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| **Isleton Zoning Code Update Comparison Table** |
| **Current Code Section** | **Retained as is or Renamed, Removed or Moved to Another Code Section** |
| **Article 1 – General**  |  |
| Section 101 Adoption | Removed |
| Section 102 Purposes and Objectives of the Code | Moved to Section 101 |
| Section 103 Short Title  | Removed |
| Section 104 Components of the Zoning Ordinance  | Removed |
| Section 105 Interpretations  | Moved to Section 108 – Interpretations  |
| Section 106 Application | Removed |
| Section 107 Construction and Definitions | Moved to Article 6 – Glossary  |
| Section 108 Effects of Graphic Aids | Removed |
| **Article 2 – Establishment and Designation of Zoning Districts** |  |
| Section 201 Districts  | Retained, renamed Zoning Districts Established |
| Section 202 District Boundaries | Moved to Section 108 – Interpretations  |
| Section 203 Effect of District Regulations | Moved to Section 202 |
| Section 204 Changes of District Boundaries or Regulations Due to Annexation or Right-of-Way Abandonment | Moved to Section 112 |
| Section 205 Requirements for Maintaining Consistency with General Plan | Moved to Section 104, renamed Relationship to General Plan |
| **Article 3 – Zone Plan** |  |
| Section 301 Adoption of Zone Plan | Moved to Section 203, renamed Adoption of Zoning Map |
| Section 302 Division of The Zone Plan | Moved to Section 204 |
| Section 303 Amendments to The Zone Plan | Moved to Section 111, renamed Amendments to the General Plan, Zoning Code, and Zoning Map |
| Section 304 Pre-Zoning of Unincorporated Territory | Moved to Section 205 |
| **Article 4 – RCO-Resource Conservation and Open Space District** |  |
| Section 401 RCO – Purpose And Application | Moved to Section 209 |
| Section 402 RCO – Permitted Uses | Moved to Table 2.2-A Land Use Table (All Other Zones) |
| Section 403 RCO – Conditional Uses: Commission Approval | Moved to Table 2.2-A Land Use Table (All Other Zones) |
| Section 404 RCO-Property Development Standards | Moved to Table 2.2-B Development Standards Table (All Other Zones) |
| Section 405 RCO – General Provisions and Exceptions | Removed |
| **Article 5 – UR-Urban Reserve District** |  |
| Section 501 UR-Purposes and Application | Moved to Section 210 |
| Section 502 UR-Permitted Uses | Moved to Table 2.2-A Land Use Table (All Other Zones) |
| Section 503 UR-Conditional Uses: Commission Approval | Moved to Table 2.2-A Land Use Table (All Other Zones) |
| Section 504 UR-Required Conditions  | Moved to Section 211 |
| Section 505 UR-Property Development Standards | Moved to Table 2.2-B Development Standards Table (All Other Zones) |
| Section 506 UR- General Provisions and Exceptions | Removed |
| **Article 6 – R-One-Family Residential Districts** |  |
| Section 601 R – Purpose And Application | Moved to Section 206 |
| Section 602 R – Permitted Uses | Moved to Table 2.1-A Land Use Table (Residential Zones) |
| Section 603 R – Conditional Uses: Commission Approval | Moved to Table 2.1-A Land Use Table (Residential Zones) |
| Section 604 R-Property Development Standards | Moved to Table 2.1-B Development Standards Table (Residential Zones) |
| Section 605 R – General Provisions and Exceptions | Removed |
| **Article 7 – RM-Multi-Family Residential Districts** |  |
| Section 701 RM-Purposes and Application | Moved to Section 207 |
| Section 702 RM-Permitted Uses | Moved to Table 2.1-A Land Use Table (Residential Zones) |
| Section 703 RM-Conditional Uses: Commission Approval | Moved to Table 2.1-A Land Use Table (Residential Zones) |
| Section 704 RM- Property Development Standards  | Moved to Table 2.1-B Development Standards Table (Residential Zones) |
| Section 705 RM-Site Plan and Architectural Review | Removed |
| Section 706 RM-General Provisions and Exceptions | Removed |
| **Article 8 – C-Commercial Districts** |  |
| Section 801 C-Purposes and Application | Moved to Section 212 |
| Section 802 CC-Central Commercial District/Residential District | Partially Removed, Subsection for Permitted Uses and Conditional Uses moved to Table 2.2-A Land Use Table (All Other Zones) |
| Section 803 C-Required Conditions | Moved to Section 213 |
| Section 804 C-Property Development Standards | Moved to Table 2.2-B Development Standards Table (All Other Zones) |
| Section 805 C-Site Plan and Architectural Review | Moved to Section 214 and renamed CC – Design Review |
| Section 806 C-General Provisions and Exceptions | Removed |
| **Article 9 – PDI-Planned Industrial Districts** |  |
| Section 901 PDI – Purposes and Application | Moved to Section 215 |
| Section 902 PDI – Permitted Uses | Moved to Table 2.2-A Land Use Table (All Other Zones) |
| Section 903 PDI – Conditional Uses: Commission Approval | Moved to Table 2.2-A Land Use Table (All Other Zones) |
| Section 904 PDI – Required Conditions | Moved to Section 216 |
| Section 905 PDI – Property Development Standards  | Moved to Table 2.2-B Development Standards Table (All Other Zones) |
| Section 906 I – Site Plan and Architectural Design Review | Moved to Section 217 and renamed PDI – Design Review |
| Section 907 I – General Provisions and Exceptions | Removed |
| **Article 10 – Combining Districts** |  |
| Section 1001 – PUD-Planned Unit Development Combining District | Moved to Sections 220 and 221, renamed Planned Development Districts |
| Section 1002 – MXU-Mixed Use Combining District | Moved to Section 218 and 219, renamed Mixed Use Development District |
| **Article 11 – Off-Street Parking and Off-Street Loading Facilities** |  |
| Section 1101 – Purposes and Application | Moved to Section 309 |
| Section 1102 – Off-Street Parking Facilities Required | Moved to Section 310 and Table 3.2-A Required Parking: Residential Uses and Table 3.2-B Required Parking: Commercial, Public, and Industrial Uses |
| Section 1103 – Standards for Off-Street Parking Facilities | Moved to Section 311 |
| Section 1104 – Off-Street Loading Facilities Required | Moved to Section 312 |
| Section 1105 – Standards for Off-Street Loading Facilities | Moved to Section 313 |
| Section 1106 – Location of Off-Street Parking and Off-Street Loading Facilities | Moved to Section 314 |
| Section 1107 – Screening, Fencing and Landscaping | Moved to Section 315 |
| Section 1108 – Existing Uses | Moved to Section 316 |
| Section 1109 – Reduction of Off-Street Parking and Off-Street Loading Facilities | Moved to Section 317 |
| Section 1110 – Exceptions to Off-Street Parking and Off-Street Loading Requirements | Moved to Section 318 |
| **Article 12 – Home Occupations; Temporary Subdivision Signs and Sales Offices; Mobilehome Parks; Signs and Outdoor Advertising Structures; Manufactured and Second Housing Units** |  |
| Section 1201 – Home Occupations | Moved to Section 402 |
| Section 1202 – Temporary Subdivision Signs and Sales Offices  | Moved to Section 320 |
| Section 1203 – Mobile Home Parks | Moved to Section 403, renamed to Mobile Home/Manufactured Housing Parks |
| Section 1204 – Regulation of Signs and Outdoor Advertising | Moved to Section 319, removed outdoor advertising as this section appeared to be a placeholder with no text for outdoor advertising standards |
| Section 1205 – Regulations of Manufactured Housing Within Residential Districts | Moved to Section 404, renamed Manufactured Housing |
| Section 1206 – Second Unit Housing | Removed and Replaced with new State compliant ADU regulations in Section 405 – Accessory Dwelling Units |
| **Article 13 – General Provisions and Exceptions** |  |
| Section 1301 – Addition of Permitted Uses | Removed |
| Section 1302 – Coverage-Measurements | Moved to Section 301 |
| Section 1303 – Yard Spaces | Moved to Section 302 |
| Section 1304 – Yard Requirements-Measurement | Moved to Section 303, renamed General Rules of Measurement (new explanations and graphics included) |
| Section 1305 – Yard Requirements-Exceptions | Moved to Section 304 |
| Section 1306 – Through Lots | Moved to Section 305 |
| Section 1307 – Maintenance of Landscaped Areas | Moved to Section 306 |
| Section 1308 – Maintenance and Elimination of Non-Conforming Sites, Uses, and Structures | Moved to Section 307 |
| Section 1309 – Clarification of Ambiguity; Interpretation | Removed, covered under Section 108- Interpretations |
| Section 1310 – Height Limitations-Measurement and Exceptions | Moved to Section 308 (new explanations and graphics included) |
| Section 1311 – Yard Sales and Garage Sales Within Residential Areas | Moved to Section 401 |
| **Article 14 – Permits for Conditional Uses** |  |
| Section 1401 – Purposes | Moved to Section 502 |
| Section 1402 – Powers of the Planning Commission | Removed, covered under Section 105 – Authorities  |
| Section 1403 – Application and Fee | Removed, covered under Section 110 – Application Form and Fees |
| Section 1404 – Public Hearing-Notice | Removed, covered under Section 106 Public Hearings and Procedures |
| Section 1405 – Public Hearing-Procedure | Removed, covered under Section 106 Public Hearings and Procedures |
| Section 1406 – Investigation, Report and Notice | Removed  |
| Section 1407 – Action by the Planning Commission | Removed, covered under Section 105 – Authorities  |
| Section 1408 – Conditions of Approval | Moved to Section 502 |
| Section 1409 – Review of the City Council | Removed  |
| Section 1410 – Building Permit | Moved to Section 514 |
| Section 1411 – Lapse of Use Permit | Moved to Section 511 |
| Section 1412 – Time Limit for Development; Extension | Moved to Section 511 |
| Section 1413 – Pre-existing Conditional Use and Use Permits | Moved to Section 502 |
| Section 1414 – Revocation | Moved to Section 512 |
| Section 1415 – Notation on Conditional Use Map  | Removed |
| Section 1416 – New Application | Moved to Section 513 |
| Section 1417 – Use Permit to Run with the Land  | Moved to Section 510 |
| Section 1418 – Minor Revisions to a Previously Approved Conditional Use Permit | Moved to Section 502 |
| **Article 15 – Site Plan Review** |  |
| Section 1501 – Purpose and Application | Moved to Section 503 |
| Section 1502 – Drawings to be submitted | Removed |
| Section 1503 – Referral and Action  | Removed, covered under Section 105 - Authorities |
| Section 1504 – Conditions of Approval | Moved to Section 503 |
| Section 1505 – Required Findings | Moved to Section 503 |
| Section 1506 – Street Dedications and Improvements  | Removed, should be relocated to Title VIII of the Municipal Code |
| Section 1507 – Appeal to the City Council | Removed, covered under Section 107 – Appeals  |
| Section 1508 – Relationship to Environmental Assessment and Environmental Reporting Procedures  | Removed |
| Section 1509 – Building Permit | Moved to Section 514 |
| Section 1510 – Lapse of Site Plan Approval | Moved to Section 511 |
| Section 1511 – Revocation | Moved to Section 512 |
| Section 1512 – Site Plan Approval to Run with the Land | Moved to Section 510 |
| Section 1513 – Minor Revisions to a Previously Approved Site Plan | Moved to Section 503 |
| Section 1514 – Multi-Family Development Policies and Standards | Moved to Section 406 |
| **Article 16 – Planned Unit Development**  |  |
| Section 1601 – Purposes | Moved to Section 220 |
| Section 1602 – Districts | Moved to Section 221 |
| Section 1603 – Permitted Uses | Moved to Table 2.2-A Land Use Table (All Other Zones) |
| Section 1604 – Site Area | Moved to Table 2.2-B Development Standards Table (All Other Zones) |
| Section 1605 – Standards | Moved to Table 2.2-B Development Standards Table (All Other Zones) |
| Section 1605 – Required Conditions | Moved to Section 507 |
| Section 1607 – Use Permit Procedure | Moved to Section 507 |
| Section 1608 – Review by City Council | Removed, covered under Section 105 - Authorities |
| **Article 17 – Architectural Design Review** |  |
| Section 1701 – Purposes and Application | Moved to Section 503 |
| Section 1702 – Architectural Design Review Committee  | Removed |
| Section 1703 – Drawings to be Submitted | Removed |
| Section 1704 – Referral and Action | Removed, covered under Section 105 - Authorities |
| **Article 18 – Variances** |  |
| Section 1801 – Purposes  | Moved to Section 504 |
| Section 1802 – Authority of the Planning Commission  | Removed, covered under Section 105 - Authorities |
| Section 1803 – Application and fee | Removed, covered under Section 110 – Application Form and Fees |
| Section 1804 – Hearing and Notice | Removed, covered under Section 106 – Public Hearing Notices and Procedures |
| Section 1805 – Public Hearing – Procedure | Removed, covered under Section 106 – Public Hearing Notices and Procedures |
| Section 1806 – Granting of Variances | Moved to Section 504 |
| Section 1807 – Appeal to City Council | Removed, covered under Section 105 - Authorities |
| Section 1808 – Action by City Council | Removed, covered under Section 105 - Authorities |
| Section 1809 – Building Permit | Moved to Section 514 |
| Section 1810 – Lapse of Variance | Moved to Section 511 |
| Section 1811 – Revocation  | Moved to Section 512 |
| Section 1812 – New Application | Moved to Section 513 |
| **Article 19 – Amendments** |  |
| Section 1901 – Purpose  | Moved to Section 111, renamed Amendments to General Plan, Zoning Code, and Zoning Map |
| Section 1902 – Initiation | Moved to Section 111, renamed Amendments to General Plan, Zoning Code, and Zoning Map |
| Section 1903 – Application and fee | Removed, covered under Section 110 – Application Form and Fees |
| Section 1904 – Public Hearing – Notice | Removed, covered under Section 106 – Public Hearing Notices and Procedures |
| Section 1905 – Hearing | Removed, covered under Section 106 – Public Hearing Notices and Procedures |
| Section 1906 – Investigation and Report | Removed |
| Section 1907 – Action of the Planning Commission  | Removed, covered under Section 105 - Authorities |
| Section 1908 – Action by City Council | Removed, covered under Section 105 - Authorities |
| Section 1909 – Relationship to Environmental Assessment  | Removed |
| Section 1910 – Special Zoning Exceptions – Alternate Procedure for Action of the Planning Commission and City Council | Removed |
| Section 1911 – Change of Zone Plan | Moved to Section 111, renamed Amendments to General Plan, Zoning Code, and Zoning Map |
| Section 1912 – New Application | Moved to Section 513 |
| **Article 20 - Enforcement** |  |
| Section 2001 – Permits, Certificates and Licenses | Moved to Section 114 |
| Section 2002 – Duties of the Building Official | Moved to Section 115, renamed duties of the Director |
| Section 2003 - Violations; Penalties | Moved to Section 116 |
| Section 2004 – Property Maintenance | Removed, suggest moving to Title V of the Municipal Code |
| **Article 21 – Construction and Definitions** |  |
| Section 2101 – Construction  | Moved to Section 601 |
| Section 2102 – General Terminology | Moved to Section 602 |
| Section 2103 – Definitions | Moved to Section 603, new definitions and graphics included |
| **Article 22 – Repeals and Constitutionality** |  |
| Section 2201 – Inconsistent Ordinances Repealed | Moved to Section 113 |
| Section 2202 – Constitutionality  | Moved to Section 103, renamed Severability |
| **Article 23 – Cannabis Land Use Regulations** |  |
| Section 2301 – Definitions  | Moved to Article 6 – Glossary  |
| Section 2302 – Indoor Cultivation for Personal Use  | Moved to Section 407-B |
| Section 2303 – Outdoor Cannabis Cultivation Prohibited  | Moved to Section 407-C |
| Section 2304 – Cultivation Permits | Moved to Section 407-D |
| Section 2305 – Commercial Cannabis Activity Near Schools and Day Care Centers | Moved to Section 407-E |
| Section 2306 – Commercial Cannabis Facilities | Moved to Section 407-F |
| Section 2307 – Commercial Cannabis Facilities Conditional Use Permits | Moved to Section 407-G |
| Section 2308, 2309 – Reserved | Removed |
| Section 2310 – Cannabis Use on Public Property | Moved to Section 407-H |
| Section 2311 – 2319 – Reserved | Removed |
| Section 2320 – Public Nuisance | Moved to Section 407-I |
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| **Code Sections Combined and Reorganized** |
| **Article 1 – Administration** (Combined from current Code **Article 1** General; **Article 20** Enforcement; and **Article 22** Repeals and Constitutionality.) |
| **Article 2 – Zoning Districts** (Combined from current Code **Article 2** Establishment and Designation of Zoning Districts; **Article 3** Zone Plan; **Article 4** RCO-Resource Conservation and Open Space District; **Article 5** UR-Urban Reserve District; **Article 6** R-One-Family Residential Districts; **Article 7** RM-Multi-Family Residential Districts; **Article 8** C-Commercial Districts; **Article 9** PDI-Planned Industrial Districts; and **Article 10** Combining Districts, and “New Code Sections” listed below.) |
| **Article 3 – General Provisions, Development and Operation** (Combined from current Code **Article 11;** **Article 12** ►Section 1202: Temporary Subdivision Signs and Sales Offices, and Section 1204: Regulation of Signs and Outdoor Advertising; and **Article 13 ►** Section 1302: Coverage-Measurements, Section 1303: Yard Spaces, Section 1304: Yard Requirements-Measurements, Section 1305: Yard Requirements-Exceptions, Section 1306: Through Lots, Section 1307: Maintenance of Landscaped Areas, Section 1308: Maintenance and Elimination of Non-conforming Sites, Uses, and Structures, and Section 1310: Height Limitations-Measurement and Exceptions.) |
| **Article 4 – Specific Uses, Development and Operational Standards**(Combined from current Code **Article 12** ► Section 1201: Home Occupations, Section 1203: Mobile Home Parks, Section 1205: Regulations of Manufactured Housing Within Residential Districts; **Article 13** ► Section 1311: Yard Sales and Garage Sales Within Residential Areas; **Article 15** ► Section 1514: Multi-Family Development Policies and Standards; **Article 23** Cannabis Land Use Regulation; and “New Code Sections” listed below.) |
| **Article 5 – Permits and Other Planning Actions** (Combined from current Code **Article 14** Permits for Conditional Uses; **Article 15** Site Plan Review; **Article 16** Planned Unit Development; **Article 17** Architectural Design Review; **Article 18** Variances; and “New Code Sections” listed below.) |
| **Article 6 – Glossary**(Combined from current Code **Article 1** Section 107: Construction and Definitions.) |
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| **New Code Sections** |
| *The sections below clarify the administration of the Zoning Code, providing procedural requirements for the administrators of the Code, public hearing, appeals, applications, and establishes the relationship to other City Ordinances and regulations.* |
| **Article 1** – Section 102: Relationship to Prior Ordinances, Rights, and Violations |
| **Article 1** – Section 105: Authorities |
| **Article 1** – Section 106: Public Hearing Noticing and Procedures |
| **Article 1** – Section 107: Appeals |
| **Article 1** – Section 110: Application Form and Fees |
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| *The section below provides guidance on how to read and facilitate the newly established Land Use and Development Standards tables.* |
| **Article 2** – Section 222: Uses Allowed by Zone and Development Standards |
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| **Article 4** – Section 405: Accessory Dwelling Units *Section added to:* *a) remove CUP and 2 additional parking space requirements for second units, now referred to as Accessory Dwelling Units,* *b) implement General Plan Housing Element Action H-1.1, and* *c) bring into compliance with State Law, California Govt. Code §65852.2 and §65852.22*. |
| **Article 4** – Section 408: Transitional Housing, Supportive Housing, and Low Barrier Navigation Centers *Section added to implement General Plan Housing Element Action H-1.1, and comply with California Fair Housing Laws – CA Govt. Code §65650, §65660, §65562, §65664, §65666, §65583, §65584.04, §65584.06, §65588* |
| **Article 4** – Section 409: Emergency Shelter Regulations *Section added to implement General Plan Housing Element Action H-1.1, and comply with California Fair Housing Laws – CA Govt. Code §65583, §65584.04, §65584.06, and §65588.* |
| **Article 4** – Section 410: Farmworker Housing *Section added to implement General Plan Housing Element Action H-1.1, and comply with State Law – CA Health and Safety Code §17000-17062.5.* |
| **Article 4** – Section 411: Day Care – Small Family (8 or Fewer) |
| **Article 4** – Section 412: Day Care – Large Family (Up to 14) |
| **Article 4** – Section 413: Residential Density Bonus *Sections 411-413 were added to implement General Plan Housing Element Action H-1.1, and comply with California Fair Housing Laws – CA Govt. Code §65915 through §65918.* |
| **Article 4** – Section 414: Single Room Occupancy *Section added to implement General Plan Housing Element Action H-1.1, and comply with California Fair Housing Laws – CA Govt. Code §65583(c)(1) and 65583.2(c).* |
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| **Article 5** – Section 501: Administrative Permits *This section was added to provide a procedure for staff to approve minor uses and development that comply with all existing code requirements in order provide more efficiency in permitting process for applications that would have little to no impact on the surrounding area*. |
| **Article 5** – Section 503: Design Review *This Section was combined from current code Article 15 Site Plan Review and Article 17 Architectural Design Review to reduce inefficiencies in approving proposed development projects by allowing site plans and architecture to be reviewed concurrently and eliminating the need for a separate Architectural Review Committee.* |
| **Article 5** – Section 505: Minor Exceptions and Modifications *Similar to Section 501, Administrative Permits this section was added to provide more efficiency in permitting process for applications that would have little to no impact on the surrounding area, by providing a process for staff to approve minor modifications to existing developments and uses, or allowing for minor deviations from Code requirements*. |
| **Article 5** – Section 506: Reasonable Accommodations*This Section was added to implement General Plan Housing Element Action H-1.1, and comply with California Fair Housing Laws – CA Govt. Code §12176.* |
| **Article 5** – Section 508: Development Agreements*This Section was added to provide a clear process for implementing Development Agreements, a necessary component of processing and tracking Residential Density Bonus Agreements.* |
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| **Other Notable Changes** |
| **R-1 Districts**: Several inconsistencies were found between the current Zoning Code, Zoning Map, General Plan, and recent Housing Element update with regard to the R-1 zones. The most efficient way to deal with these inconsistencies and implement the goals of the Housing Element update was to consolidate the R-1 districts into one district that allows for a minimum lot size of 7,000 square feet, but also grants exceptions for existing small lots, and allow for small lots (minimum 4,000 square feet) through the Planned Development process. |
| **Combining Districts:** The only Combining Districts noted in the current code are the Mixed-Use Development Combining District and the Planned Unit Development District. The designation for these two Combining Districts were changed to stand-alone Zoning Districts. As the Mixed-Use District is already mapped as a base zoning district, it makes more sense for this to be a stand-alone Zoning District, rather than a Combining District. Planned Unit Development Districts replace the base Zoning Districts once they are adopted and become the Zoning District. By making these two districts stand-alone Zoning Districts, the process for development will be more efficient. |
| **CC/R District:** The current code includes an application statement for the Central Commercial/Residential zone but does not allow for uses noted as permitted or conditionally permitted that are unique from the base Commercial District. The CC/R district is not currently applied to any property, making the inclusion of this statement confusing, so this statement was removed. When the City adopts a downtown plan and maps a Zoning District for the downtown, regulations (and a new zoning district, if needed) can be adopted. |
| **Site Plan Review and Architectural Design Review:** There is no apparent reason to separate the Site Plan Review and Architectural Design Review and create a separate process and approving body for the Architectural Design Review, so these permitting processes were combined into a single Design Review process to eliminate inefficiencies.  |
| **Graphics, Illustrations, and Tables:** Several graphics and illustrations were included in the Glossary, and Articles 3 and 4, to facilitate understanding of the terms and development standards used throughout the Code. The following tables were included to increase ease of use:**Article 1**Table 1.1: Review Authorities**Article 2**Table 2.1-A: Land Use Table (Residential Zones)Table 2.1-B: Development Standards (Residential Zones)Table 2.2-A: Land Use Table (All Other Zones)Table 2.2-B: Development Standards (All Other Zones)**Article 3**Table 3.3: Expansion of Nonconforming StructuresTable 3.2-A: Required Parking: Residential UsesTable 3.2-B: Required Parking: Commercial, Public, and Industrial UsesTable 3.3: Parking Space Minimum Dimensions for 90 Degree SpacesTable 3.4: Angled Parking Space Dimensions |
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| **Final Draft Zoning Code Update** |
| *City staff and consultants responsible for the Zoning Code update acknowledge the draft code may contain grammatical, spelling, and/or other minor errors. These errors will be addressed in the final Draft of the Zoning Code update following the compilation of public comments received after the completion of the 30-day public review period, and prior to the City Council adoption of the Zoning Code update.* |