

## Legislation Text

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Agenda Date: 03/12/2018

**Subject:**

Potential code amendments to the Planned Development Overlay, Chapter 9, Title 10, and Chapter 2 zone districts

Presented By: Jocelyn Mills, Community Development Director and Steve Kemp, City Attorney
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**STUDY SESSION REVIEW:**

There are several items in the PDO chapter of the zoning code are in need of review. Potential code updates for the Planned Development Overlay (PDO) section of the city's zoning code include removing the option for a PDO in any of the city's residential zone districts, and eliminating the option for a reduction in parking through a PDO process. Staff found that as we started to evaluate potential changes to the PDO chapter, it continued to then require further review and potential modifications to the city's zone districts.

The potential changes also include clarifying and cleaning up the PDO provisions identified in the Central Area Multiple Use (CA) and Transitional (T) zone districts, as well as further clarifying minimum and maximum residential densities and floor area ratios (FAR) in all of the city's zone districts. Currently in the PDO chapter, it lists maximum residential densities and FAR for all of the city's zone districts. The majority of the city's zoning districts also calculate maximum densities within each individual district. The proposal includes removing the densities and FAR listed in the PDO chapter, and relocating the densities from the PDO into each individual corresponding zone district in Chapter 2.

The other often confusing language in some of the zone districts is the minimum lot areas and in certain districts it also include minimum lot areas per residential unit, which is another way to calculate density but this is not as clear as listing density in "number of units per acre" (a typical reference in most zoning codes). Other updates proposed include clarifying setbacks for multifamily uses in the Residential Multiple- Family District (R-5), and setting a minimum lot size and unobstructed open space requirement for residential uses in CA.

The attached code outlines the proposed amendments for review and discussion. Strikethrough indicates items to be deleted, and capital letters/words indicates items to be added into the code.