

# WELCOME!

## DEVELOPMENT CODE UPDATE

### Why is the City updating the Development Code?



To reflect changes in the community and to ensure that it is consistent with the City's goals for growth and development.



The update is a critical component of the Community Work Program in The Next Ten, the City's Comprehensive Plan, which called for a comprehensive review of the Development Code.



The Planning Commission will hold a public hearing on the proposed modifications on **November 13th**. The Mayor and City Council is expected to hold a public hearing on **December 5th**.



### PROJECT TIMELINE

#### PHASE I INTAKE

- Listening Sessions
- Stakeholder Meetings
- Work Sessions

#### PHASE II DRAFT

- Draft Work Sessions
- Briefings with City Mgmt.

#### PHASE III ADOPTION

- Work Sessions
- Web Posting
- Public Open House
- Public Hearings
  - **Nov. 13** Planning Commission Public Hearing
  - **Dec. 5** Mayor & City Council Public Hearing

**we are here!**



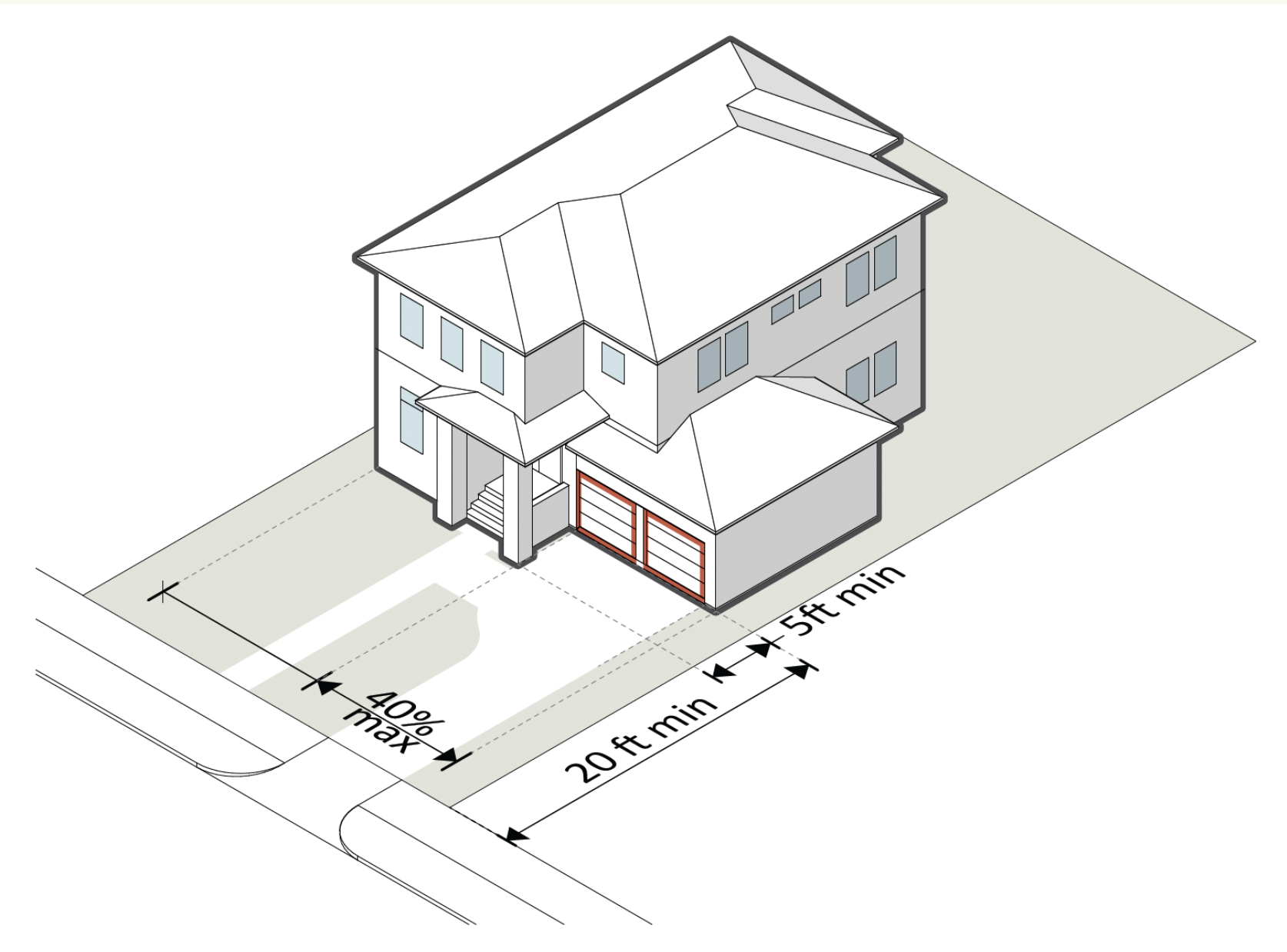
# PROTECTED NEIGHBORHOODS

## Rules for Garages

### FLEXIBILITY FOR EXISTING GARAGES

#### Challenge

Existing garages are too small for modern vehicles and rules limit the ability to renovate



#### Solution

Allow homes with existing garages to encroach a limited amount into the Primary (front) Setback:

- Requires an existing garage since 2005
- Allows one garage door to face the street, all others must be side- or rear-facing



## Updates to District Standards

### FENCES & WALLS

#### Neighborhood Transition Walls

Allow Director to determine type of barrier when site has sensitive areas or significant topography

#### Front Yard Fences

Require masonry piers in *RE-1* and *RE-2* only

#### Grading

Allow disturbance when encroachment allowance exceeded for a construction entrance if mitigation is provided



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# NEIGHBORHOOD-SCALE USES

## General Updates

### DISTRICT & USE STANDARDS

#### Lot Area & Lot Width

- Promote *single unit* lots to encourage home ownership
- Update *Lot Area* and *Lot Width* standards for *single unit* lots

#### Accessory Dwelling, Guest House

- Moved Use requirements from Accessory Uses section to Residential Uses section of Code
- Allow *Accessory Dwelling, Guest House* in *Urban Neighborhood, Corridor & Node*, and *Perimeter Center* districts



## Updates to Development Patterns

### COTTAGE COURTS & SHARED COURTS

#### Cottage Court Development Pattern

- Update standards to encourage use of Development Pattern
- Allow *neighborhood units* to use Development Pattern



#### Shared Court Development Pattern

- New Development Pattern to allow *single unit detached, single unit* or *neighborhood units* on a shared court or street



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# NEIGHBORHOOD-SCALE USES

## Neighborhood Serving Uses

NEIGHBORHOOD UNIT

Goal

Allow traditional, neighborhood-scale housing options in *Urban Neighborhood, Corridor & Node*, and *Perimeter Center* districts

District Allowances

- RU-* Allow up to 4 units
- RT-, RM-, RX-, ON-, OX-* Allow up to 12 units

Standards

- Building height and width to be neighborhood-scale
- Garages must be located in rear yard

AGE-RESTRICTED UNIT

Goal

Allow more housing options in some areas, giving residents more flexibility when downsizing, retiring, and more

District Allowances

- Allowed in *RM-, RX-, ON-,* and *OX-*

Standards

- “Age-restricted” definition set by HUD
- In *RM-* 10% of units must be *single unit detached* or *single unit attached*

RESTAURANT

General Restaurant

- Allowed in *RM-*
- Limited in *RM-* and *RX-* to 25% of development
- No drive-through allowed in *RM-* and *RX-*

Neighborhood Eatery

- Allowed in *ON-*
- Limited to 3,000 SF
- No drive-through allowed

RETAIL

General Retail

- Limited in *RX-* to 6,000 SF or 15,000 SF for grocery
- No drive-through allowed

Neighborhood Retail

- Allowed in *RM-, RX-, ON-,* and *OX-*
- Limited in *RM-* to 25% of development
- Must be 3,000 SF or smaller
- No drive-through allowed



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# GENERAL STANDARDS

## General Updates

### DISTRICT STANDARDS

#### Building Material

- Remove **Sec. 6.6.3.** “concrete and steel” requirement
- Building must comply with International Building Code for construction materials

#### Minimum Height Standards

- Eliminate minimum height requirement in **CS-**
- Adjust requirements in Perimeter districts:
  - Reduce requirement in all Perimeter Center districts
  - Height requirement does not apply to **single unit, single unit detached**, or “jewel box” style development



### USE STANDARDS

#### Multi-Unit Requirements

- **CUP** required for +3 stories in **CX-, SX-,** and **CS-**
- Enhanced Open Space incentives

#### Single-Unit Requirements

- In **RM-**, 10% of all units must be **single unit detached** or **single unit**
- In Perimeter Center on sites greater than 5 acres, **single unit** or **single unit detached** limited to 50% of the site



#### Commercial Use Requirements

Commercial space or retail-ready space required in **CX-, SX-, TX-, CS-, IX-, CC-,** and **NEX-**

#### Office to Residential

- In **ON-, multi-unit** allowed with **CUP** in building previously used for commercial for 5 years
- In **OX-, multi-unit** allowed in building previously used for commercial for 5 years
  - Allowed on 3rd floor and above by-right
  - Allowed on 1st or 2nd floor with CUP



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# GENERAL STANDARDS

## Bonus Heights

NEW HEIGHT DISTRICTS

**Goal**

- Bonus height districts through Enhanced Community Benefits Matrix

**Residential Mixed-Use Districts**

- RX-3/6

**Commercial Mixed-Use Districts**

- CX-3/6
- CX-6/8

**Shopfront Mixed-Use Districts**

- SX-3/6
- SX-6/10

**City Springs Districts**

- CS-6/8

## Streets

STREET TYPES

**New Streets**

- Pedestrian-oriented street types
- Shared streets
- High level of design and material requirements



NEW BONUS HEIGHT MATRIX							
<div><b>Enhanced Community Benefit Matrix</b></div> <ul style="list-style-type: none"><li>Provide additional or reduced height for Enhanced Community Benefits based on matrix</li><li>Allowed in any district with the slash (/)</li><li>Limit bonus height to percentage of overall site</li><li>Incentivize investments in public realm and features that enhance sense of place</li></ul>	<b>Stories</b>	<b>Percent of Site</b>	30%	40%	50%	60%	70%
	Under 4	Reduction	8 credits	10 credits	26 credits	50 credits	75 credits
	Under 3	Reduction	16 credits	20 credits	52 credits	70 credits	100 credits
	Under 2	Reduction	24 credits	—	—	—	—
	Up to 3	By right	—	—	—	—	—
	Up to 4	Bonus	30 credits	40 credits	50 credits	60 credits	70 credits
	Up to 5	Bonus	38 credits	50 credits	63 credits	75 credits	88 credits
	Up to 6	Bonus	45 credits	60 credits	75 credits	90 credits	105 credits
	Up to 7	Bonus	53 credits	70 credits	88 credits	105 credits	123 credits
	Up to 8	Bonus	60 credits	80 credits	100 credits	120 credits	140 credits
	Up to 9	Bonus	68 credits	90 credits	113 credits	135 credits	158 credits
	Up to 10	Bonus	75 credits	100 credits	125 credits	150 credits	175 credits
	Up to 11	Bonus	83 credits	110 credits	138 credits	165 credits	193 credits
	Up to 12	Bonus	90 credits	120 credits	150 credits	180 credits	210 credits
	Up to 13	Bonus	98 credits	130 credits	163 credits	195 credits	228 credits
	Up to 14	Bonus	105 credits	140 credits	175 credits	210 credits	245 credits
	Up to 15	Bonus	113 credits	150 credits	188 credits	225 credits	263 credits

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# ADDITIONAL USE MODIFICATIONS

## Life Science Uses

### NEW USE ALLOWANCE

#### Goal

Allow R&D-oriented uses in more districts

#### Bio-Safety Level 1

- Generally no- to low-hazard laboratory uses
- Administrative approval in most **Corridor & Node** districts, **IX-**, **CC-**, and **Perimeter Center**

#### Bio-Safety Level 2

- Generally low- to moderate-hazard laboratory uses
- Administrative approval in **OX-**, **CX-**, **IX-**, **CC-** and **Perimeter Center**



## Other Accessory Uses

### NEW ACCESSORY USE ALLOWANCES

#### EV Chargers

- Define Level 1, 2, and 3 charging equipment
- Define requirements for the location and screening of charging equipment



#### Day Care

- Permit Day Care as an accessory use with a Place of Worship
- Must be operated by same operator as the Place of Worship, third-party operator not permitted



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# ADDITIONAL USE MODIFICATIONS

## Fuel Stations

### UPDATED USE ALLOWANCES

#### Enhanced Design Standards

- Add standards for canopy design, screening, build-to, and pedestrian connections

#### Expansion of Pumps

Allowed to add 4 pumps (8 fueling spaces) when:

- Building and canopy facade is renovated
- Vehicle and pedestrian access is improved
- Screening is provided
- Signs are brought into compliance

#### Station Replacement

- Remove distance requirement between stations
- Can relocate to another site when a CUP is granted and all Code requirements are met

#### Fuel Pumps as Accessory Use

- Allowed with existing retail uses over 35,000 SF
- Up to 8 pumps (16 fueling spaces) allowed
- No convenience sales or vending machines allowed



## Vehicle Showrooms

### NEW USE ALLOWANCE

#### Goal

Create new use definition for new retail-oriented vehicle showrooms

#### Use Standards

- Allowed in **Corridor & Node Districts**, and **Perimeter Center**
- Must display vehicles indoors, no outdoor storage
- No vehicle repair or maintenance uses allowed
- Limited to 5,000 SF or less



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