



Planning Commission Report

Date: April 28, 2020
 To: Planning and Zoning Commission
 From: Gretchen Ricehill, Asst. Director
 Subject: #11-20 Code Text Amendments–Title 070
 Glenwood Springs Municipal Code

REQUEST	Consideration of various code text amendments to Municipal Code Title 070 Sections 070.030, 070.040 and 070.070 regarding Use Regulations; Accessory Uses; Hillside Development; Landscaping, Screening and Fencing; Off-street Parking; Residential Site and Building Design Storage requirements; Signs; and Rules of Construction and Definitions
APPLICANT	City of Glenwood Springs
OWNER	City of Glenwood Springs
LOCATION	City wide
ZONE	All

REQUIRED ACTION

Action 1:

Consideration of various code text amendments to Municipal Code Title 070 Sections 070.030, 070.040 and 070.070 regarding Use Regulations; Accessory Uses; Hillside Development; Landscaping, Screening and Fencing; Off-street Parking; Residential Site and Building Design Storage requirements; Signs; and Rules of Construction and Definitions.

Staff recommends **approval** of amendments to Title 070 as listed on page 3-16 of this report, with findings listed on page 2.

REVIEW AUTHORITY

For actions involving amendments to the Land Use Code, the Planning & Zoning Commission is a recommending body to City Council. All Municipal Code amendments are completed by ordinance, which requires two hearings before City Council.

SUMMARY

In August 2018, the City adopted a new Land Use Development Code which updated a code that had been in place since the 1970s. As staff applies the new code, we continue to find errors that require correction and provisions that need clarification or modification. In this series of amendments, in addition to corrections and modifications, we are also recommending certain new provisions to address issues that were not contemplated under the old 1970s-era Code or the originally approved 2018 update.

The list of amendments presented here represent only priority items: those issues that staff believes need immediate attention or that are relatively simple. There is a much longer list of amendments that will be presented in the upcoming months.

A spreadsheet which details the requested, priority code amendments is attached to and made a part of this staff report. The spreadsheet includes an explanation of the issues and the recommended corrections or additions.

For general reference, a link to the [Development Code is provided here](#).

ACTION ALTERNATIVES

Regarding the amendments, the Planning and Zoning Commission may take one of the following actions:

1. Recommend approval of some or all of the amendments;
2. Recommend denial of some or all of the amendments; or,
3. Continue the hearing with a requirement that staff submit changes or provide additional information regarding some or all the amendments.

Staff Recommendation

Staff recommends approval of the amendments as listed on pages 3 through 16 of this report with the following findings:

Recommended Findings:

1. Pursuant to the authority in the Glenwood Springs Municipal Charter and Colorado Revised Statutes §29-20-101 et seq., and §31-23-301 et seq., as amended the City of Glenwood Springs has the authority to plan for and regulate the use of land within the municipality and to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the height and location of trees and other vegetation, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.
2. The proposed text amendments-
 - a. Are consistent with the Comprehensive Plan and other City policies;
 - b. Do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
 - c. Are necessary to address a demonstrated community need;
 - d. Are necessary to respond to substantial changes in conditions and/or policy; and
 - e. Are consistent with the general purpose and intent of this Code.

Title 070 Adoption Draft
 Glenwood Springs Development Code
 Errata Sheet
 Post Adoption 2nd Amendment
 Text being deleted is ~~stricken~~; added text is **bold**

	Code Reference	Error		Correction																																				
1	070.030.020(e) Table of Allowed Uses Table 030.1	Use Category	Use-Specific Standards	Issue: The proposed text amendment simply corrects a citation.																																				
		Marijuana Establishments	070.030.030(f)(2)	Use Category	Use-Specific Standards																																			
				Marijuana Establishments	070.030.030(f)(2) (3)																																			
2	070.030.020(e) Table of Allowed Uses Table 030.1	Use Category	Use Type	Issue: The Code does not have a category for small, limited light manufacturing uses such as blacksmith shops, cabinet shops, recreation equipment manufacturers (ski, for example), upholsterers, etc. Currently these uses would fall under the Manufacturing and Production which includes brewery or bottling plant, fabrication, manufacturing and testing facilities, food processing and packing plants. For the most part these uses require a special use permit in all of the commercial zoning districts.																																				
		Manufacturing and Production	Brewery or Bottling Plant								The prior code categorized blacksmith shop, cabinet shop and upholstery shop as “general service establishments” which were permitted uses in the commercial zoning districts.																													
			Fabrication, manufacturing and testing facility															Staff recommends adding a new sub-category of “ craft manufacturing ” which is defined as: An indoor facility for the assembly of hand-fabricated parts or hand-fabrication of custom or craft products using predominantly hand tools or domestic-scaled mechanical or other equipment including but not exclusive of blacksmith or metal work; makers of clocks, saddles, boats, cabinets, furniture. Similar to the prior code, Craft Manufacturing uses would be permitted in all of the commercial zoning districts.																						
			Food processing and packing plant	<table border="1" data-bbox="1360 1243 2529 1427"> <thead> <tr> <th>Use Category</th> <th>Use Type</th> <th>M1</th> <th>M2</th> <th>M3</th> <th>CO</th> <th>RE</th> <th>I1</th> <th>I2</th> <th>IN</th> </tr> </thead> <tbody> <tr> <td>Manufacturing and Production</td> <td>Brewery or Bottling Plant</td> <td>p</td> <td>S</td> <td>S</td> <td>P</td> <td>S</td> <td>P</td> <td>P</td> <td>S</td> </tr> <tr> <td></td> <td>Fabrication, manufacturing and</td> <td>S</td> <td>S</td> <td>S</td> <td>S</td> <td>S</td> <td>S</td> <td>P</td> <td></td> </tr> </tbody> </table>							Use Category	Use Type	M1	M2	M3	CO	RE								I1	I2	IN	Manufacturing and Production	Brewery or Bottling Plant	p	S	S	P	S	P	P	S		Fabrication, manufacturing and	S
Use Category	Use Type	M1	M2								M3	CO	RE	I1	I2	IN																								
Manufacturing and Production	Brewery or Bottling Plant	p	S	S	P	S	P	P	S																															
	Fabrication, manufacturing and	S	S	S	S	S	S	P																																
		<p>Definitions:</p> <p><u>Industrial Uses</u> Uses in this category include the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Contractors and similar uses perform services off-site. Few customers come to the site. Accessory activities may include sales, offices, parking, and storage.</p> <p><u>Manufacturing and Production</u> Uses in this category include all transformative processes, regardless of whether or not the new product is finished or semi-finished. This use category includes firms involved in the</p>																																						

		<p>manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, constructed, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, such activity is a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory uses may include retail sales, offices, storage, cafeterias, employee amenities, parking, warehousing, and repair facilities.</p> <p><u>Fabrication, Manufacturing and Testing Facility</u> Uses and facilities involving assembling, distributing, fabricating, manufacturing, packaging, printing, processing, publishing, recycling, repairing, servicing, storing, or wholesaling of goods or products.</p>	<table border="1" data-bbox="1357 191 2521 373"> <tr> <td></td> <td>testing facility</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Food processing and packing plant</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>P</td> <td>S</td> <td></td> </tr> <tr> <td></td> <td>Craft Manufacturing</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td></td> </tr> </table> <p>For reference M1-Mixed Use Corridor M2-Mixed Use Central Core M3-Mixed Use Regional CO-Commercial RE-Resort I1-Light Industrial I2-River Industrial IN-Institutional</p>											testing facility											Food processing and packing plant							P	S			Craft Manufacturing	P								
	testing facility																																												
	Food processing and packing plant							P	S																																				
	Craft Manufacturing	P	P	P	P	P	P	P	P																																				
3	070.030.040 Accessory Uses and Structures	<p>(d) Additional Standards for Specific Accessory Uses and Structures (2) Backyard Chickens</p>	<p>Issue: Similar to Short Term Rentals and Accessory Tourist Rentals, we had intended to allow Backyard Chickens in Planned Unit Developments (PUDs) unless they were specifically prohibited by that PUD. Unfortunately, our intentions did not make it into the Code text. Therefore, staff proposes adding the following text and renumbering this subsection.</p> <p>070.030.040 Accessory Uses and Structures ... (d) Additional Standards for Specific Accessory Uses and Structures ... (2) Backyard Chickens ... a. Applicability ... b. Number Where Permitted 1. Backyard chickens are allowed in zoning districts according to Table 030.1, Table of Allowed Uses.</p>																																										

			<p>2. Backyard chickens are allowed within a planned unit development unless specifically identified as a prohibited use by the planned unit development.</p> <p>c. Site Layout and Design Number ...</p> <p>d. Operation Site layout and Design ...</p> <p>e. Permit Procedures Operation ...</p> <p>f. Permit Procedures ...</p>				
4	070.040.020 Sensitive Area Protection Standards (b) Hillside Development	<p>c. Prohibition of Development on Steep Slopes No development, including clearing, excavation, and grading, shall be allowed on slopes greater than 30 percent. Structures shall be set back from ascending or descending slopes greater than 30 percent in accordance with the requirements of the current adopted building code.</p>	<p>The intent of this provision was to prohibit development where the average slope was greater than 30% within the limits of disturbance.</p> <p>c. Prohibition of Development on Steep Slopes No development, including clearing, excavation, and grading, shall be allowed on slopes where the average slope within the limits of disturbance is greater than 30 percent, Structures shall be set back from ascending or descending slopes greater than 30 percent in accordance with the requirements of the current adopted building code.</p>				
5	070.040.050 Landscaping, Screening and Fencing	<p>Table 040.5: Minimum Plant Material and Standards</p> <table border="1"> <thead> <tr> <th>Plant Material</th> <th>Minimum Amount</th> </tr> </thead> <tbody> <tr> <td>Trees</td> <td>One tree per 400 square feet of site area required to be landscaped in</td> </tr> </tbody> </table>	Plant Material	Minimum Amount	Trees	One tree per 400 square feet of site area required to be landscaped in	<p>While reviewing several recent development plans it has come to staff's attention that the Code-required number of shrubs and perennials is not in sync with the amount of area required for landscaping. The issue is two-fold for industrially and commercially zoned properties: 1. The overall percentage of required landscaping, which is based on zone district designation, is inconsistent between zones, and 2. The number of plants required is far too high.</p> <p>Percentage of Required Landscaping</p>
Plant Material	Minimum Amount						
Trees	One tree per 400 square feet of site area required to be landscaped in						

Trees 1/400 sf	41	Trees 1/2500 sf	33
Shrubs 1/50 sf	662	Shrubs 1/1000 sf	83
Perennials 1/5 sf	3310	Perennials 1/500 sf	165

Recommendation:

- Reduce landscaping requirements in the Industrial Zoning districts to 10% of the site area

Percentage of Required Landscaping

M1 Mixed use corridor	M2 Core commercial	M3 Mixed use regional	CO Commercial	RE Resort	I1 Light Industrial	I2 River Industrial	IN Institutional
15%	0%	15%	15%	10%	20% 10%	20% 10%	10%

- Reduce the number of shrubs from 1/25 sf to **1/100 sf** of required landscaped area
- Reduce the number of perennials from 1/5 sf to **1/50 sf** of required landscaped area

Table 040.5: Minimum Plant Material and Standards

Plant Material	Minimum Amount
Trees	One tree per 400 square feet of site area required to be landscaped in addition to those required for parking areas
Shrubs	One shrub per 25 100 square feet of site area required to be landscaped in addition to those required for parking

			<table border="1"> <tr> <td></td> <td>areas</td> </tr> <tr> <td>Perennials</td> <td>One perennial per 5 50 square feet of site area required to be landscaped</td> </tr> </table> <p>Comparison Table</p> <table border="1"> <thead> <tr> <th></th> <th>Current Code</th> <th>Old Code</th> <th>With Recommended Amendments</th> </tr> </thead> <tbody> <tr> <td>Iron Mtn Hot Springs</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Trees</td> <td>11</td> <td>17</td> <td>11</td> </tr> <tr> <td>Shrubs</td> <td>171</td> <td>43</td> <td>43</td> </tr> <tr> <td>Perennials</td> <td>854</td> <td>85</td> <td>85</td> </tr> <tr> <td>Colorado Energy Systems</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Trees</td> <td>41</td> <td>33</td> <td>41</td> </tr> <tr> <td>Shrubs</td> <td>662</td> <td>83</td> <td>83</td> </tr> <tr> <td>Perennials</td> <td>3310</td> <td>165</td> <td>165</td> </tr> </tbody> </table>		areas	Perennials	One perennial per 5 50 square feet of site area required to be landscaped		Current Code	Old Code	With Recommended Amendments	Iron Mtn Hot Springs				Trees	11	17	11	Shrubs	171	43	43	Perennials	854	85	85	Colorado Energy Systems				Trees	41	33	41	Shrubs	662	83	83	Perennials	3310	165	165
	areas																																										
Perennials	One perennial per 5 50 square feet of site area required to be landscaped																																										
	Current Code	Old Code	With Recommended Amendments																																								
Iron Mtn Hot Springs																																											
Trees	11	17	11																																								
Shrubs	171	43	43																																								
Perennials	854	85	85																																								
Colorado Energy Systems																																											
Trees	41	33	41																																								
Shrubs	662	83	83																																								
Perennials	3310	165	165																																								
6	070.040.050(f)(2)b2i Landscaping, Screening, and Fencing-Fence Standards-Fencing Materials	The following fencing materials are prohibited: Chain link fencing when located in the front yard or in a side yard that is adjacent to a public right-of-way...	<p>This requirement applies to all new development or redevelopment except –</p> <ul style="list-style-type: none"> • Mixed use or nonresidential uses on a lot that is less than 5,000 square feet • Expansion of existing structures or uses by less than 25% gross floor area <p>Issue: We have received many requests from owners of properties in the industrial zones to allow chain link fencing. In many communities, because of the nature of the use, industrial properties are held to lesser standards than commercial properties. Chain link fencing is often used to secure materials that are stored outside. However, those outside storage areas often times can become unsightly.</p> <p>Therefore, staff recommends amending the code to allow chain link fencing within front and side yards that are adjacent to a public right-of-way when the fencing includes dense landscape screening.</p>																																								

			<p>070.040.050 Landscape, Screening, and Fencing</p> <p>...</p> <p>(f) Screening, Fences, and Walls</p> <p>...</p> <p>(2) Fence Standards</p> <p>...</p> <p>b. Fencing Materials</p> <p>1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following:</p> <p>...</p> <p>viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen, and is not otherwise prohibited below.</p> <p>2.The following fencing materials are prohibited:</p> <p>i.Except in the I1 and I2 zoning districts, cChain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way...</p>
7	070.040.060 (h) Off-street Parking and Loading	<p>Table 040.9 Parking Area Landscaping Requirements</p> <p>This table specifies requirements for single and double-loaded parking stalls –</p> <p>One island is required per eight parking spaces; minimum 9 feet wide;</p> <p>For each island or peninsula, one deciduous tree and five low-lying plants are required;</p> <p>No more than 50 percent of any island shall be nonliving ground cover;</p> <p>Landscaped islands shall be raised and contained within masonry, concrete, or other nonporous curb that is a minimum of six inches in height.</p> <p>(6)(c) Parking Area Landscaping Design</p>	<p>Issue: Parking lot landscaping requirements do not allow design flexibility that would achieve the same or similar results of shading parking areas. Staff recommends adding provisions that allow bioswales, landscape planting strips, and tree diamonds.</p>

		<p>1. Parking area interior landscaping shall be distributed to physically break up blocks of parking spaces. No block of parking spaces shall exceed eight in a row, except that vehicle spaces that are designated as display or storage for automobile sales dealerships or automobile rental agencies or other fleet services, and other uses as determined by the Director, shall be allowed to have vehicle spaces in a tandem arrangement provided the minimum interior landscape requirements and all other applicable Code requirements are met.</p>	<p>(6)(c) Parking Area Landscaping Design 1. Parking area interior landscaping shall be distributed to physically break up blocks of parking spaces through the use of one or a combination of landscape islands, bioswales, continuous landscape strips, or alternative method that achieves the result of shading parking areas as required in Table 040.9: Parking Area Landscaping Requirements, No block of parking spaces shall exceed eight in a row, except that vehicle spaces that are designated as display or storage for automobile sales dealerships or automobile rental agencies or other fleet services, and other uses as determined by the Director, shall be allowed to have vehicle spaces in a tandem arrangement provided the minimum interior landscape requirements and all other applicable Code requirements are met.</p> <p>REFER TO ATTACHED TABLE 040.9, page 16 of this report.</p>																					
<p>8</p>	<p>070.040.060(h) Off-street Parking and Loading- Parking and Loading Area Use and Design</p>	<p>Table 040.10 Parking Area Landscaping Requirements</p> <table border="1" data-bbox="551 763 1330 1015"> <thead> <tr> <th colspan="3">Table 040.10: Parking Area Landscaping Requirements</th> </tr> <tr> <th></th> <th>Minimum Amount (Lots with fewer than 20 spaces)</th> <th>Minimum Amount (Lots with 20 or more spaces)</th> </tr> </thead> <tbody> <tr> <td>Total Parking Area Designed for Landscaping</td> <td>10 percent of total surface parking area</td> <td>20 percent of total surface parking area</td> </tr> </tbody> </table>	Table 040.10: Parking Area Landscaping Requirements				Minimum Amount (Lots with fewer than 20 spaces)	Minimum Amount (Lots with 20 or more spaces)	Total Parking Area Designed for Landscaping	10 percent of total surface parking area	20 percent of total surface parking area	<p>The table details requirements for parking lots. It is not entirely clear that the landscape standards do not apply to structured parking. Staff recommends adding a footnote to the table</p> <table border="1" data-bbox="1357 795 2204 1088"> <thead> <tr> <th colspan="3">Table 040.10: Parking Area Landscaping Requirements ⁽¹⁾</th> </tr> <tr> <th></th> <th>Minimum Amount (Lots with fewer than 20 spaces)</th> <th>Minimum Amount (Lots with 20 or more spaces)</th> </tr> </thead> <tbody> <tr> <td>Total Parking Area Designed for Landscaping</td> <td>10 percent of total surface parking area</td> <td>20 percent of total surface parking area</td> </tr> <tr> <td>...</td> <td>...</td> <td>...</td> </tr> </tbody> </table> <p>(1) Structured parking is exempt from Table 040.10: Parking Area Landscaping Requirements</p>	Table 040.10: Parking Area Landscaping Requirements ⁽¹⁾				Minimum Amount (Lots with fewer than 20 spaces)	Minimum Amount (Lots with 20 or more spaces)	Total Parking Area Designed for Landscaping	10 percent of total surface parking area	20 percent of total surface parking area
Table 040.10: Parking Area Landscaping Requirements																								
	Minimum Amount (Lots with fewer than 20 spaces)	Minimum Amount (Lots with 20 or more spaces)																						
Total Parking Area Designed for Landscaping	10 percent of total surface parking area	20 percent of total surface parking area																						
Table 040.10: Parking Area Landscaping Requirements ⁽¹⁾																								
	Minimum Amount (Lots with fewer than 20 spaces)	Minimum Amount (Lots with 20 or more spaces)																						
Total Parking Area Designed for Landscaping	10 percent of total surface parking area	20 percent of total surface parking area																						
...																						
<p>9</p>	<p>070.040.080(e) Residential Site and Building Design – Residential Building Design and Character</p>	<p>(9) Garages and Accessory Structures</p> <p>There are two issues in this section of the residential design standards.</p> <ol style="list-style-type: none"> Paragraph formatting needs correction. Currently there are certain standards for accessory buildings and storage 	<p>Staff recommends the following correction to formatting: 070.040.080 Residential Site and Building Design ... (e) Residential Building Design and Character ...</p>																					

	<p>space under the wrong heading.</p> <p>2. There is a requirement that all multi-family developments provide a minimum of 100 square feet of enclosed storage space per unit. One or more of the following qualify as enclosed storage:</p> <ul style="list-style-type: none"> • Increased garage dimensions that allow for storage in front of parked vehicles; • Storage units incorporated above detached garage structures or within the multifamily building; • Storage closets within units, aside from bedroom closets; or • Detached storage buildings or sheds. <p>Developers have indicated that it is difficult to meet the 100 square feet per unit storage requirement and requested that staff consider other options.</p>	<p>(9) Garages, Storage and Accessory Structures</p> <p>...</p> <p>(c) Additional Garage Standards for Multi-Family</p> <ol style="list-style-type: none"> 1. Garage Variety and Location ... 2. Tuck-Under Garages 3. Free-standing Garage Structures 4. Other Accessory Buildings 5. Storage Space <p>(d) Other Accessory Buildings</p> <p>....</p> <p>(e) Storage Space</p> <p>....</p> <p>Amount of Storage Required</p> <p>This requirement has been in the Municipal Code for many years and many developers have commented that the city's a simple square footage requirement of storage/dwelling unit is onerous. Some recommended that staff consider adopting a minimum requirement based on volume. For example, Carbondale's code requires a minimum of 1 cubic foot of storage for each 3 square feet of gross area of each dwelling unit. Note that this storage does not include bedroom closets, kitchen cabinets and food storage areas.</p> <p>For example, the storage requirement for a 1000 square foot unit in Glenwood Springs is 100 square feet. Assuming an 8-foot tall ceiling, by volume this equates to 850 ft³. By comparison, this same unit would be required to provide 333.3 ft³ which equates to a space roughly 10'w x 4'd x 8'h</p> <p>e. Storage Space</p> <p>Multi-family developments shall provide a minimum of 100 square feet 1 cubic foot of enclosed storage space per 3 square feet gross floor area per unit. Storage may be provided through one or more of the following:</p> <ol style="list-style-type: none"> i. Increased garage dimensions that allow for storage in front of parked vehicles; ii. Storage units incorporated above detached garage structures or within the multifamily building; iii. Storage closets within units, aside from not including bedroom closets, kitchen cabinets,
--	---	--

			<p style="text-align: center;">and food storage areas; or</p> <p>iv. Detached storage buildings or sheds.</p>
10	070.040.110 Signs	<p>(d) Signs not Requiring a Sign Permit</p> <p>The Sign Code includes a list of signs that do not require a sign permit provided they adhere to any design, size and/or location requirements for that particular sign type. Included are balloons, directional signs, feather flags, informational signs, interior signs (signs inside of a building), public signs.</p>	<p>The issue is the installation of signs that are internal to a large campus but are not visible from a public street. Should the city's sign code regulate these signs if they are only visible to those within the site itself? Staff suggests that the Commission consider adding the following provision which was taken from the Rifle sign code:</p> <p>Nonvisible signs. Signs that are not visible beyond the boundaries of the lot or parcel upon which they are located and/or from any public right-of-way shall be exempt from the provisions of this Section. The Director shall determine whether such sign is visible from a public right-of-way.</p> <p>This would allow the larger campus-like developments such as Valley View Hospital, Iron Mountain Hot Springs, and Glenwood Hot Springs pool to install signage internal to their respective sites (and not visible from a public right-of-way) to direct visitors to entrances, buildings, or amenities without having to conform to the sign code.</p>
11	070.040.110 Signs 070.070.030 All Other Terms Defined	<p>(h) Specific Sign Type Standards</p> <p>(3) Freestanding Signs</p> <p>b. Electronic Message Signs</p> <p>Freestanding electronic message signs are allowed as indicated in Table 040.13: Summary of Permanent Sign Standards. Electronic message signs shall comply with the following additional standards:</p> <p>1. Minimum Hold Time</p> <p>The message and/or display on an electronic sign shall not change, dissolve, or face more than twice in a 24-hour period.</p>	<p>During a recent meeting, many Council members expressed a desire to remove the allowance for installing freestanding electronic message signs, which were added to the code in 2018. Currently there are two such signs in the city and both have been the subject of complaints and enforcement actions about brightness and movement. Although the current code restricts brightness and the frequency with which the message can change or move, achieving compliance has been difficult.</p> <p>070.040.110 Signs ... (h) Specific Sign Type Standards ... (2) Freestanding Signs ... b. Electronic Message Signs</p>

2. Illumination

Electronic signs shall have automatic dimmer software or solar sensors to control brightness for nighttime viewing. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety, or welfare. Lighting from the message and/or display module shall not exceed 3000 NITs (candelas per square meter) between dusk and dawn as measured ten feet from the sign's face. Applications for sign permits containing an electronic display shall include the manufacturer's specifications and NIT (candela per square meter) rating.

~~Freestanding electronic message signs are allowed as indicated in Table 040.13: Summary of Permanent Sign Standards. Electronic message signs shall comply with the following additional standards:~~

~~1.—Minimum Hold Time
The message and/or display on an electronic sign shall not change, dissolve, or fade more than twice in a 24-hour period.~~

~~2.—Illumination
Electronic signs shall have automatic dimmer software or solar sensors to control brightness for nighttime viewing. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety, or welfare. Lighting from the message and/or display module shall not exceed 3000 NITs (candelas per square meter) between dusk and dawn as measured ten feet from the sign's face. Applications for sign permits containing an electronic display shall include the manufacturer's specifications and NIT (candela per square meter) rating.~~

~~b.e. Monument Signs~~

...

~~c.d. Pole Signs~~

...

~~d.e. Portable Signs~~

...

Table 040.13 Summary of Permanent Sign Standards

Sign Type	Where Allowed	Number of Signs, Maximum	Sign Area, Maximum	Sign Height, Maximum	Sign Location
Freestanding electronic message	Mixed use and nonresidential	Only allowed as part of a pole or	Pursuant to the pole or monument sign standards in this table except that the electronic message portion of the		

			<p>applications in the Midtown, West Sixth Street, West Highway 6, South Highway 82, and Red Mountain sign districts</p> <p>monument sign</p> <p>freestanding sign shall not exceed 50 percent of the allowed sign area. See additional standards for electronic signs in 070.040.110(h)(3)b.</p>
			<p>070.070.030 All Other Terms Defined</p> <p>...</p> <p>Electronic Message Sign A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means, including an animated graphics and video.</p>
12	070.070 Rules of Construction and Definitions	<p>070.070.020 Definitions of Use Categories and Specific Use Types</p> <p>...</p> <p>(b) Public, Institutional, and Civic Uses</p> <p>(1) Community and Cultural Facilities</p> <p>a. Assembly</p> <p>A facility intended primarily for organized services, meetings, events, or programs to benefit, educate, entertain, or promote discourse, with membership not required for participation. Examples include community centers, places of workshop, meeting or lecture....</p>	<p>Issue: this is a simple text edit</p> <p>A facility intended primarily for organized services, meetings, events, or programs to benefit, educate, entertain, or promote discourse, with membership not required for participation. Examples include community centers, places of workshop worship, meeting or lecture....</p>
13	070.070 Rules of Construction and Definitions	<p>070.070.020 (d) Industrial Uses</p> <p>(2) Manufacturing and Production</p>	<p>Issue: Staff recommended adding "craft manufacturing" to the land use table. A definition needs to be added to the Construction and Definition section</p> <p>d. Craft Manufacturing</p>

			An indoor facility for the assembly of hand-fabricated parts or hand-fabrication of custom or craft products using predominantly hand tools or domestic-scaled mechanical or other equipment including but not exclusive of blacksmith or metal work; makers of clocks, saddles, boats, cabinets, furniture.
--	--	--	---

TABLE 040.9	Minimum Amount (lots with fewer than 20 spaces)	Minimum Amount (Lots with 20 or more spaces)	Other Standards
Total Parking Area Designated for Landscaping	10 percent of total surface parking area	20 percent of total surface parking area	
Interior Parking Area Designated for Landscaping	10 square feet per parking space		
Landscaped Islands; Peninsulas, Tree Diamonds, bioswales, rain gardens	<p>Single-loaded parking: One island per eight parking spaces; minimum nine feet wide</p>		<p>(a) for each island or peninsula, one deciduous tree and five low-lying plants; (a-b) no more than 50 percent of any landscape area island shall be nonliving ground cover; (b-e) landscaped islands, diamonds or peninsulas shall be raised and contained within masonry, concrete, or other nonporous curb that is a minimum of six inches in height. (c) bioswales and rain gardens shall be sized in accordance with recommendations contained in a drainage plan, study or report as prepared by a licensed engineer.</p>
	<p>Double-loaded parking: One island per eight parking spaces; Minimum nine feet wide</p>		<p>(a) for each island or peninsula, two deciduous trees and five low-lying plants; (a-b) no more than 50 percent of any landscape area island shall be nonliving ground cover; (b-e) landscaped islands, diamonds or peninsulas shall be raised and contained within masonry, concrete, or other nonporous curb that is a minimum of six inches in height, unless a bioswale or other green infrastructure technique is approved by the City Engineer. (c) bioswales and rain gardens shall be sized in accordance with recommendations contained in a drainage plan, study or report as prepared by a licensed engineer.</p>
Terminus Islands	Not required	<p>Single-loaded parking: 50 percent of parking blocks, rows, or groups shall terminate in an island; each island shall be a minimum of 90 square feet</p> <p>Double-loaded parking: 50 percent of parking blocks, rows, or groups shall terminate in an island; each island shall be a minimum of 180 square feet</p>	<p>(a) terminus islands shall be distributed across parking areas to the extent practicable; (b) landscaped islands shall be raised and contained within masonry, concrete, or other nonporous curb that is a minimum of six inches in height. (c) nonliving ground cover shall not exceed 50 percent of the required landscaping area</p>
Planting Materials	Trees, shrubs, ground cover, xeriscaping		<p>(a) Trees shall be planted at a rate of 1 tree per 8 parking spaces and shall be located to provide shade throughout the parking lot, as much as practicable. Except for islands, nonliving ground cover shall not exceed 50 percent of the required landscaping area and shall be enclosed with a containment system to prevent spillage.</p>
Planting Strip	Pursuant to 070.040.060(h)(6)c.3, <i>Screening Parking Areas and Drive Aisle</i>		Additional parking area screening shall be provided pursuant to 070.040.060(h)(6)c.3, <i>Screening Parking Areas and Drive Aisle</i>