



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

In an effort to eliminate common variances that are routinely approved, staff proposes to amend the fence and lighting portions of the zoning code. A summary of the changes to each section is below:

- Chapter 1171 – Fences
 - Allow for privacy fences in the side yard and the second front yard of a corner lot
 - Eliminates the need for a variance
 - Clarification/Streamline
 - Delete sections that are no longer relevant
 - Clarify language for ease of comprehension and permitting

- Chapter 1163 – Lighting
 - Modify where lighting measurements are taken
 - At property line rather than parking lot surface
 - Change minimizes the potential for light pollution by having a standard apply to the entire site
 - Increase minimum standard from .5 to 1.0 foot candles
 - Standard ensures safety while minimizing potential for light pollution

Respectfully Submitted By:

Michael Blackford, AICP

City Planner/Zoning Administrator