

Zoning Code Update--Summary of Major Changes

New Code Section	Topic/Title	Current Code Section	Summary of Change
Part 1--Enactment and Applicability			
Chapter 20.02	Purpose	MMC 20.02 (Title and Purpose)	This chapter has been expanded to address applicability, responsibility, and the zoning ordinance's relationship with the General Plan.
Chapter 20.04	Interpretation	NEW Chapter but includes parts of MMC 20.06 (Districts -Generally)	Adds rules about how to interpret the Zoning Ordinance and procedures for official interpretations/ determinations.
Chapter 20.06	Zoning Districts and Map	MMC 20.06 (Districts -Generally)	Expanded chapter to include new Zoning Districts and Overlay zones and reference to a digital version of the Zoning Map.
Part 2--Zoning District Standards			
Chapter 20.08	Residential Zoning Districts	MMC 20.08 (Residential Districts); 20.10 (R-1); 20.12 (R-2); 20.14 (R-3); 20.16 (R-4); and 20.50 (R-MH)	Combines all the residential zones into one chapter and adds the NEW R-R (Rural Residential) Zoning District to match the General Plan designation.
Section 20.08.020	Land Use Regulations for Residential Zoning Districts	Same as above	Table 20.08-1 displays in table form the permitted land uses, the uses that require a Minor Use Permit (NEW reqt), the uses that require a Site Plan Review Permit (NEW reqt), the uses that require a Conditional Use Permit, and uses not allowed (NEW) for each zoning district. Many new land uses have been added, which were not addressed in the current Ordinance. For comparison purposes, the uses allowed under the Current Ordinance for each zone are provided in the Annotated Version as Table A1 on page 20A, which only included permitted uses, conditional uses, and accessory uses. The Rural Residential (R-R) district is completely NEW.

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Section 20.08.020 (Cont.)	Land Use Regulations for Residential Zoning Districts	Same as above	Major changes include, but are not limited to: 1) Duplexes allowed with a Minor Use Permit in a R-1 zone vs. current CUP reqt; 2) Community Gardens added as conditional uses in all residential zones; 3) Bed & Breakfasts allowed as CUP's in R-1 & R-2 in addition to R-3 & R-4 currently; 4) Agricultural uses require CUP's in all residential zones except R-R; and, 5) the addition of specific community uses instead of the more generic "public and quasi-public uses" in the current ordinance. Careful review and comparison with existing land use table is encouraged.
Section 20.08.030	Development Standards for Residential Zoning Districts	Same as above	Combines all the development standards (setbacks, heights, lot area, etc.) for all the residential zones. The R-R standards are all new. The standards are now shown in table form in Tables 20.08-2 (Single-Family) and 20.08-3 (Multi-Family and Mobile Homes Parks). Only minor changes are proposed to the standards themselves with the vast majority of them remaining the same.
Section 20.08.050	Rural Residential Zoning District	NEW	This is a NEW zoning district which is not addressed in the current ordinance, but has been added to correspond to the Rural Residential designation in the General Plan.
Chapter 20.10	Commercial Zoning Districts	MMC 20.18 (Commercial Districts); 20.20 (C-O); 20.22 (C-N); 20.24 (C-C); 20.25 (C-SC); 20.26 (C-T); and 20.28 (C-G)	Combines all the commercial zoning districts into one chapter and adds the NEW Business Park (B-P) zoning district to match the General Plan designation.

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Section 20.10.020	Land Use Regulations for Commercial Zoning Districts	Same as above	<p>Table 20.10-1 displays in table form the permitted land uses, the uses that require a Minor Use Permit (NEW reqt), the uses that require a Site Plan Review Permit (NEW reqt), the uses that require a Conditional Use Permit, and uses not allowed (NEW) for each zoning district. Many new land uses have been added, which were not addressed in the current Ordinance. For comparison purposes, the uses allowed under the Current Ordinance for each zone are provided in the Annotated Version as Table B1 on page 32A, which only included permitted uses, conditional uses, and accessory uses. The Business Park (B-P) district is completely NEW, but generally replaces the current Industrial Admin & Research (I-R) zone.</p>
Section 20.10.020	Land Use Regulations for Commercial Zoning Districts	Same as above	<p>Major changes include, but are not limited to: 1) Residential uses now permitted in the C-C zone vs. requiring a CUP currently; 2) Emergency Shelters principally-permitted in the C-G zone and CUP's in the C-C & C-T zones (State Law requires that shelters be allowed by-right in at least one zone); 3) Allowing Farmer's Markets with a Site Plan Review Permit in all commercial zones except C-O, which requires a CUP; 4) Allowing Mobile Food Vendors with Site Plan Review in C-T and C-G and with CUP's in B-P, C-O, C-N, and C-C (but not in the City Center); 5) changes in how massage establishments are regulated per recent changes in State law; 6) Adding many new land uses not currently listed in the ordinance; and 7) Allowing multi-screen theaters in the C-N, C-T, & B-P with a CUP instead of only allowing them in C-C as in current code. Careful review and comparison with existing land use table is encouraged.</p>

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Section 20.10.030	Development Standards and Guidelines for Commercial Zoning Districts	Same as above	Combines all the development standards (setbacks, heights, lot area, etc.) for all the commercial zones. The B-P standards are all new. The standards are now shown in table form in Tables 20.10-2. Only minor changes are proposed to the standards themselves with the vast majority of them remaining the same, except that the minimum lot widths for commercial lots have been deleted and height limits only apply if directly adjacent to residential zones (and exceptions can be granted by the Site Plan Review Committee in those cases as well).
Section 20.10.030-E	Development Guidelines for C-C (Regional Centers only) and B-P Zoning Districts	NEW	NEW guidelines have been added for projects in the regional centers in the C-C zone, but only those outside of the Downtown area, and for the B-P zone. This allows the C-C zone to function more like its corresponding "Regional/Community Commercial" designation in the General Plan.
Chapter 20.12	Industrial Zoning Districts	MMC 20.30 (Industrial Districts); 20.32 (I-R); 20.34 (I-L); & 20.36 (I-H)	Combines all the industrial zones into one chapter, but deletes the Industrial Administration and Research (I-R) Zoning District, which has been replaced with the Business Park zone in the Commercial chapter. A minimum size to establish new zoning districts has been added (5 acres for I-L and 10 acres for I-H).

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Section 20.12.020	Land Use Regulations for Industrial Zoning Districts	Same as above	Table 20.12-1 displays in table form the permitted land uses, the uses that require a Minor Use Permit (NEW reqt), the uses that require a Site Plan Review Permit (NEW reqt), the uses that require a Conditional Use Permit, and uses not allowed (NEW) for each zoning district. Many new land uses have been added, which were not addressed in the current Ordinance. For comparison purposes, the uses allowed under the Current Ordinance for each zone are provided in the Annotated Version as Table C1 on page 40A, which only included permitted uses, conditional uses, and accessory uses. The Industrial Admin & Research (I-R) zone has been replaced by the Business Park (B-P) district in the Commercial chapter.
Section 20.12.020	Land Use Regulations for Industrial Zoning Districts	Same as above	Most industrial uses continue to require Site Plan Review Permits as with the current code. Major changes include, but are not limited to: 1) Allowing mobile food vendors with a CUP; 2) allowing gas stations and car washes in association with fleet activities; 3) Allowing limited retail uses as part of a showroom if 10 % of the floor area or less; more than 10% requires a Site Plan Permit, not a CUP as currently; and 4) the list of prohibited uses has NOT changed from the current ordinance, except for some minor clarifications to match the Building Code.

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Section 20.12.030	Development Standards for Industrial Zoning Districts	Same as above	Combines all the development standards (setbacks, heights, lot area, etc.) for all the industrial zones. The standards are now shown in table form in Tables 20.12-2. Minor changes are proposed to the current standards, including the removal of height limits except where adjacent to residential and within the Airport area. NEW standards for industrial buffer yards adjacent to residential and performance standards have been added.
Section 20.12.030 (B and C)	Industrial Buffer Yards and Performance Standards	NEW	NEW standard for industrial buffer yards adjacent to residential and performance standards regarding noise, odor, hazards, etc., have been added.
Chapter 20.14	Downtown Zoning Districts	NEW	This entire chapter is NEW and proposes to add 3 new Downtown Zoning Districts-- Downtown Core (D-COR), Downtown Office (D-O), and Downtown Commercial (D-CM) to reflect the unique needs of the Downtown. However, implementation of these zones would require zone changes to existing properties and working with property owners to explain the benefits of the new zones. It is anticipated that this will be done as a separate process from updating the zoning code itself.
Chapter 20.16	Urban Village Zoning Districts	NEW	This entire chapter is NEW and proposes to add 3 new Urban Village Zoning Districts-- Inner Village Residential (R-IV), Outer Village Residential (R-OV), and Village Commercial (C-V) to correspond to the Urban Village designations in the General Plan. These new zones would offer alternative zoning choices for property owners in the City's new growth areas.

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Chapter 20.18	Public Use and Agricultural Zoning Districts	NEW for some sections; MMC 20.40 (Public Parking District); 20.46 (A-T-5); & 20.48 (A-1-20)	This chapter is mostly NEW and contains 4 zoning districts--1) Parks and Open Space (P-OS) (NEW); 2) Public Facility (P-F) (NEW); 3) Public Parking (P-PK) (Existing); and 4) Agriculture (A-G) which replaces the current Agricultural Transition (A-T-5) and Restricted Agricultural (A-1-20).
Chapter 20.20	Special Use Zoning Districts	MMC 20.38 (Special Districts); 20.41 (U-T); and 20.42 (P-D)	This NEW chapter includes 2 existing zones--Urban Transition (U-T) and Planned Development (P-D). The current Ordinance also contained the Airport Approaches and Clear Zones (A-P-C), which has been replaced by the Airport Environs (/AE) Overlay Zone in Chapter 20.22; A-T-5 and A-1-20 zones replaced by the A-G zone in Chapter 20.18; Residential-Mobile Homes (R-MH) which has been moved to the residential zones in Chapter 20.08; and Limited Residential (L-R), which has been deleted since it was little used and can be addressed through the Conditional Zoning process in Chapter 20.78.
Section 20.20.010	Urban Transition (U-T) Zoning District	MMC 20.41 (U-T)	No changes are proposed to the U-T zoning district.

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New Code Section	Topic/Title	Current Code Section	Summary of Change
Section 20.20.020	Planned Development (P-D) Zoning Districts	MMC 20.42 (P-D)	This chapter has been expanded and modified to make the establishment and modification to a Planned Development more streamlined. Major changes include: 1) Reducing the minimum size of a P-D from 20 to 5 acres; 2) Reducing the minimum size to 1/2 City block from 1 whole City block in the Downtown area; 3) Allowing a preliminary Site Utilization Plan (SUP) with less specific details to be approved with the original zoning, adding flexibility to the process for projects not ready for immediate construction; 4) allowing the Director of Development Services to waive some requirements for P-D rezoning requests prior to annexation; and 5) Instead of requiring a Conditional Use Permit from the Planning Commission for all projects, Site Plan Review will be required instead and allows the Site Plan Review Committee (a staff level committee) to approve the Final SUP. The Director may refer the Final SUP to the Planning Commission if over 3 years have passed since adoption of the preliminary SUP.
Chapter 20.22	Overlay Zones	NEW, except for MMC 20.44 (A-P-C)	This entire chapter is NEW and proposes 3 new overlay zones--1) Airport Environs (/AE), which is similar to the current Airport Approaches and Clear Zones (A-P-C) but is substantially modified and streamlined; 2) High Speed Rail (/HSR) which has NOT yet been drafted and will be developed as part of the High Speed Rail Station Planning Grant; and 3) Urban Residential (/UR), which offers increased housing choices, such as townhomes, live/work units, carriage homes, etc.

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New Code Section	Topic/Title	Current Code Section	Summary of Change
Part 3--General Regulations			
Chapter 20.24	Height Measurement and Exceptions	MMC 20.04.120 (Building Height) and 20.62.020 (Height Limits)	This NEW Chapter takes several existing provisions from different parts of the current code and makes minor changes.
Chapter 20.26	Setback Measurement and Projections	MMC 20.04.350 (Setback) and 20.62.040 (Projections into Required Yards)	This NEW Chapter takes several existing provisions from different parts of the current code and makes minor changes.
Chapter 20.28	Accessory Structures	MMC 20.54 (Special Provisions)	This NEW Chapter takes several existing provisions from different parts of the current code and makes minor changes.
Chapter 20.30	Walls and Fences	MMC 20.62.040 (Projections into Required Yards)	This NEW Chapter makes several major changes to the City's existing wall/fence requirements as described below:
Section 20.30.020 (A)	Height Limits for Residential Zoning Districts	MMC 20.62.040 (E, F, H, J, K, & L) (Projections into Required Yards)	Changes include: 1) Allowing the addition of 1 foot of lattice to the top of a fence; 2) Allowing an increase in residential backyard fence heights from 6 to 7 feet; 3) Allowing non-solid fences of up to 6 feet in height (currently 4 feet) in front yards with a Minor Use Permit; 4) Allowing higher fences on reversed corner lots with a Minor Use Permit instead of a CUP; and 5) Allowing fences on open-end cul-de-sacs with a Minor Use Permit vs. current Site Plan Review.
Section 20.30.020(B)	Height Limits for Non-Residential Zoning Districts	MMC 20.62.040 (E & G) (Projections into Required Yards)	Changes include: 6) Allowing up to 8 foot fences in all non-residential zones by right, and in multi-family zones with a Minor Use Permit, and 7) allowing up to 10 foot fences in non-residential zones with a Minor Use Permit (instead of up to 8 feet in industrial zones only with a CUP currently).
Section 20.30.020 [C]	Minor Use Permits for Fences	NEW	Clarifies procedures for granting Minor Use Permits for fences or walls.

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Section 20.30.030	Corner Vision Triangles	MMC 20.62.040 [E] (1 & 2) (Projections into Required Yards)	Changes include: 8) Allows use of "back of sidewalk" instead of "property line" to measure from if the back of sidewalk is closer to the street; and, 9) The size of the vision triangle varies according to street type (10 feet for sidewalks/alleys; 25 feet for local streets; 40 feet for collectors & arterials; instead of the current 40 feet for all streets, except alleys/driveways which is currently 10 feet.
Section 20.30.040	Fence/Wall Materials	NEW	NEW provisions include: 1) A list of permitted fence materials has been added along with a list of prohibited materials; 2) Barbed wire fences would only be allowed in residential zones with a Minor Use Permit; 3) Razor wire fences in all zones would only be allowed with a Minor Use Permit; and 4) Electric fences are only allowed in non-residential zones, 5 feet from the property line and with a Minor Use Permit.
Chapter 20.32	Interface Regulations	MMC 20.52 (Interface Regulations)	Instead of requiring a CUP for Interface situations, a Site Plan Review Permit (but with a required public hearing) would be required instead. New zones, C-SC, D-CM, B-P, & A-G, were added to the table.
Chapter 20.34	Creek Buffers	NEW	This chapter is entirely NEW although such buffers are currently required in the General Plan. This chapter sets forth land use regulations and performance standards for such buffer areas.
Chapter 20.36	Landscaping	NEW	This chapter is entirely NEW. It sets forth requirements for landscape and sprinkler plans, minimum required landscape areas for residential and non-residential uses (see Table 20.36-1) ranging from 10 percent to 15 percent of the lot area, and landscape standards. This chapter implements some new State law requirements in drought conditions and defers to the City's Water Efficiency Ordinance and State Law if there are conflicts.

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Chapter 20.38	Parking and Loading	MMC 20.58 (Off-Street Parking)	This is a substantial modification to the existing Parking chapter. Major changes include the following as outlined below:
Section 20.38.020	Applicability	MMC 20.58 (Off-Street Parking)	Parking requirements for all land uses are now presented in table form, Table 20.38-1, which should be compared carefully with the existing requirements as summarized in Table D1 on page 140A of the DRAFT. In summary, many land uses were added that were not covered in the existing ordinance and many requirements that were based on factors, such as employees or # of seats, which are often difficult to determine when buildings are initially built have been changed to offer options to be measured by the size of the building or other physical features like most other land uses. One notable change from the current ordinance is to base parking for apartments on #'s of bedrooms instead of on # of units as is now.
Section 20.38.030	Required Parking Spaces	MMC 20.58.020 (# of Spaces Required), 20.58.330 (Uses Not Specified), 20.58.340 (Exemptions), 20.58.380 (Mixed Occupancies), & 20.58.410 (Units of Measurement)	Changes include allowing the Director of Development Services to determine the reqt for unlisted uses vs. current reqt for Planning Commission or City Council to do so; and adding information about a 15% floor area reduction for non-public areas, which has been longstanding City practice. NEW provisions regarding how to determine the reqts for unlisted and unknown uses have been added.
Section 20.38.040	General Requirements	MMC 20.58.010 (Required) & 20.58.370 (Location)	Changes include shifting a review authority for off-site parking requests to City staff and allowing the Site Plan Review Committee to determine the "reasonable" distance from the use where off-site parking can be provided instead of having set distances for different uses as in current ordinance.

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New Code Section	Topic/Title	Current Code Section	Summary of Change
Section 20.38.050	Parking Reductions	MMC 20.58.400 (Joint Use) & 20.58.390 (Common Parking Facilities)	Changes include leaving determinations based on parking demand studies to the Director of Development Services instead of the Planning Commission. NEW provisions have been added regarding reductions for low demand uses, uses with heavy transit use, and mixed uses have been added.
Section 20.38.060	Parking Assessment Districts	MMC 20.58.470 through 20.58.520 (Parking District)	No changes to the existing ordinance provisions for parking assessment districts. (Currently the only one in the City is the Downtown Parking District.)
Section 20.38.070	Parking Design and Development Standards	MMC 20.58.350 (Size & Access), 20.58.360 (Access Drive), & 20.58.385 (Landscaping)	Changes include referencing the City's Design Standards for parking space dimensions to ensure consistency; adding the landscaping standards to the code instead of referring to a 1985 document that hasn't been updated; and adding some reqts for concrete curbs, lighting, pedestrian access, and screening.
Section 20.38.080	Bicycle Parking	NEW	This section would require that bicycle parking spaces (for short-term and long-term use) be provided for most land uses. The Zoning Ordinance Focus Group recommended requirements that matched the new "CA Green Building Code." The City Bicycle Advisory Commission recommended more stringent standards. The DRAFT attempts to strike a balance between the two approaches. Please see the DRAFT, which shows the differences between the two group's recommendations.
Section 20.38.090	Off-Street Loading	MMC 20.58.460 (Off-Street Loading Spaces)	Modified/expanded version of the current ordinance with new reqts for design, but the required number of such spaces have not changed from the current ordinance.
Chapter 20.40	Small Lot Single Family Homes	NEW	This is a NEW chapter but is based on the Small Lot Design Guidelines adopted by the City in 2008. This would allow small lot single-family homes to be approved with a CUP in RP-D, R-IV, R-OV, and R-2 zones.

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New Code Section	Topic/Title	Current Code Section	Summary of Change
Chapter 20.42	Second Units	MMC 20.54.350 (Secondary Dwelling Units)	This chapter contains minor modifications to the City's requirements for second units, which is based on State Law. State law limits much of the City's discretion regarding such units. One minor change would be to require second units to be approved with Minor Use Permits, instead of Site Plan Review, which is more consistent with State Law which does not allow public hearings for such units.
Chapter 20.44	Special Land Use Regulations	NEW and MMC 20.54 (Special Provisions) and 20.62.060 (Recycling Facilities)	This is an expanded version of the existing "Special Provisions" chapter, with other portions of that existing chapters moved to other more relevant chapters. NEW regulations have been added for food trucks in fixed locations, check cashing/ payday loan establishments, community gardens, fraternities/sororities, live/work units, photovoltaic energy systems, single-room occupancy, and emergency shelters. The City's provisions for recycling facilities has been substantially expanded, the requirement for bed & breakfasts to be within historic structures was removed, and new rules for outdoor display of merchandise have been proposed. NEW restrictions on tobacco sales in proximity to schools and other youth-oriented activities were recommended by the Focus Group after a presentation from the County Health Dept.
Chapter 20.46	Residential Design Standards	MMC 20.54.250 (Development Standards for Single-Family & Mobile Homes), 20.54.290, 20.54.300, and 20.54.310 (Multi-Family Design Standards)	Although a NEW chapter, the design standards in this chapter are all in the existing ordinance. Only minor formatting changes were made and the standards were reorganized to avoid duplication.

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Chapter 20.48	Home Occupations	MMC 20.54.100 (Home Occupations)	The City's rules regarding home-based businesses are proposed to be changed to address issues that have arisen over time with such uses. Minor home occupations which are consistent with the current code are proposed to be different from "Major Home Occupations" which are NEW and will have additional reqts. Provisions regarding Cottage Food Operations as defined in a recent State Law have also been added.
Chapter 20.50	Temporary Uses and Structures	MMC 20.62.050 (Temporary Outdoor Uses) and 20.54.170 (Circus or Carnival)	Provisions for temporary uses have been consolidated in this NEW chapter. NEW provisions for Farmer's Markets, off-site construction yards, employee trailers, and real estate offices have been added.
Chapter 20.52	Nonconforming Parcels, Uses and Structures	MMC 20.60 (Nonconformities)	Substantial modifications have been proposed to the current ordinance with the goal of providing more flexibility for non-conforming uses to do minor alterations and expansions and to rebuild if destroyed involuntarily.
Chapter 20.54	Condominiums	MMC 20.56 (Condominiums)	Minor modifications have been proposed to this chapter to delete some out-of-date provisions.
Chapter 20.56	Density Bonus	MMC 20.88 (Density Bonus)	This chapter is a substantial modification to the existing ordinance in order to conform to recent changes in State Law, which is very specific about what incentives and standards must be made available. This proposal meets the minimum requirements under State Law.
Chapter 20.58	Wireless Communications Facilities	MMC 20.92 (Wireless Communications Facilities)	Much of the existing ordinance has remained the same, but substantial changes have been proposed to the maximum heights (Table 20.58-1) and to the permit requirements (Table 20.58-2) in order to encourage more stealth facilities and to streamline the process for approving stealth facilities. Refer to Table A on page 216B of the DRAFT for a comparison to the existing ordinance.

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Chapter 20.60	Adult Entertainment Businesses	MMC 20.90 (Adult Entertainment Businesses)	No changes are proposed to the existing chapter except that the definitions have been removed and a reference provided to MMC 5.58, which has the same definitions.
Chapter 20.62	Signs	Various	This NEW chapter has consolidated all the sign provisions spread throughout the existing Zoning Ordinance. These provisions should be in the Sign Ordinance instead, but since a comprehensive update of the sign ordinance is NOT part of this project, none of the provisions have been changed. A comprehensive update of the Sign Ordinance, along with extensive outreach to local businesses and citizens, would be the proper avenue in which to consider amendments to the sign provisions in the future.

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Part 4--Permits and Administration			
Chapter 20.64	Administrative Responsibility	MMC 20.64.050 (Site Plan Review Committee); MMC 2.20 (Planning Commission); MMC 2.24 (Board of Zoning Adjustment); MMC 20.86 (Design Review Commission)	This NEW chapter spells out the roles of the Planning Agency, City Council, Planning Commission, Site Plan Review Committee, and the Director of Development Services in either reviewing or approving permits. These roles are summarized in Table 20.64-1 (Review & Decision-Making Authority). Although the chapter is NEW, the roles are consistent with the City Charter, current City practices, and current code provisions.
Chapter 20.66	Permit Application and Review	NEW and MMC 20.78 (Fees)	This NEW chapter outlines application filing, fees, and review procedures. Although NEW, the procedures are consistent with current City practices, except for a new provision regarding when an application can be deemed withdrawn due to applicant inactivity.
Chapter 20.68	Permit Requirements	MMC 20.64 (Conditional Use Permits); MMC 20.86 (Design Review); MMC 20.68 (Site Plan Review); & MMC 20.66 (Variances)	This NEW chapter consolidates all the permit requirements into one chapter. NEW permits have been added--Minor Use Permits; Minor Modifications, and Special Project Permits. Site Plan Review Permits have been significantly expanded for use in all zones (currently, mostly used in Industrial zones) and public hearings are now required for non-industrial projects. (Industrial projects will continue to have a streamlined process with no public hearings.)
Chapter 20.70	Public Notice and Hearings	MMC 20.72 (Public Hearings)	This is a substantial expansion of the existing public hearing chapter, but the requirements are consistent with State law and current City practices. The only change is to the appeal procedures which have been changed from 5 calendar days to 5 business days.

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Chapter 20.72	Post-Decision Procedures	NEW and MMC 20.76.110 (Reapplication--Time restraint)	This is NEW chapter that deals with various procedures that occur after a permit is approved. These provisions are consistent with current City practices, except as noted. NEW provisions include optional performance guarantees; the legislative action agreements which have been required by the City since the 1990's but have never been referenced in the Code; a formal process for approving changes to an approved project; time limits and extensions; permit revocation procedures; and expanding the prohibition of submitting the same application within 12 months of being denied to include all permits instead of just Zone Changes and General Plan Amendments as it is now.
Chapter 20.74	Appeals	MMC 20.96 (Appeals)	This chapter expands the current appeals chapter but is consistent with current City practices. The one major change is to change the appeal period from calendar days to business days.
Chapter 20.76	Covenants for Easements	MMC 20.94 (Covenants for Easements)	This chapter, except for some minor editing and re-formatting, is the same as the current chapter which was adopted in 2003. Covenants for easements is a process which allows easements to be granted between properties under the same ownership.
Chapter 20.78	Conditional Zoning	MMC 20.80 (Conditional Zoning)	This is a modified and expanded version of the current chapter. Changes include removing the requirement for Site Plan Review for all uses in a Conditional zone, and adding provisions to address amendments to the conditions, subsequent zone changes, and enforcement.

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Chapter 20.80	Zoning Ordinance Amendments	MMC 20.76 (Amendments)	This is a modified and expanded version of the current chapter. Changes include clarifying who can initiate zone changes; requiring a public notice to a property owner even if the Zoning District is not being changed; extending the time frame for a Planning Commission decision from 35 days to 90 days after the close of the public hearing; if the Planning Commission denies a zone change, the applicant must request a hearing before the City Council instead of automatically going to the Council; allowing referral back to the Planning Commission by the City Council if the application has been substantially modified but not requiring it; and modifying the effective dates to conform to State Law.
Chapter 20.82	General Plan Amendments	NEW	There is actually not a chapter in the current code dealing with General Plan Amendments, but staff has used the provisions of MMC 20.76 above. The same changes noted above to current practices are also included in this chapter.
Chapter 20.84	Reasonable Accommodations	MMC 20.98 (Reasonable Accommodation)	The only change to the current chapter, which was adopted in 2009, is to designate the Director of Development Services as the hearing officer instead of the City Manager.
Chapter 20.86	Development Agreements	NEW	This is an entirely NEW chapter but is consistent with State Law, City Council Resolutions #1995-06 and #2005-101, and current City practices.
Part 5--Glossary (Definitions)			
Chapter 20.90	Glossary (Definitions)	MMC 20.04 (Definitions)	The number of definitions have been expanded significantly from 45 in the current ordinance to 239 new or modified definitions.