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