

# Community Development Code Amendments

MAY 15, 2014

INFORMATIONAL MEETING



# Annual Code Amendments (LU 14-0014-A, Ordinance 2643)

- Correct errors
- Eliminate text ambiguity or redundancy
- Clarify text
  
- Part of the City's ongoing effort to make the regulations more user-friendly for developers, residents and staff

# Sources

- Inadvertent changes by the Code Re-Org (5)
- Codification mistakes in previous ordinances (2)
- Items identified by staff through use and application of the Code (18)

# Key Amendments

- Clarify stand-alone townhouse use in WLG – RMU Zone
- Clarify fourth floor allowance in Downtown
- Ground-floor residential on corner lots in GC and NC zones
- Front Yard Setback Plane on flag lots
- Exceptions to Multiple Garage Opening Setback standard

# Schedule

- Planning Commission public hearing May 28, 2014
- City Council public hearing July 29, 2014

# LU 14-0014-B

- Items that require Measure 56 notice (5)
- Planning Commission Public Hearing July 28, 2014
- City Council Public Hearing Fall 2014

**LU 14-0018**

**Nonconforming & Variance  
Code Amendments**



# Purpose of Amendments

- 2010 Code Audit
  - Update
  - Streamline
  - Simplify



# Overview of Amendments

- Nonconforming
  - Removes vague and inconsistent terms and defines terms where necessary
  - Codifies current practices and interpretations
  - Clarifies existing language to reduce the need for staff interpretation
  - Policy issues

# Key Nonconforming Amendments

- Add provisions to cover all the common types of nonconformities
- Change in how NC commercial, industrial, public and MF structures may be expanded or reconstructed
- Nonconforming regulations would be the same in LGVCO as the rest of the City

# Overview of Amendments

- Variances
  - Consolidate and streamline existing procedures to increase understanding and simplify administration
  - Codifies current practices and interpretations
  - Clarifies and simplifies existing language
  - Policy issues

# Key Variance Amendments

- Combines and reduce the 11 existing variance/adjustment procedures
  - Three categories: Minor, Design and Major Variances
- Modifies existing variance/adjustment criteria

**LU 14-0019**

**Clear and Objective Housing  
Standards**



# Purpose of Amendments

## State Requirement

- “Local approval standards, special conditions and procedures regulating the development of needed housing must be **clear and objective**, and must not have the effect, either of themselves or cumulatively, of **discouraging needed housing through unreasonable cost or delay.** “

## Periodic Review Process

- Bring codes into compliance

# Overview of Amendments

- Attached, multi-family and mixed use housing
  - Building and site design standards
  - Design Districts
- Translate discretionary into clear & objective
- Delete where repetitive, unclear
- Two-track review process
  - Clear and Objective is new option
  - Both Minor Development

# Key Amendments

- Building articulation and façade standards
  - Replace discretionary language (compatible, complementary)
- Architectural Styles from Appendix
  - Required design elements for Old Town, Downtown, West Lake Grove



# What's Not Changing

- Dimensional and other measurable standards (setbacks, height, lot coverage, etc.)
- Detached single family requirements
- Permitted uses
- Option of following discretionary design standards

# Public Discussion Draft

- Your feedback is important!
  - Call us
  - Meet with us
  - Invite us to your meetings
- Comments Due June 10
- PC Work Session on June 23 – Overview of public comments

# Amendments Schedule

- **PC Work Session: June 23**
- **VAR/NC PC Public Hearing: July 28**
- **Housing Standards Hearing: August 11**
- **CC Work Sessions and Hearings TBD**
  - Fall 2014