.090 Notification By City Development Administrator.	5		X		
Section 435.100 City Development Department Recommendation Concerning Plan — When Made.	5		X		
Section 435.110 City Development Administrator Recommendation Concerning Plan — Contents.	5		X		
Section 435.120 City Development Administrator Recommendation Concerning Plan, Multiple Plans.	5		X		
Section 435.130 Time Limit For Consideration of Development Bill By Board of Aldermen.	5		X		
Section 435.140 Tax Relief For Redevelopment Corporations.	5		X		
Section 435.150 Notification of Taxing Authorities and Others — Public Hearings.	5		X		
Section 435.160 Ordinance Approving A Development Plan.	5		X		
Section 435.170 Eminent Domain — Determination.				X	This provides for the City to transfer eminent domain powers to the selected developer. This is no longer permitted.
Section 435.180 Escrow For Land To Be Obtained By City.	5		X		
Section 435.190 Recovery of City's Costs For Acquisition of Property.	5		X		
Section 435.200 Agreement For Redevelopment.	5		X		
Section 435.210 Financial Reporting.	5		X		
Section 435.220 Progress Reports.	5		X		
Section 435.230 Analysis of Financial Statements.	5		X		
Section 435.240 Completion of Project, Release of Surety.	5		X		
Section 435.250 Reassessment.	5		X		
Section 435.260 Remedies For Failure To Follow Plan.	5		X		
Section 435.270 Forfeiture of Tax Exemptions.	5		X		
Section 435.280 Building Permits.	5		X		
Section 435.290 Certifications Required By Corporations.	5		X		
Section 435.300 Disposal of Property.	5		X		
Section 435.310 Plan Approval Does Not Substitute For Zoning Actions.	5		X		

Section 435.320 Amendment of The Final Plan.	5		X	
Section 435.330 Acceptance of State Enabling Act.	5		X	
Section 435.340 Severability.	5		X	
Chapter 440 (Reserved)				X
Chapter 445 Floodplain Management	5		X	Needs edits to match current City practices
<i>Article I Statutory Authorization, Findings of Fact and Purposes</i>	1		X	
Section 445.010 Statutory Authorization.	1		X	
Section 445.020 Findings of Fact.	1		X	
Section 445.030 Statement of Purpose.	5		X	
<i>Article II General Provisions</i>	5		X	
Section 445.040 Definitions.	3		X	
Section 445.050 Lands To Which Chapter Applies.	5		X	
Section 445.060 Floodplain Administrator.	1		X	
Section 445.070 Compliance.	1		X	
Section 445.080 Abrogation and Greater Restrictions.	5		X	
Section 445.090 Interpretation.	5		X	
Section 445.100 Warning and Disclaimer of Liability.	5		X	
Section 445.105 Severability.	5		X	
<i>Article III Administration</i>	1		X	
Section 445.110 Floodplain Development Permit (Required).	2		X	
Section 445.120 Designation of Floodplain Administrator.	1		X	
Section 445.130 Duties and Responsibilities of Floodplain Administrator.	1		X	
Section 445.140 Application For Floodplain Development Permit.	2		X	
<i>Article IV Provisions For Flood Hazard Reduction</i>	5		X	
Section 445.150 General Standards.	5		X	
Section 445.160 Specific Standards.	5		X	
Section 445.170 Manufactured Homes.	5		X	
Section 445.180 Floodway.	5		X	
Section 445.190 Recreational Vehicles.	5		X	
<i>Article V Floodplain Management Variance Procedures</i>	2		X	
Section 445.200 Establishment of Appeal Board.	2		X	
Section 445.210 Floodplain Management Variance Criteria.	2		X	
Section 445.220 Conditions For Approving Floodplain Management Variances.	2		X	
<i>Article VI Penalties For Violation</i>	1		X	
Section 445.230 Penalties For Violation.	1		X	
<i>Article VII Amendments</i>	2		X	
Section 445.240 Amendments.	2		X	
Chapter 245 Tree Preservation	6	X		Move to "reserved" chapter 440; update based on current practices and goals; re-organize to increase clarity and add diagrams
Section 245.010 Purpose and Intent.	6	X		

Section 245.020 Definitions.	3	X		Update definitions for clarity of how roles are assigned to existing job titles, revise definitions based on current practices
Section 245.030 Tree Planting Requirements As Part of Development.	6	X		Clarify location and design or required trees/landscape areas; update referenced tables for clarity
Section 245.040 Tree Removal Permits.	6	X		Needs edits to provide clear and more logical permit process to increase compliance and understanding for owners and staff
Section 245.050 Annual Arborist Permits.	6	X		Needs edits to make process more straight forward and applicable; remove extra steps for dead trees; update enforcement mechanisms
Section 245.060 Tree Care and Maintenance.	6	X		Update enforcement/penalties
Section 245.070 Duty Of Property Owners — Public Nuisance On Private Property.	6	X		
Section 245.080 Obstructions To Motorist Line Of Sight At Street Right-Of-Way.	6	X		
Section 245.090 Penalty.	6	X		
Table 1: Proposed Development or Zoning Change	6	X		Revise table to more clearly align with zoning districts or land use, but not both; update requirements based on current practices and preferences
Attachment: 245a Exhibit A	6	X		Convert to a spreadsheet format with updated diagrams