

The following summary is intended to provide a broad overview of the proposed amendments to the Development Standards & Regulations. This list is not all-encompassing, and it is recommended that this document be used as a guide when reviewing the individual chapter redline documents.

- Section 2-01-10-01 Allows for Director of Community & Economic Development to determine that preliminary plats and preliminary development plans can be amended as part of an application for final plat or final development plan.
- Section 2-02-12 Provides greater clarity on the maximum duration of special use permits
- Section 2-02-13 Provides greater clarity on the maximum duration of temporary use permits
- Section 3-07-01 Animal Feeding Operation and Concentrated Animal Feeding Operation are proposed to be prohibited in the Commercial-4, Commercial-5, and Industrial-1 zone districts
- Convenience Store with fueling stations are proposed to be prohibited in Commercial-0 and Commercial-1 zone districts.
- Commercial greenhouses are proposed to be conditional in the Agricultural-1 zone district
- Bulk storage and/or bulk sale (fuel, oil, gasoline, and petroleum products) are proposed to be only permitted by right in the Industrial-3 and conditionally in the Industrial-2 zone districts.
- Added the following new uses: vacation rental, animal rehabilitation center,
- Section 3-08-06 Clarifies rear setback for through-lots in the Agricultural-1 zone district to provide a larger building envelope for the zone district.
- Section 3-08-06-06 Proposed increases to the maximum lot coverage allowed in the Agricultural-1 zone district for lots served by individual well and/or individual septic.
- Section 3-09-07 Clarifies rear setback for through-lots in the Agricultural-2 zone district.
- Section 3-10-06 Clarifies rear setback for through-lots in the Agricultural-3 zone district.
- Section 3-11-06 Clarifies rear setback for through-lots in the Residential Estate zone district.
- Section 3-13-06 Clarifies rear setback for through-lots in the Residential-1-C zone district.
- Section 3-14-06 Reduces the minimum lot size for single-family dwellings in the Residential-2 zone district from 7,000 to 5,000 square feet. The minimum lot size for duplexes in the Residential-2 zone district is proposed to change from 4,500 square feet to 3,500 square feet per dwelling unit. Additional changes are proposed for minimum lot width. Clarifies rear setback for through-lots in the Residential-2 zone district.
- Section 3-15-06 Clarifies rear setback for through-lots in the Residential-3 zone district.

Section 3-16-06	Clarifies rear setback for through-lots in the Residential-4 zone district.
Sections 3-18 – 3-23	The minimum setback for all structures in a Commercial District from an arterial right-of-way or highway are proposed to be reduced from 75 feet to 25 feet.
Section 4-03-03-02-11	Short-Term Rental added as an accessory use to a residential use and associated performance standards are included.
Section 4-03-03-02-15	New language regarding above-ground swimming pools added for consistency with Building Code.
Section 4-04-02-02-05	Inert fill hours of operation reduced to 7-7.
Section 4-05-02-05-07	Fireworks sales hours of operation reduced to 7-7.
Section 4-06-02-10	Required setback from Underground Storage Tanks to residential uses for Truck Stops
Section 4-07-01-02	Alleviates structure orientation rules for properties with a front setback of 100 feet or greater. Reduces front width requirement for residential uses. Allows for privacy fences on corner lots to meet the structure setback requirements.
Section 4-09-02-04	Proposing an increase in the required setbacks between residential uses and pump islands for automobile service centers and gas stations. Changing gender-identity requirements for restrooms.
Section 4-09-02-11-05	New performance standards for auto towing and storage yard uses.
Multiple	Requiring a setback between garbage enclosures and public sidewalks.
Section 4-10	Inclusion of Mixed-Uses, specifically a commercial-residential mixture. The proposed language includes architectural design standards.
Section 4-11-02-05-06	New performance standards for RV and Boat Storage Facility Uses.
Section 4-03-04-06-01	Additional language to clarify shared parking requirements which will encourage opportunities.
Section 4-15-06-01-01	New language for timeline of permit review.
Section 4-15-06-05-02	Additional language to allow for more flexibility for gas station canopies.
Section 4-18-01	Added definition for the term “weed”
Section 5-02-06	New language for the required improvements prior to the issuance of building permits and certificates of occupancy.
Section 6-06-01	Additional language to provide better clarity on the Intergovernmental Agreement option.
Chapter 7	New language to encourage Low-Impact Development Techniques

Chapter 8	Reduction in number of residential driveways allowed. Strengthened language to limit vehicular tracking on to roadways.
Chapter 9	Changes to reference Mile High Flood District. New language to encourage Low-Impact Development Techniques
Chapter 10	New process for the creation of special districts, including a template.
Chapter 11	Definitions amended: Bulk Storage and Sales; Fence; Fueling Station; Heavy Retail and Heavy Services; Services; Structure Height Definitions Added: Short-Term Rental; Unoccupied Structure Feature; Vacation Rental