

**2014 Downtown Property Maintenance Standards vs
2026 Redevelopment Area Property Maintenance Standards
Comparison Table**

Topic	2014 Downtown Standards	2026 Redevelopment Area Standards	Key Changes
Scope	Applies only to Downtown.	Applies to all commercial redevelopment area properties.	Broader jurisdiction.
Responsibility	Owners/businesses jointly responsible.	Same, clarified for associations.	Clearer language.
Definitions	No dedicated section.	Adds full definitions section (Chapter 900).	More precise enforcement terms.
Exterior Cleanliness	High cleanliness standard.	Requires routine cleaning including pressure washing.	More explicit requirements.
Signs	Must be neat and functional.	Adds rules for abandoned signs, temporary signs, and copy replacement.	Expanded sign controls.
Sidewalks and Alleys	Must be clean; remove obstructions.	Adds storm-drain compliance and bans storage in right-of-way.	Stronger right-of-way rules.
Lighting	3 foot-candles minimum or OSHA standard.	Must be fully operable; no glare/spillover nuisances.	Nuisance-based vs numeric standards.
Public Trash Receptacles	Businesses may not use public cans.	Same requirement.	No change.
Queue Lines	4 ft. ADA clearance; security required.	4 ft clearance; staff management; required daily cleanup.	Adds cleanup requirement.

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Vacant Buildings	Aesthetic boards after 12 months.	Secure in 24 hrs; aesthetic treatment after 30 days; stricter security rules.	Much stronger requirements.
Vestibules and Alcoves	Gate required; signage required.	Similar; adds limits on temporary barriers and signage clarification.	Slight expansion.
Pigeon/Fowl Nuisances	Remove waste; basic proofing.	Expanded proofing; prohibited conditions.	More detailed and enforceable standards.
Landscaping	Maintain, prune, replace within 30 days.	Adds height limits, irrigation rules, prohibited conditions.	More detailed standards.
Maintenance Hours	11:00 p.m.– 6:00 a.m. near residences only.	11:00 p.m.– 6:00 a.m. area-wide; lists specific noisy activities.	Wider restriction.
Windows	Not addressed.	Must be clean; no improvised coverings.	New enforceable rules.
Graffiti	Not addressed.	30-day removal; City opt-in program; owner restoration.	New graffiti rules.
Dumpster Screening	Not addressed.	Must be fully screened.	New requirement.
Violations	Nuisance per RMC 1.05 & 8.22.	Same.	No change.