

Post-Open House Draft Changes Summary | 11 8 23

No Substantive Changes from Open House Draft

Article 2, Article 4, Article 5, Article 12

General Changes (Throughout)

- Any cleanup items such as items not removed as intended
- Edits to “shall” and “must”
- Reductions to single unit attached parameters, as originally proposed
- Added (as originally proposed) “Commercial Active” and its distinction from “Commercial Ready”

Art. 1.

Sec. 1.1.3. Added Effective Date for 5-Year Code Update

Sec. 1.1.9. Added language to clarify status of rezonings from 2017 to 2023 as it pertains to 3+ stories of multi-unit in CS, CX, and SX

Sec. 1.1.10. Added an amortization language concerning screening of Service Areas (refuse)

Sec. 1.3.2.D. Clarified the edit to this section which describes the zoning process for remnant parcels from public entities

Art. 3.

Sec. 3.4.3. Corrected height for RM- 3/8 when adjacent to Protected Neighborhood (flipped)

Sec. 3.5.3. Corrected existing height elements as they were incorrect from their original adoption; added a commercial minimum and maximum as originally intended

Art. 6.

Sec. 6.1.1.B.3.b. Added clarifying language for setbacks for corner and irregular lots

Sec. 6.1.1.n. Better defined Pedestrian Amenity Space, gave it a minimum amount requirement, clarified need for public access

Sec. 6.1.2.H. Changed listing order to be a subsection of G.

Sec. 6.1.3.B.2. Added in illustration for Jewel Box development style

Sec. 6.1.3.D.3. Added in ability for administrative relief to floor elevation, taking into account extreme topography, as originally intended

Sec. 6.1.4.A.2. Added in original proposal for façade requirements for single unit attached end units facing a street or path, as originally intended

Sec. 6.5.2.B.1. Added graphic to better illustrate allowance; updated text for clarity, and corrected encroachment allowance setbacks, as originally intended

Sec. 6.5.3.A.4. Added in allowance for up to 20% of single unit attached developments to be front loaded, as originally intended

Sec. 6.6.2.C.2.b. Added in clarity for max building width options, such as material change and offset

Art. 7.

Div. 7.2 Identify Cottage Court and Neighborhood Unit both as CUP in ON-

Sec. 7.3.1. Neighborhood Unit use standard in ON-, access from Collector or greater street

Sec. 7.4.1.F. and H. Added allowing 3rd party daycare at private schools and places of worship as permitted accessory uses

Sec. 7.4.1.F.2. Removed proposed edit to Place of Worship setback

Sec. 7.5.1. Moved all "District Standards (Sec. 4.4.5., Sec. 4.5.5., etc.)" to new location at the beginning of Commercial Section

Sec. 7.5.15.B. Removed Neighborhood Retail from the proposal

Sec. 7.5.15.C. Added in clarifying language for intent of fuel station redevelopment and improvement allowances; also reinserted ½ mile distance requirement

Sec. 7.6.3. Added limited use standards for motion picture studios, expanding allowance in limited capacity for PX, OX, and CX-

Sec. 7.6.4.B. and C. Added restrictions to proposed life sciences based on level, when near and adjacent to single unit residential

Sec. 7.8.23.A. Removed reference to fuel pumps

Art. 8.

Art. 8. Corrected references throughout Code, with addition of new General Provisions division offsetting former references

Sec. 8.1(2).8. Corrected parking graphics to show 8 spaces

Sec. 8.2(3).6. and 8.2(3).7. Reverted back to wall only option, with director discretion based on topography/environmental/neighbor considerations

Sec. 8.3(4).18. Removed Channel Letter Roof Sign

Art. 9.

Div. 9.4. Mitigation requirement added for any clearing/grading violations

Sec. 9.4.2.G.2. and G.3. Added clarifying language for general mitigation planting and grading setback incision allowance, further restrictions, additional best management practices (bmps). Prohibited tree removal size; added in to include originally intended rear setback as well as side, as originally intended

Art. 10.

Sec. 10.3.1.B.6. Added graphic to go along with Block Perimeter regulation, as originally intended

Art. 11.

Sec. 11.3.5.J. Removed proposed edit which would have added back "concurrent variances"