

## **AGENDA ITEM 4D**

**Public Hearing for Zoning Ordinance Text  
Amendments – Sections 2.07 (Definitions: F) and  
4.15(Permitted Modifications of Height  
Requirements) – City of La Vista**

# Memorandum



**To:** Planning Commission

**From:** Christopher Solberg, City Planner

**Date:** 8/9/2018

**Re:** Public Hearing regarding text amendments to the Zoning Ordinance – Section 2.07 (Definitions: F) and Section 4.15 (Permitted Modifications of Height Restrictions)

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Upon staff review of Sections 2.07 (Definitions: F) and 4.15 (Permitted Modifications of Height Restrictions), it was concluded an update to the regulations was warranted. The proposed change to Section 2.07 adds a definition for “**Flag**” that prohibits the use of flags for commercial purposes. The proposed change to Section 4.15 removed flag poles from the list of structures exempt from height regulations and created a section that sets the maximum height of flag poles at 50’ or 25% above the accompanying building’s height, whichever value is lesser.

A redline copy of the proposed amendments is attached.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed amendments.

## **Section 2.07 - Definitions: F**

**FACADE** shall mean the exterior wall of a building exposed to public view from the building's exterior.

**FACTORY** shall mean a structure or plant within which something is made or manufactured from raw or partly wrought materials into forms suitable for use.

**FAMILY** shall mean a person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities: (1) any number of people related by blood, marriage, adoption, guardianship, or duly-authorized custodial relationship; (2) up to four unrelated people and any related children; and (3) a group care home.

Family does not include any society, club, fraternity, sorority, association, lodge, organization, group of students, or other individuals where the common living arrangement is temporary or seasonal. Also, the term does not include any group of individuals who are in a group living arrangement as a result of criminal offenses. (Ordinance No. 1083, 2-17-09)

**FARM** an area containing at least twenty (20) acres or more which is used for growing of the usual farm products such as vegetables, fruit, and grain; storing of such products; and/or raising farm animals. The term farming includes the operating of such area for two or more of the above uses with the necessary accessory uses for treating or storing the produce and the feeding of livestock as hereinafter prescribed provided such accessory uses do not include the feeding of garbage or offal to swine or other animals. (Ordinance No. 1083, 2-17-09)  
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**FEEDLOT** shall mean a lot, yard, corral or other area in which livestock are confined, primarily for the purpose of feeding and growth prior to slaughter. The term does not include areas which are used for raising crops or other vegetation or upon which livestock are allowed to graze.

**FENCE, OPEN** shall mean a fence, including gates, which has fifty percent (50%) or more of the surface area in open spaces which affords direct views through the fence. (Ordinance No. 1083, 2-17-09)

**FENCE, SEASONAL** shall mean a temporary fence constructed of plastic or wood lathe erected and maintained from October through April to prevent snow drifting. (Ordinance No. 871, 10-15-02)

**FENCE, SOLID** shall mean any fence which does not qualify as an open fence.

**FESTIVAL** shall mean the sale of ethnic specialty, regional, and gourmet foods, art and crafts, live musical entertainment, in an outdoor setting. (Ordinance No. 1083, 2-17-09)

**FLAG** shall mean any fabric containing distinctive colors, patterns, or symbols, used as a symbol of a national, state, or local governmental entity that is attached to a pole structure on one vertical side only; a flag shall not bear any non-governmental logo or represent any commercial interest or use.

**FLOOD** (see Section 5.18.25 of this Ordinance)

**FLOOD PLAIN** (see Section 5.18.25 of this Ordinance)

**FLOODWAY** (see Section 5.18.25 of this Ordinance)

**FLOOR AREA** whenever the term "floor area" is used in this Regulation as a basis for requiring off-street parking for any structure, it shall be assumed that, unless otherwise stated, said floor area applies not only to the ground floor area but also to any additional stories of said structure. All horizontal dimensions shall be taken from the exterior faces of walls.

**FOOD SALES** shall mean establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.

**FOOD SALES (LIMITED)** shall mean food sales establishments occupying 10,000 square feet or less of space.

**FOOD SALES (GENERAL)** shall mean food sales establishments occupying more than 10,000 square feet of space. Typically a supermarket.

**FRONTAGE** shall mean that portion of a parcel of property which abuts a dedicated public street or highway.

#### **Section 4.15 Permitted Modifications of Height Regulations.**

- 4.15.01 The height limitations of this Ordinance shall not apply to:
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|-----------------------------|---|
| Belfries                    | Public Monuments                        |
| Chimneys                    | Ornamental Towers and Spires            |
| Church Spires               | Radio and Television                    |
| Conveyors                   | Towers less than 125 feet in height     |
| Cooling Towers              | Silos                                   |
| Elevator Bulkheads          | Smoke Stacks                            |
| Fire Towers                 | Stage Towers or Scenery Lots            |
| Water Towers and Standpipes | Tanks                                   |
| <del>Flag Poles</del>       | <u>Air-Pollution Prevention Devices</u> |
- 4.15.02 When permitted in a district, public or semi-public service buildings, hospitals, institutions, or schools may be erected to a height not exceeding seventy-five (75) feet when each required yard line is increased by at least one (1) foot for each one (1) foot of additional building height above the height regulations for the district in which the building is located.
- 4.15.03 Flag pole height shall not exceed the height of its accompanying building by more than 25% of the building's height as constructed. The maximum height allowed for a flag pole shall be 50' or 25% above the accompanying building's height, whichever is the lesser value.