

## CDO Amendments

- Appropriate refinement to section 5.2.4 (b) regarding **the measurement of steep slopes** and the determination of whether there ought to be delineated exceptions to the standards specified in the ordinance. (dew)
- Lighting standards for sidewalks within Xft of parking lots or streets – walkway standard is low next to an otherwise brighter place. (DW)
- Schools in residential districts – non-conforming. (DW)
- Deal with occupancy of dwelling units by family (vs. group quarters) as defined in Article 13 **Underway**
- Vacation rentals (Air B&B, VRBO, etc) **Attorney’s Office**
- There is no parking requirement defined for Art Studio in Article 8. **Underway**
- Revamp Article 7: Signs **Underway**
- Correct definition of “frontage” in Article 13. Should refer to “public” right-of-way.
- Redefine method to measure ADUs, Section 5.4.5 (a) 2. From *The unit does not consist of more than 30 percent of the total habitable floor area of the building, inclusive of the accessory dwelling unit*; to *The unit does not consist of more than 30 percent of the **gross (or gross finished) floor area** of the building, inclusive of the accessory dwelling unit*. Also, consider removal of CU trigger for new parking/additions. Leave DRB review to COA level I vs II trigger. Also, remove ADU from Appendix A.
- Fix accessory apartment limitation in RH zone (fix nonconforming residential use expansion restriction in Article 5).
- Definition of accessory dwelling unit in Article 13 needs to be updated—reads “does not exceed 30 percent of total habitable floor area of the single-family dwelling”. However, 5.4.5. says “does not consist of more than 30 percent of the total habitable floor area of the building, inclusive of the accessory dwelling unit.” (MT)
- Revamp sign lighting provisions of Article 7 (Emily Lee) **Address with Article 7 revamp**
- Inclusionary zoning provisions (CEDO) **Underway**
- Allow some retail sales in home occupations for customers already visiting for a service (i.e. shampoos at a home salon)
- Clarify height measurement methodology when based on the average finished grade and correction subsections to that they are consistent with one another (i.e. item 1 consistent with item 4)
- Clean up conflict between “vehicle salvage yard” and “automobile salvage/junkyard” definitions **Underway**
- Reexamine parking standard for small daycares/preschools (per CC OC) **Underway**
- Clarify recently adopted mobile home/conditional use amendment language to be closer to that in the explanatory memo (per CC OC)
- Correct references to “downtown” and “downtown transition” zones with reference to FD6 and FD5 (such as in Sec. 5.4.13)
- Put rooftop mechanical screening standards of Sec. 5.2.6 (b) 4 into the Urban Design Standards of Article 14.
- Deal with “accessory” structure size limitations for commercial vs. residential uses. **Underway**
- Clean up tree cutting provisions between Articles 3, 5 and 6. Also, relocate Article 4 RCO tree removal/maintenance exemption under Article 3, zoning permit exemptions. **Underway**
- Sec. 6.2.2 (p) refers to Part 4 – Performance Standards. Should be Part 5. **Underway**
- Delete at least part of the last paragraph of 5.3.5 (a) *A non-conforming residential structure may be enlarged up to the dimensional standards of the underlying zoning district, subject to review*

*and approval by the DRB pursuant to Art. 3 Part 4 Design Review and Art. 3 Part 5 Conditional Use Review.*

- Clarify or delete front yard parking provision of Sec. 8.1.12 (c). Underway
- Allow for tandem parking per dwelling in multi-family buildings. Underway
- Define “eave” and “roof overhang” in Article 13.
- Enable PUD in E-LM (E-AE?) zone.
- Disjoin the status of Planning & Zoning Director from that of Administrative Officer Underway
- “Accessory” reference to Article 5: Part 2 should be to Article 5 (or Article 5, Parts 1 & 2). Underway
- Swimming pools as accessory residential structure issue & spelling error: (MT)
  - Sec. 4.4.5 (d) 3. A. allows additional 10% lot coverage for accessory residential features including swimming pools and swimming pool aprons; however, Sec. 5.2.3 (b) 5 exempts the pool itself from lot coverage calculation (retains apron as lot coverage)
  - Generally, the list of lot coverage exemptions for residential structures, and the list of lot coverage exemptions for all uses aren’t the same. I wonder if the following amendments to 4.4.5 (d) 3 make sense:

### **3. Lot Coverage**

#### **A. Exceptions for Accessory Residential Features.**

##### 1. All lot coverage exceptions as applicable per Sec 5.2.3 (b); and

2. In the RL, RL-W, RM and RM-W districts, an additional ten (10) per cent of lot coverage above the otherwise applicable limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be enclosed or be used for parking:

- (i) Decks;
- (ii) Patios;
- (iii) Porches;
- (iv) Terraces;
- (v) Tennis or other outdoor game courts;
- (vi) ~~Swimming pools and s~~Swimming pool aprons;
- (vii) Walkways;
- (viii) Window Wells; and/or
- (ix) Pervious pavement designed and maintained to infiltrate the 1-year/24-hour storm event onsite, subject to review and approval by the Stormwater Administrator.

With the exception of the additional lot coverage allowances provided for under Inclusionary Zoning, requirements such additional lot coverage shall not be permitted for any development where bonus provisions of this ordinance are applicable.