

AGENDA
FARMINGTON HILLS CITY COUNCIL
FARMINGTON HILLS PLANNING COMMISSION
FARMINGTON HILLS ZONING BOARD OF APPEALS
SPECIAL MEETING – JOINT STUDY SESSION
JULY 20, 2026 AT 5:00PM
THE HAWK – CONFERENCE CENTER
29995 TWELVE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48336
Telephone: 248-871-2410 Website: www.fhgov.com

REQUESTS TO SPEAK: Anyone requesting to speak before Council must complete and turn in to the City Clerk a blue Public Participation Registration Form.

1. Call Meeting to Order
2. Roll Call/Introductions
3. Presentation of the [Zoning Ordinance Updates](#)
4. Discussion of [Zoning Board of Appeals Trends in Variance Requests](#)
5. Discussion on [Zoning Enforcement](#)
6. Council/Commissioner Round Table
7. Public Comment
8. Adjournment

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Karen Mondora, Acting City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at (248) 871- 2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/ accommodations will be made.

Zoning Ordinance (ZO) and Code of Ordinance (COO) Updates Needed

Topic	Drivers	Code Section(s)	Priority	Time Frame
Site Plan Review and Regulations • ZO and COO don't match (COO emphasizes Engineering standards). • Update for what's required to be on plans for a complete submission. • Allow for administrative review. • Streamline development review process.	Council Goal	ZO 34.6.1 COO Ch. 21	High	May 2026 - Oct 2026
Zoning Ordinance Reorganization • Preliminary audit completed by Carlisle Wortman Associates (CWA). • Option 2 - general reorganization and streamlining to improve its structure, reduce redundancy, and enhance overall usability. • Limited focus on updating specific zoning regulations, except where inconsistent with state or federal law.	Master Plan + Council Goal	All Chapter 34 ZO Articles	High	Oct 2026 – Oct 2027
Grand River Corridor Market Study Recommendations • Revise existing Grand River Corridor (GRC) Overlay District standards. • Expand area governed by GRC Overlay District.	Master Plan + Council Goal	ZO 34-3.1.34	High	Oct 2026 – Feb 2027
PUD Ordinance Update • Review existing Planned Unit Development requirements • Revise PUD standards, procedures, and review criteria. • Orient future PUDs more fully around public benefits, such as public art, low impact design, public amenities and spaces, affordability, and transit connections	Master Plan + Council Goal	ZO 34-3.20 ZO 34-3.19	High	Mar 2027 – Jun 2027
12/Orchard Lake Corridor Market Study Recommendations • New zoning district/overlay	Master Plan + Council Goal		High	Apr 2027 – Oct 2027
Master Plan Updates • Develop new districts, modify, consolidate, or eliminate existing districts (e.g., OS and B). • Revise various zoning ordinance standards to implement the plan recommendations. • Review ZBA variances to identify need for code revisions. • Revise and add definitions.	Master Plan + Council Goal	All Chapter 34 ZO Articles	High	Multiple years to complete

Parking - Adjust minimums to current standards. - Mechanisms to reduce parking. - Update minimum required parking per use. - Consider maximum parking standard. - Consider curbside pick-up, short-term spaces, and rideshare	Master Plan + Council Goal	ZO 34-5.2	High	TBD
Residential Zoning Updates - Define residential flex zones - ADUs - Setbacks	Master Plan + ZBA Variances		High	TBD
Use Matrix and Use Standards Table and uses listed for various Districts need to be expanded and updated.	Master Plan + Staff	ZO Use Matrix ZO 34-3.1	High	TBD
Definitions - Several definitions need to be added and/or reworded. - New or used car salesroom, showroom or office... - Accessory structures and uses customarily incident to...	Master Plan + Staff	ZO 34-2.2	High	TBD
Accessory Buildings and Structures - Conflicting terminology with setbacks vs. yards - Attached vs. detached structure. - Covered, enclosed, porches and decks. - General Exceptions vs. Accessory Buildings. - Confusing language regarding 9" high decks (ZO 34-3.26.6.B) - Issues with regulating patios attached to buildings as accessory with setback requirements of building and pools (ZO 34-3.26.6)	Staff + ZBA Variances	ZO 34-5.1 ZO 34-3.26	High	TBD
Storage of Recreational Equipment and Commercial Vehicle Size of recreational equipment or commercial vehicles allowed to be parked/stored in any residential district	Staff	ZO 34-5.7	High	TBD
Fences - Consolidate regulations. - Fences around pools.	Staff + ZBA Variances	ZO 34-5.12 COO 11	Medium	TBD
Data Center Ordinance Permitted use only in LI-1, no standards	Staff	ZO 34-3.129.B.xi.e	Medium	TBD

Trash Enclosure Updates Modify standards to provide waivers for redevelopment site and facilities for compost and recycling	Master Plan + ZBA Variances	ZO 34-5.1.3.D	Medium	TBD
Signs - Many issues with wall and freestanding sign standards. - Confusing language regarding freestanding sign zone. - No directional signage considerations. - No definition of “establishment”. - Canopy signage regulation to restrictive or not address (e.g., gas station canopies, drive-thru order menus).	Staff + ZBA Variances	ZO 34-5.5	Medium	TBD
Low Impact Design - Building incentives for passive stormwater management, low maintenance landscaping, native planting, energy efficiency, alternative energy, less pavement, natural feature preservation, and non-motorized facilities - Wetland and watercourse protection regulation	Master Plan	ZO 34-5.14 COO CH 27, Sec. 27-83	Low	TBD
Lighting - Needs to be modernized and streamlined. - Confusing regulations regarding 4:1 ration of lumens	Staff + ZBA Variances	ZO 34-5.16	Low	TBD
Electric Vehicle Infrastructure - Reference to “allowed in all districts”, does not regulate where on a parcel it is allowed to be located - Accessory structure and limited to rear or side yard? - From Master Plan – requiring EV infrastructure in new multi-family and public use	Staff	ZO 34-4.55	Low	TBD
Swimming Pools - Consolidate regulations and eliminate conflicts. - Issues with pool deck/patio if abutting main building then regulated as attached accessory structure, which makes it impossible to install a pool (ZO 34-3.26.6).	Staff + ZBA Variances	COO 28-29 ZO 34-4.11 ZO 34-5.1 ZO 34-3.26.6 ZO 34-5.1.2.I	Low	TBD
Cellular Tower and Cellular Antennae Out of date requirements	Staff	ZO 34-4.24	Low	TBD
Special Accommodation Residence Out of date requirements	Staff	ZO 34-4.60	Low	TBD

Missing in ZO - Egress Windows and encroachment into side yard (part of house? See East Grand Rapids for specific egress considerations 5.61) - Definition for adult day (care) centers and use listing add to day care use standard (4.12 – see Novi) - Unlisted Use Determination? (Novi 4.87) - Definition for retail	Staff		Low	TBD
Future Special Projects Additional Council-directed initiatives, emerging development trends, legislative changes, and unforeseen zoning amendments.	Council Goal		TBD	TBD

Completed Zoning Text Amendments from Master Plan

ZTA Approval Dates	Topic	Priority Drivers Master Plan
ZTA 2, 2024 PC 10-17-2024 CC 12-9-2024	Updated code increasing regulation on: • New and Used Automobile Sales • Car Washes • Drive-thru Restaurants • Gas Service Stations • Automobile Repair Updated code to reduce regulation on: • Cigar Bars • Arcades • Other Indoor Recreation	Master Plan + Council Goal
ZTA 3, 2024 PC 4-17-2025 CC 7-14-2025	OS-4 Uses and Parking Updates • Expanding and adding uses within the district along 12 Mile and Haggerty Rd • Reduction in commercial parking standards	Master Plan
City Code Amend. 2, 2025 CC 6-9-2025	Alcohol in Smoking Lounges • Updated regulations to allow consumption of alcoholic beverages in smoking lounges	Council Goal
ZTA 4, 2024 PC 4-17-2025 CC 10-27-2025	Restaurant, Drive-in, Automobile Repair Updates • Updated definitions of Restaurant, Drive-in, Commercial Outdoor Recreation Space • Replaced Automobile Service Center with Automobile Repair	Master Plan
ZTA 5, 2024 PC 6-19-2025 CC 9-8-2025	Commercial Design Standards • Created design standards for new or redeveloped Commercial projects	Master Plan
ZTA 1, 2025 City Code Amend. 3, 2025 PC 9-18-2025 CC 10-27-2025	Public Art Requirement for New Developments • Establishing requirements and standards • - Review responsibility to Arts Commission	Master Plan + Council Goal

2026 Zoning Ordinance Update Priorities

Joint Meeting – City Council, Planning Commission, and Zoning
Board of Appeals

July 20, 2026



JOINT ROLES AND COORDINATION

1

CITY COUNCIL

- Set priorities and policy direction
- Evaluate public benefits and community tradeoffs
- Adopt ordinance amendments

2

PLANNING COMMISSION

- Develop and test ordinance concepts
- Conduct public hearings and make recommendations
- Apply standards in site plan and PUD review

3

ZONING BOARD OF APPEALS

- Apply variance and appeal standards
- Identify recurring hardship and interpretation patterns
- Flag unclear or outdated provisions

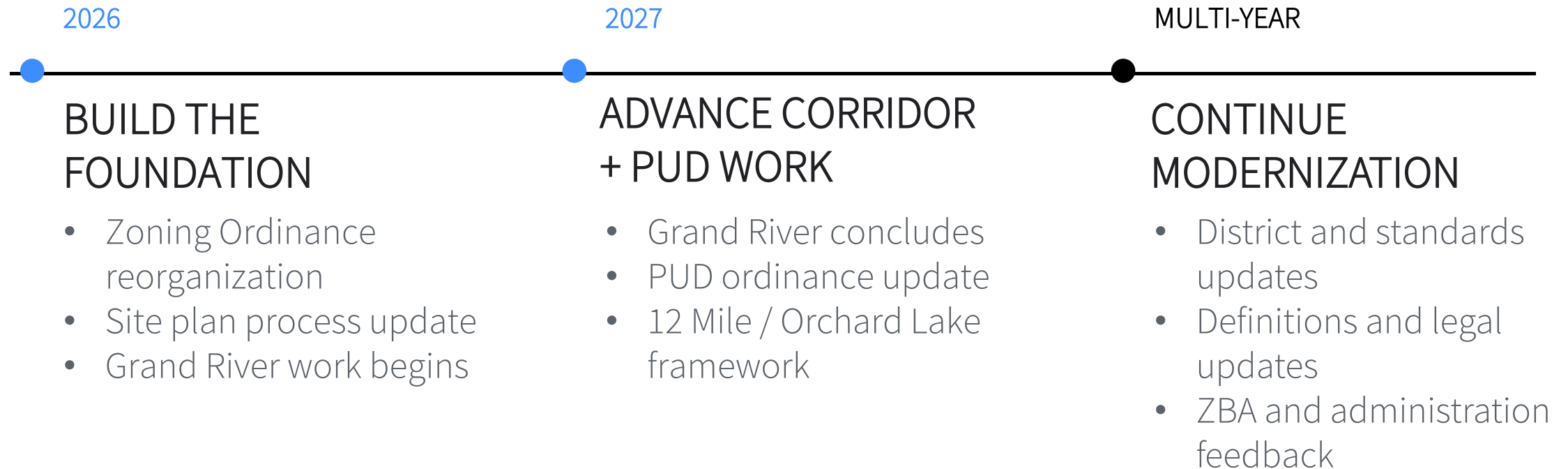
4

STAFF + CWA

- Draft and coordinate amendments
- Track administration and development issues
- Provide alternatives, analysis, and implementation support

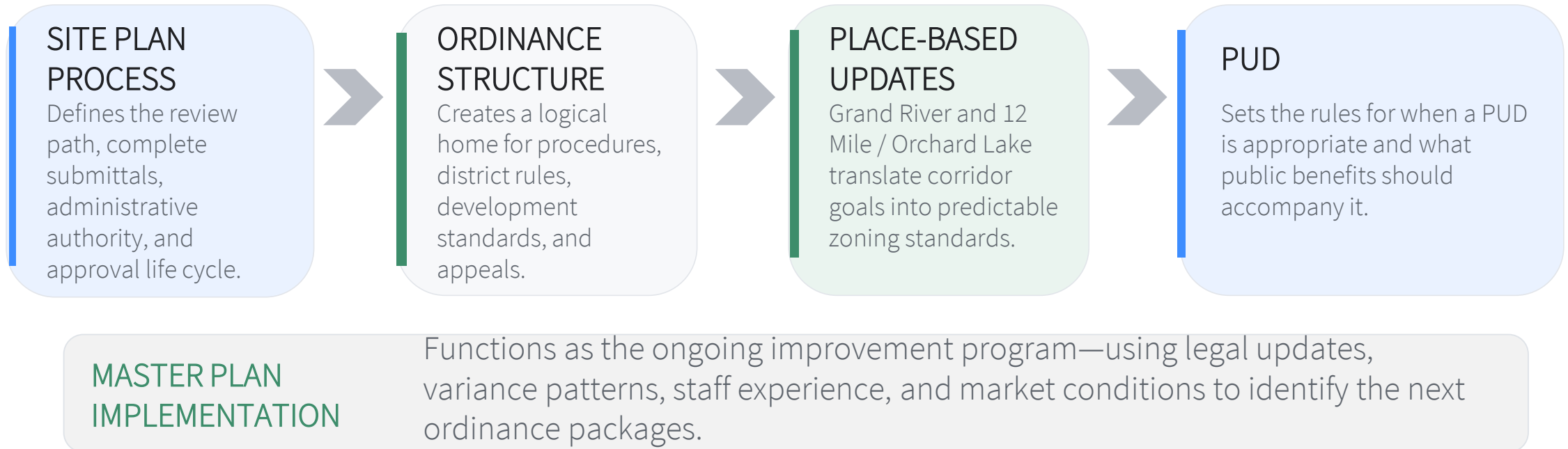
WORK PROGRAM AT A GLANCE

Summer 2026 through Winter 2027; Master Plan implementation continues as a rolling multi-year effort.



HOW THE INITIATIVES FIT TOGETHER

Each project addresses a different part of the zoning system; the value comes from coordinating them.



SITE PLAN PROCESS UPDATE

SCOPE OF UPDATE

- Consolidate site plan regulations
- Standardize application requirements
- Establish distinct review pathways
- Clarify post-approval administration,

DRIVER

Council Goal

TIME FRAME

May 2026 – October 2026

CODE

ZO §34-6.1 | Code Ch. 21

WHY NOW

A clearer process can reduce incomplete submittals, repeated review, delay decision and uncertainty.

SITE PLAN PROCESS UPDATE

INTENDED OUTCOME

A consistent and coordinated review process makes development faster, fairer, and more predictable.

ZONING ORDINANCE REORGANIZATION

SCOPE OF UPDATE

- Create a logical article structure with a single comprehensive table of contents.
- Move related procedures and standards into topic-specific articles.
- Improve readability and functionality

DRIVER

Master Plan + Council Goal

TIME FRAME

Fall 2026 – Fall 2027

CODE

All Chapter 34 Articles

WHY NOW

The current ordinance contains necessary regulations, and related provisions are scattered, repetitive, and difficult to administer.

ZONING ORDINANCE REORGANIZATION

INTENDED OUTCOME

Reorganization = streamlined ordinance for improved staff functionality and applicant expectations and support future updates.

GRAND RIVER CORRIDOR ZONING UPDATES

SCOPE OF UPDATE

- Rework and expand the GR-1 corridor framework to implement the corridor market study and Master Plan through clear, form-oriented redevelopment standards.
- Support easier development and redevelopment by simplifying requirements and establishing practical approaches to existing nonconformities.
- Test proposed standards against actual parcel conditions, development scenarios, and market feasibility before adoption.

DRIVER

Master Plan + Council Goal

TIME FRAME

October 2026 – February 2027

CODE

ZO §34-3.1.34

WHY NOW

The market study identified the existing overlay as difficult to use and recommended a clearer form-based approach tied to corridor goals.

GRAND RIVER CORRIDOR ZONING UPDATES

INTENDED OUTCOME

The corridor update will support predictable redevelopment, stronger pedestrian connections, neighborhood protection, and coordinated improvements.

PUD ORDINANCE UPDATE

SCOPE OF UPDATE

- Clarify PUD eligibility, purpose, review procedures, approval criteria, and decision-making authority.
- Require requested deviations to be clearly identified and tied to proportional public benefits.
- Strengthen procedures for preliminary and final plans

DRIVER

Master Plan + Council Goal

TIME FRAME

March 2027 – June 2027

CODE

ZO §§34-3.19 and 34-3.20

WHY NOW

A modern PUD framework should make process flexible, predictable, transparent, and clearly tied to measurable community value.

12 MILE / ORCHARD LAKE ROAD

SCOPE OF UPDATE

- Create a corridor-specific zoning district to implement the market study and Master Plan.
- Support feasible infill and redevelopment while coordinating building form, access, parking, pedestrian connections, transit, and streetscape improvements.
- Address neighborhood transitions, parcel constraints, phasing, and nonconformities. Test alternatives with key stakeholders before finalizing standards.

DRIVER

Master Plan + Council Goal

TIME FRAME

April 2027 – October 2027

CODE

New section to be determined

WHY NOW

The corridor needs a regulatory framework that translates the market study into zoning regulations and coordinated improvements

MASTER PLAN IMPLEMENTATION

SCOPE OF WORK

- Develop, modify, consolidate, or eliminate zoning districts as implementation needs are identified.
- Update use classifications, definitions, and standards to reflect Master Plan direction and current practice.
- Modernize parking, access, landscaping, lighting, environmental, and design provisions.
- Review recurring ZBA variances.
- Group changes into manageable amendment packages with clear priorities and public review.

DRIVER

Master Plan + Council Goal

TIME FRAME

Multiple years

CODE

All Chapter 34 Articles

WHY NOW

Implementation should be continuous rather than waiting for another full ordinance rewrite or Master Plan cycle.

QUESTIONS + DISCUSSION

Three prompts to focus the discussion:

01 Is the proposed order of updates reflecting priorities?

Should any initiatives should be moved sooner, later, or in a different order?

02 Where is early policy direction most important?

Where in the process should City Council be included?

03 What recurring problems are we missing?

What issues seen by City Council, the Planning Commission, the ZBA, staff, applicants, or residents should be added to the work program?

Thank you.

Trends in Variance Requests

Joint Meeting: City Council/Planning
Commission/Zoning Board of Appeals

July 20, 2026



Why This Study?

Variance Cases



Identify Patterns



Find Ordinance Problems



Recommend Improvements

26 Meetings Reviewed

January 2023 –
June 2026

Residential +
Nonresidential

What Is A Variance Request?

A variance is formal permission from a local government to break a specific zoning rule. People request them because strict rules can create unfair "hardships" due to unique property traits, like an unusual shape, steep hill, or old building. The community can recognize exceptional circumstances to allow changes to property or structures without changing the zoning ordinance.

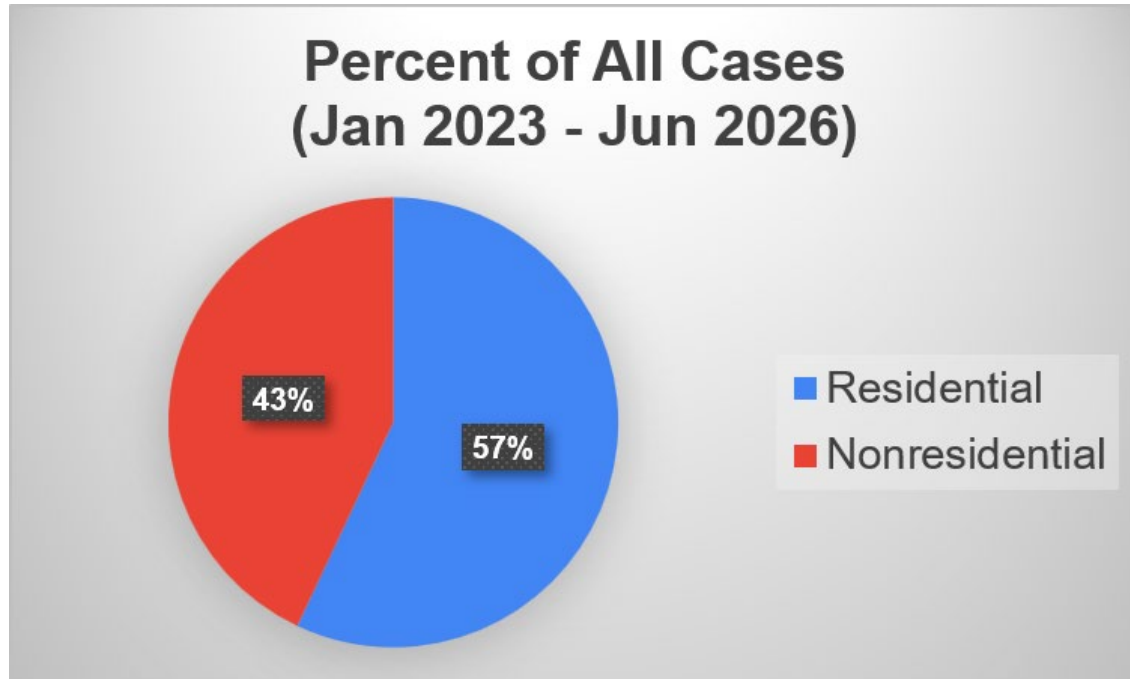
Use vs Dimensional Variances

Dimensional (Area) Variances – Most common requests. They seek relief from the physical and structural rules of a lot because the land's shape, size, or topography makes strict compliance impossible.

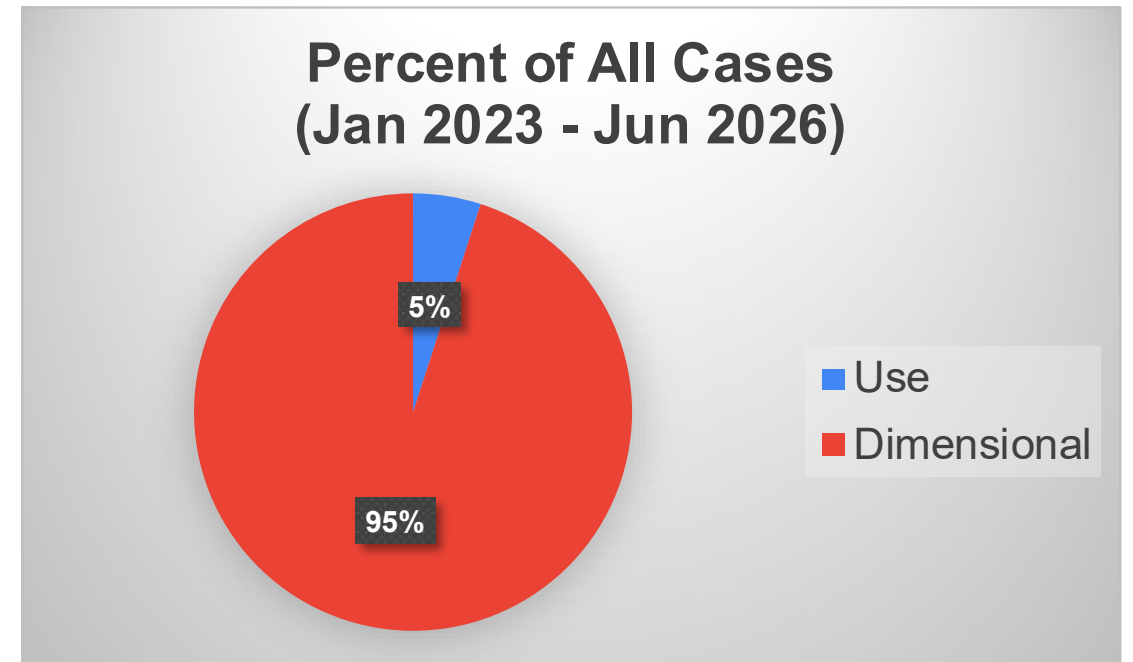
Use Variances - Most common requests. They seek permission to use a property for a purpose otherwise prohibited in that specific zoning district.

- Use variances carry a much higher legal burden of proof and are even banned in some jurisdictions.

Residential vs Nonresidential



Dimensional vs Use Variances



Most Frequent Variance Requests

Variance Type	No. Requests	Planning Observation
Side setback	19	Most common residential variance
Rear setback	16	Primarily home additions
Front setback	7	Existing lots and additions
Lot width	3	Existing nonconforming parcels
Accessory building location	11	Detached garages and accessory structures
Building height	8	Homes and accessory buildings
Comb. accessory building floor area	3	Larger residential lots
Fence	9	Visibility, corner lots, and placement
Dumpster placement	6	Commercial redevelopment
Façade	4	Existing commercial buildings
Loading space placement	4	Older commercial sites
Sign	3	Commercial redevelopment
Use Variance	4	Land use compatibility issues

LEGEND: Blue = Residential

Red = Nonresidential/Commercial

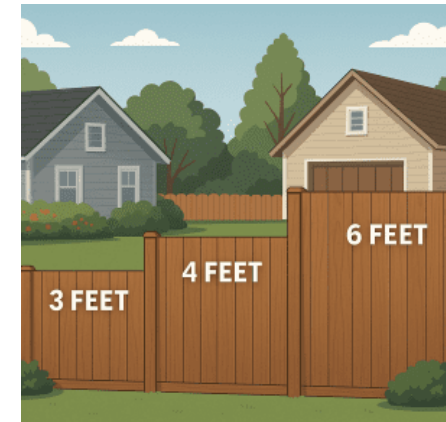
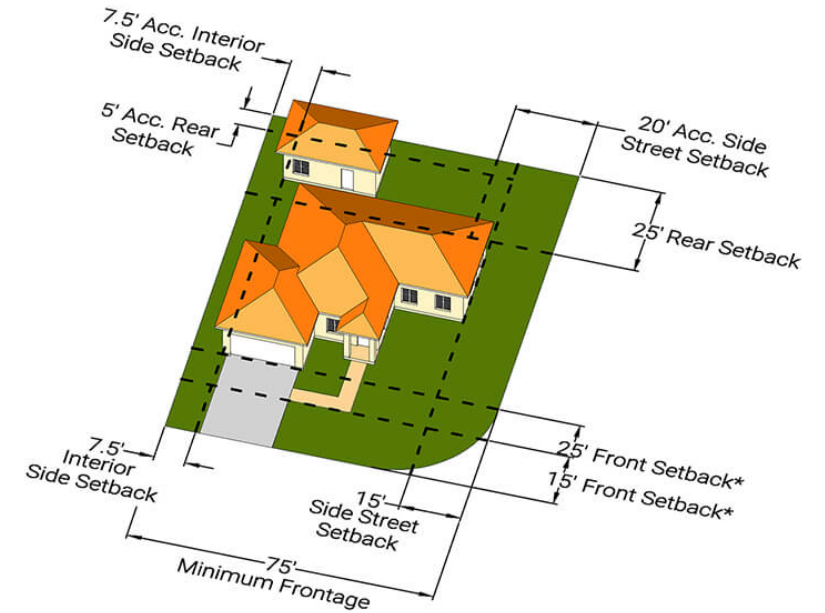
Purple = Use

Ordinance Sections Most Frequently Varied

34-5.1.2.D	Accessory building/use floor area	34-3.26.14	Temporary outdoor sales time restrictions
34-3.1.25.E	Side/Rear yard setback (Gas station/Convenience store)	34-3.26.6.A	Deck/Patio projection into rear yard setback
34-3.1.4.E	Lot width/height/setback requirements in RA-1 District	34-4.3.5.2.V	Landscape area abutting street
34-5.7	Parking/storage of recreational equipment or trailers	34-4.4.3	Setback from RA districts for one-family dwellings
34-4.35.1.C	Drive-in use adjacent to residential district	34-4.36.2	Dealership frontage on Grand River Avenue
34-3.1.7.E	Setback/Lot area/Lot width requirements in RA-4 District	34-4.40.B	Setback for car wash vacuuming area from residential
34-5.1.2.C	Height for detached accessory buildings	34-5.1.1.B	Placement of accessory structure in front yard setback
34-5.4	Loading and unloading space	34-5.1.3.D	Location of a dumpster
34-7.1.3.A	Enlargement of non-conforming structure	34-5.12	Fence height in exterior side yard setback
34-3.1.24.E	Landscaped area/Parking setback	34-5.13	Nonresidential use access driveway on local street
34-5.1.1.C	Location of accessory structures relative to main building	34-5.15 B.E	Berm or masonry obscuring wall requirement
34-3.1.5	Setback requirements in RA-2 District	34-5.5.3.A.ii	Freestanding sign zone
34-3.1.9.E	Rear yard setback	34-5.5.3.A.iv.	Freestanding sign height/area
34-3.1.27.E	Setback in ES Zoning District	34-5.5.3.B.ii	Number of wall signs per facade
34-3.1.6.E	Height/Setback requirements in RA-3 District	34-7.14.6	Temporary structure permission
34-3.5.G	Street setback from Twelve Mile/Middlebelt	34-3.1.29.E	Fence in yard abutting road right-of-way
34-3.5.V	Landscape area/Front yard open space		

Residential Trends

- Setbacks (Rear, Front, Side)
- Garages and Accessory Buildings (Height, Size, Lot Coverage and Placement)
- Fences
- Home Additions - Existing Nonconforming



Most requests involve updating existing homes

Potential Ordinance Amendment

Accessory Building Regulations

Primarily residential properties

Recurring issues include:

- location
- height
- combined floor area of accessory buildings relative to the principal dwelling
- placement

Potential amendments:

- allow larger accessory buildings on larger lots
- exempting attached/detached garages from floor area calculations
- revised placement standards
- updated height limits
- administrative approval for minor encroachments

Potential Ordinance Amendment

Fence Standards

Primarily residential properties

Recurring issues include:

- Pool barrier standards
- corner clearance visibility triangles
- Fencing in front and exterior side yard setbacks
- height front yard

Potential amendments:

- modernize sight triangle standards
- distinguish decorative from opaque fences
- updated height limits
- pool fencing
- administrative approval for minor encroachments

Nonresidential/Commercial Trends

- Dumpster placement
- Façade (e.g., transparency requirements)
- Loading space placement
- Signs



Example of sign area calculation for wall signs.



Most nonresidential variances support redevelopment of older site.

Potential Ordinance Amendment

Nonresidential/Commercial Redevelopment Standards

These standards frequently affect redevelopment of older shopping centers and commercial properties.

Recurring issues include:

- dumpster placement/enclosures
- Façade transparency requirements
- loading spaces
- parking
- setbacks

Potential amendments:

- shared loading facilities
- flexible dumpster locations
- administrative parking reductions
- redevelopment incentives
- adaptive reuse standards
- administrative approval for minor encroachments

Questions?



DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

Code Enforcement Division

Six-Month Review

Reporting Period: January 1, 2026 – June 30, 2026

Executive Summary

The first six months of 2026 were marked by significant organizational growth and a consistently high enforcement workload. During this reporting period, the Code Enforcement Division investigated and managed **782 enforcement cases** involving a broad range of zoning, property maintenance, nuisance, and public safety concerns throughout the City.

In addition to maintaining daily enforcement operations, the Division underwent several important staffing changes that strengthened its ability to serve the community and improve operational efficiency.

Staffing and Organizational Improvements

The Division experienced several key personnel additions during the reporting period:

- A new **Code/Zoning Supervisor** assumed leadership responsibilities at the end of **February 2026**, providing increased oversight, consistency in enforcement practices, improved case management, and enhanced coordination with other City departments.
- A full-time **Zoning Clerk** joined the Division in **March 2026**, backfilling a vacancy created by a promotion. This has the effect of improving customer service, complaint intake, scheduling, records management, permit support, and administrative workflow. This clerical addition has allowed Code Officers to spend more time performing field inspections and enforcement activities.
- The open **Code Enforcement Inspector position** was filled in **April 2026**, increasing the Division's field presence and inspection capacity while reducing response times and improving follow-up on citizen complaints.

Although these staffing changes occurred throughout the first half of the year, the additional personnel have already begun improving operational efficiency and positioning the Division for continued success.

Enforcement Activity

During the reporting period, the Division investigated **782 enforcement cases** across numerous enforcement categories.

Administration
248.871.2550
248.871.2521 Fax

Building Division
248.871.2450
248.871.2451 Fax

Community Development
248.871.2549
248.871.2521 Fax

Planning Office
248.871.2540
248.871.2521 Fax

Zoning and Code Enforcement
248.871.2520
248.871.2521 Fax

Enforcement Category Cases

Weeds / Tall Grass	176
Trash / Garbage / Blight	123
Nuisance	83
Junk Vehicles	68
Multiple Violations	68
Commercial Blight	55
Recreational Vehicles	38
Property Maintenance	36
Commercial Vehicles	31
Signs	30
Permits / Licenses	19
Accessory Structures	12
Zoning	12
Animals	9
Dangerous Dogs	7
Citizen Assist	5
Neighbor Complaints	4
Site Plan Compliance	4
Home Occupation	2

Operational Highlights

The data reflects several notable trends:

- Seasonal enforcement remained the Division's largest workload, with weeds/tall grass and trash/blight complaints representing nearly 40% of all enforcement activity.
- Property maintenance, nuisance complaints, junk vehicles, and multiple-violation cases continued to require significant staff time due to the complexity of investigations and follow-up inspections.
- Commercial enforcement activities, including commercial blight, commercial vehicle violations, signs, and site plan compliance remained an important component of the Division's responsibilities.
- The addition of new staff has allowed the Division to better balance reactive complaint investigations with proactive enforcement efforts.

Operational Improvements and Technology Enhancements

During the first half of 2026, the Code Enforcement Division continued to modernize its operations through investments in technology, communications, and interagency collaboration.

The Division is exploring **technology enhancement options** to improve access to law enforcement information systems, improve coordination with other municipal agencies (streamline investigative and enforcement activities) and issue citations and forward electronically to the court. This is being explored to align with best practices and fiscal responsibility while moving forward with increasing operational efficiency and strengthening partnerships with public safety agencies throughout Oakland County.

In addition, the Division successfully implemented the use of **state-of-the-art portable radio communications** for Code Enforcement Inspectors. The new radio system provides reliable citywide communications, enhances officer safety while working in the field, improves coordination with other City departments, and allows for faster responses to incidents requiring immediate assistance. This technology upgrade represents a major improvement over previous communication capabilities and supports more effective field operations.

These technological advancements, combined with the addition of new personnel, have significantly strengthened the Division's ability to provide responsive, professional, and efficient code enforcement services.

Challenges

Despite the successful addition of new personnel, the Division continued to manage a substantial workload while integrating new employees and maintaining customer service.

The seasonal increase in property maintenance and vegetation complaints required significant field resources during the spring and early summer months. In addition, complex nuisance and multiple-violation cases often required repeated inspections, coordination with property owners, and collaboration with other City departments.

Goals for the Next Six Months

The Division will continue to focus on:

- Improving response times to citizen complaints.
- Expanding proactive neighborhood inspections.
- Increasing voluntary compliance through education and communication.
- Enhancing coordination with Building, Planning, Fire, Police and Public Works staff.
- Continuing staff training and professional development.

- Improving case tracking and administrative efficiency through the support of the Administrative Assistant.
- Utilizing the full staffing of Code Inspectors to increase inspection coverage and reduce case backlogs.

Conclusion

The first half of 2026 has been a period of significant growth, modernization, and organizational development for the Code Enforcement Division. The addition of a new Code/Zoning Supervisor, Zoning Clerk, and fourth Code Enforcement Inspector has brought the Division to full staffing improving the Division's capacity to effectively serve the community while improving customer service and field operations.

The Division has also made meaningful investments in technology and communications through the implementation of modern portable radio equipment and technology updates. The division is exploring additional technology updates to further enhance officer safety, improve coordination with public safety partners, and increase the overall effectiveness of enforcement efforts.

With **782 enforcement cases** managed during the reporting period, the Division has demonstrated its ability to successfully meet a growing workload while continuing to improve operational efficiency. As staffing, technology, and interagency partnerships continue to evolve, the Division is well positioned to provide an even higher level of service to the residents and businesses of the City during the second half of 2026.

These additions emphasize that the Division is not only handling a substantial enforcement workload but is also proactively investing in personnel, technology, and partnerships to build a more efficient, professional, and service-oriented Code Enforcement program.

Zoning/Code Enforcement

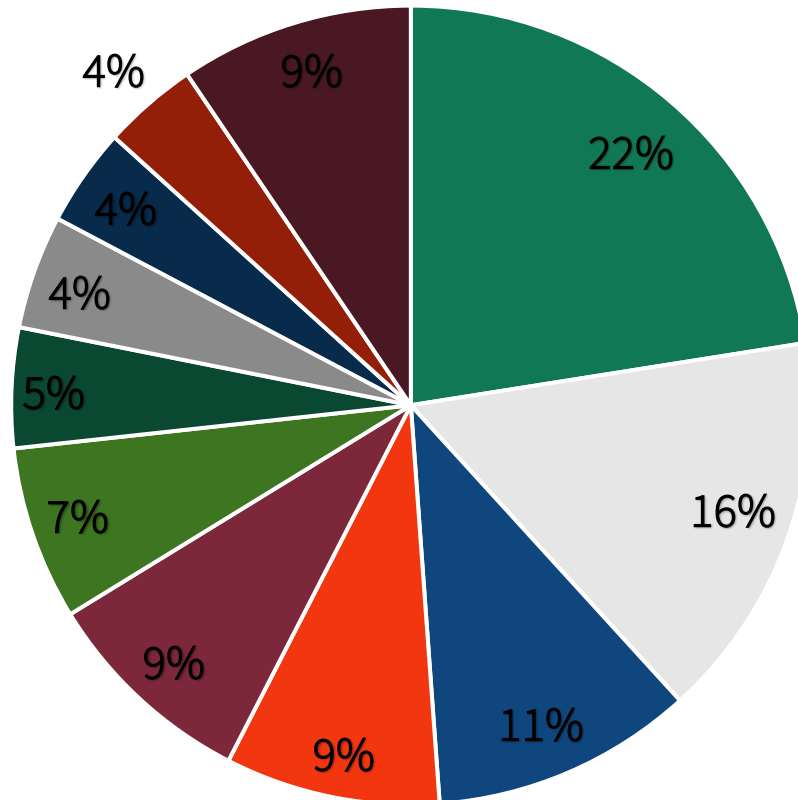
Joint Meeting: City Council/Planning
Commission/Zoning Board of Appeals

July 20, 2026



Enforcement Activity

January to June 2026



- Weeds/Tall Grass
- Trash/Blight
- Nuisance
- Junk Vehicles
- Multiple Violations
- Commercial Blight
- Rec. Vehicles
- Property Maint.
- Comercial Vehicle
- Signs
- Other

Initiatives

- Technology Updates
- Communications
- Interagency Collaboration

Challenges

- Seasonal volume
- Complex nuisance concerns
- Multiple Violation cases

Goals

- Improve response times
- Expand proactive inspections
- Increase voluntary compliance
- Enhance inter-department coordination
- Professional Development

Questions ?