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- Construct structural projections such as balconies, decks, and roof gables of fire resistant materials or materials treated with fire retardant chemicals.
 - Screen or close off roof, attic, and underfloor openings.
 - Equip all chimney or stovepipes burning solid or liquid fuels with screens over the outlet of 16 gauge wire and have a maximum of 0.5 inch wide holes.
 - Prohibit flat top structures with horizontal roofs in areas where vegetation is higher than the roof.

Modifications to the General Plan

Modifications to the General Plan are defined as any change in the purpose, intent, or text and maps of the currently adopted General Plan. Any changes in zoning and annexation must be consistent with the General Plan and appropriate modifications must be made to the General Plan prior to making changes in zoning policy, zoning map and the official Annexation Declaration of the City.

Changes to the General Plan may be suggested in writing and submitted to the Planning Commission or planning staff. Suggestions will be studied and placed on the agenda of the Planning Commission for formal consideration. If the proposed modification to the General Plan is determined to have legitimate and sufficient merit, the Planning Commission will study the matter and make a recommendation to the City Council. The City Council will hold a public hearing and approve by ordinance or deny the proposed modification. If the proposed modification to the General Plan is denied by the Planning Commission, an appeal may be made to the City Council.

Zoning and Land-Use Policy

The Planning Commission has adopted a policy to aid in the evaluation of zoning requests. The policy defines guidelines used in making zoning and land-use decisions. These guidelines are to be used in addressing the needs of all the stakeholders and they provide a framework for future land-use and zoning decisions.

The policy consists of general statements to be used as guidelines and there will be occasions when various policy statements conflict. In such cases, the Planning Commission will prioritize the policy statements given the specific needs of the issue which is pending.

General Guidelines:

- (1) A definite edge should be established between types of uses to protect the integrity of each use.
- (2) Zoning should reflect the existing use of property to the largest extent possible, unless the area is in transition.
- (3) Where possible, properties which face each other, across a local street, should be the same or similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.
- (4) Zoning boundaries should not cut across individual lots or developments (i.e., placing the lot in two separate zones). Illogical boundaries should be redrawn to follow property or established geographical lines.
- (5) The primary frontage and land use should be considerations when establishing zoning boundaries on corner lots.
- (6) The Planning Commission may choose to use multiple family or professional office zoning as a buffer between commercial and residential uses.
- (7) Any non-residential zone abutting residential zones should be a planned zone (e.g. CP-2, MP-1) to help minimize the impacts on residential zones.

Residential Guidelines:

- (8) Avoid isolating neighborhoods.
- (9) Discourage small lots developments of multiple density uses.
- (10) Multiple density developments should be phased, i.e., rezone only the property associated with current phases of development.

Commercial Guidelines:

- (11) Commercial zones should be located on collector and arterial streets, avoiding local streets which serve residential zones. Access to commercial and manufacturing zones should avoid local streets within residential zones.
- (12) Existing businesses on collectors and arterials should be allowed to expand while providing an adequate buffer with adjacent residential zones.
- (13) Encourage commercial uses to be developed as centers rather than as strip commercial.