

## Phase 2 Code Amendments

Consider a recommendation to the City Council regarding text amendments to the San Marcos Development Code to address recommendations from the Alcohol Conditional Use Permit Committee, the Housing Task Force, the Historic Preservation Commission, and recommendations from City staff concerning application processing and requirements, block perimeter standards, Certificate of Appropriateness appeals, Concept Plat applicability, right-of-way dimensional standards, building type definitions, Neighborhood Density District zoning regulations, Character District zoning regulations, a new Special Events Facility use, multifamily parking standards, accessory dwelling units, neighborhood transitions, durable building materials, detention and water quality requirements for plats of four residential lots or less, detention requirements outside the Urban Stormwater Management District, delineation of water quality and buffer zones, channel design for water quality zone reclamation, sensitive geologic feature protection zones, geological assessment waivers, and Qualified Watershed Protection Plan applicability, and adoption of Appendix Q of the International Residential Code (S. Caldwell)

## What is a Qualified Watershed Protection Plan (QWPP)?

- QWPP's are required for developments that
  - Reclaim floodplain, water quality, and/or buffer zones
  - Request to increase impervious cover requiring mitigation
  - Development of 20 acres or more of land within the floodplain
- QWPP's must comply with environmental chapter and Flood Damage Prevention Ordinance and include mitigation measures.
- P&Z approves QWPP's

## Expand Administrative Approval Ability For Qualified Watershed Protection Plans

### Reason for Change:

- Criteria for approval is a technical assessment that allows limited discretionary direction by P&Z. Need for additional P&Z approval has been questioned.

Proposed Revision: Previous mitigation measures as part of QWPP are now required in code.

- Reclamation must be accomplished in a way that preserves the natural function and aesthetic of original waterway.
- TSS removal requirement for increase in impervious cover or water quality and buffer zone reclamation.
- QWPP's come before P&Z when mitigation proposed varies from code requirements.

## **Fee-in-Lieu of Detention & Exemption to Water Quality Treatment Requirement**

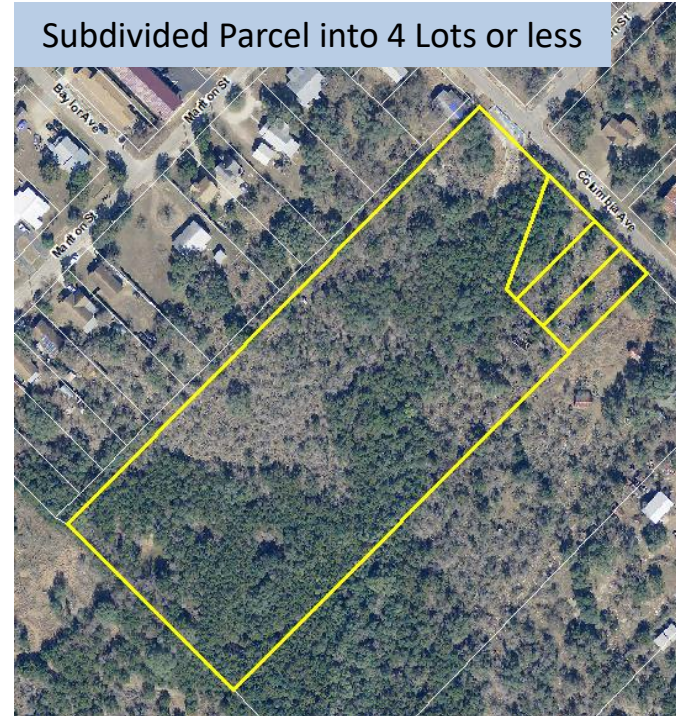
**For Platting 4 or Less Lots in Single Family  
Residential Zoning Districts**

Reason for Change: Reduce cost of single family home development meeting minor plat requirements.

Proposed Revision: Required to pay fee-in lieu of detention and incorporate disconnected impervious cover and vegetated filter strips (TCEQ approved stormwater treatment method). Must show no impacts downstream.

# Fee-in-Lieu of Detention & Exemption to Water Quality Treatment Requirement

For Platting 4 or Less Lots in Single Family  
Residential Zoning Districts





## Fee-in-Lieu of Detention and Water Quality For Significantly Constrained Sites Outside Urban Stormwater Management District

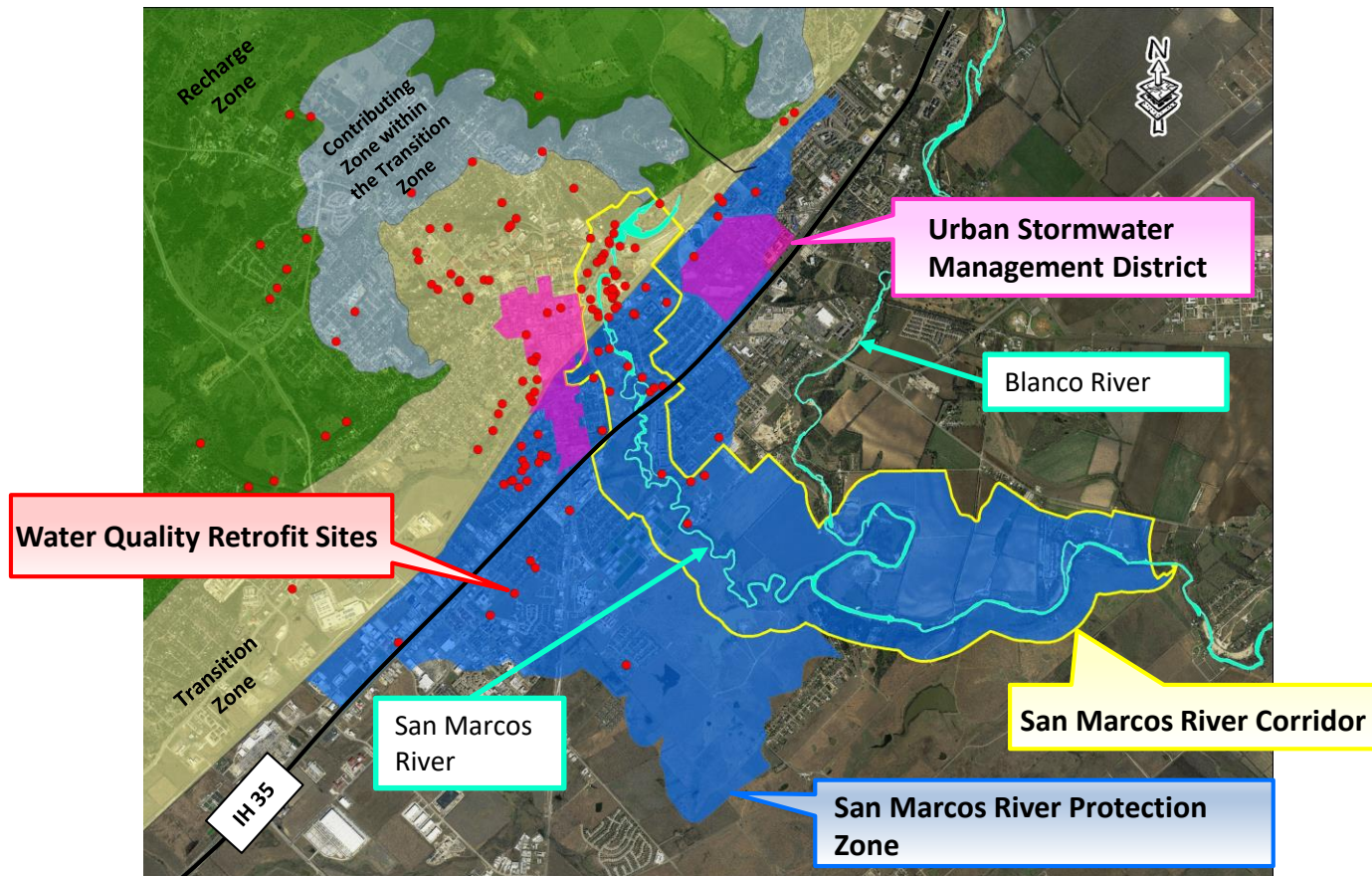
Reason for Change: Provide flexibility for sites that have extreme difficulty meeting detention and water quality requirements on-site.

Proposed Revision: Provide Fee-In-Lieu option. Must show no impacts downstream.



# Fee-in-Lieu of Detention/Water Quality

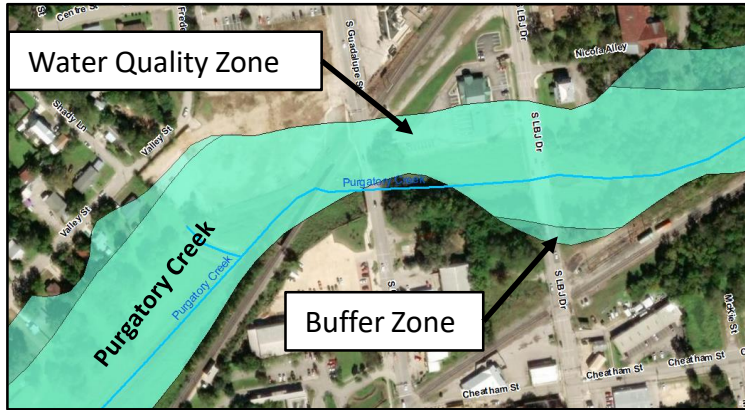
## Water Quality Retrofit Sites



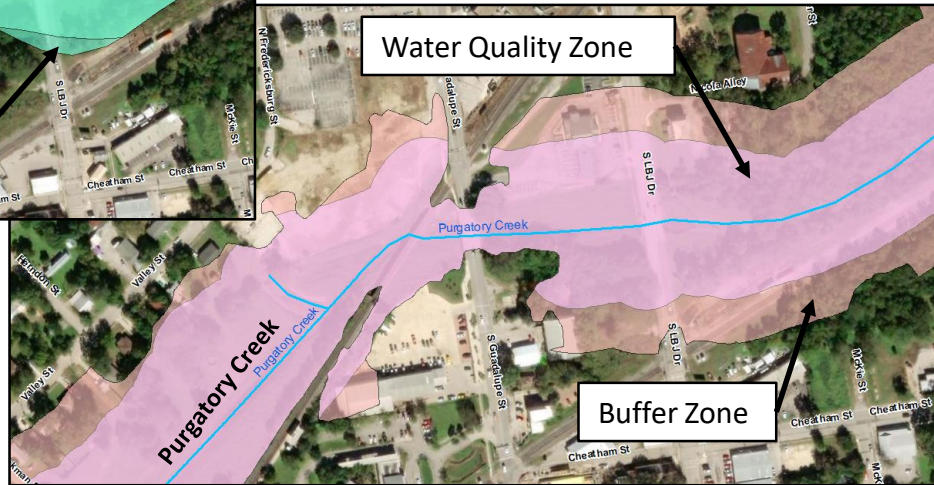
## 5 Clarify Delineation of Water Quality and Buffer Zones

Reason for Change: Current measurement based on floodway which is no longer valid with new FEMA maps.

Proposed Revision: Limits based on natural geometry of waterway.



**Previous**

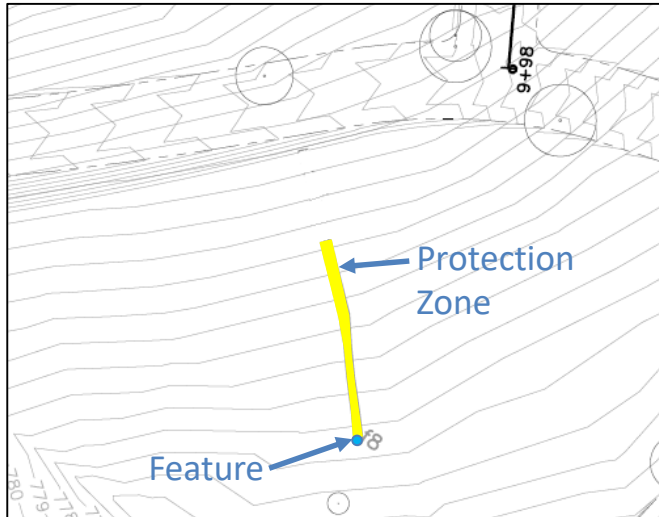




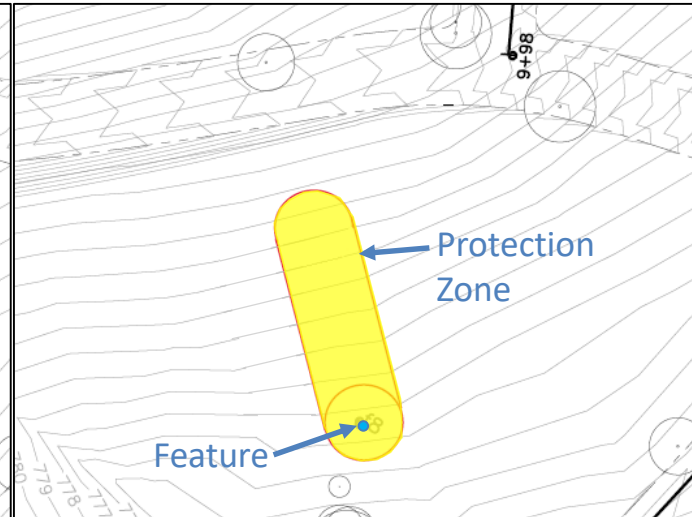
Reason for Change: Code language results in very narrow protection zones on hill sides.

Proposed Revision: Widens protection zone

**Existing Code**



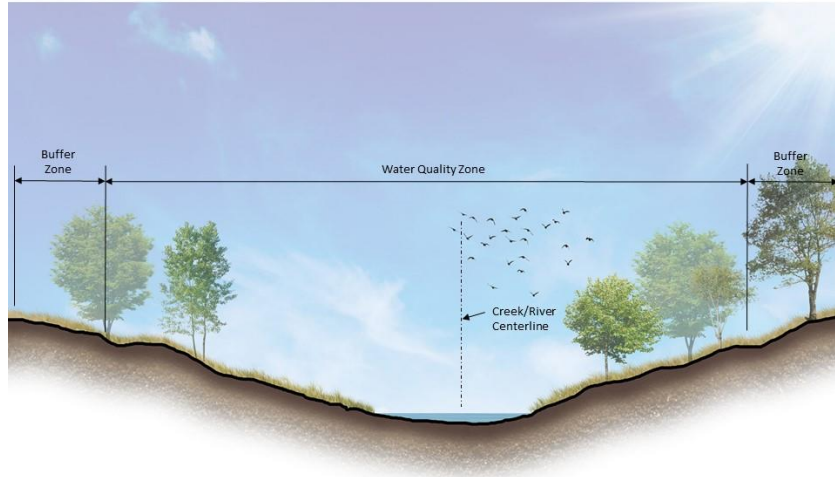
**Proposed Code Revision**



## Incorporate Natural Channel Design for Water Quality Reclamations

Reason for Change: Waterways outside Edwards Aquifer Recharge Zone can be channelized and rerouted to accommodate site development.

Proposed Revision: Reclamation must be accomplished in a way that preserves the natural function and aesthetic of original waterway.



Creek/River Cross Section

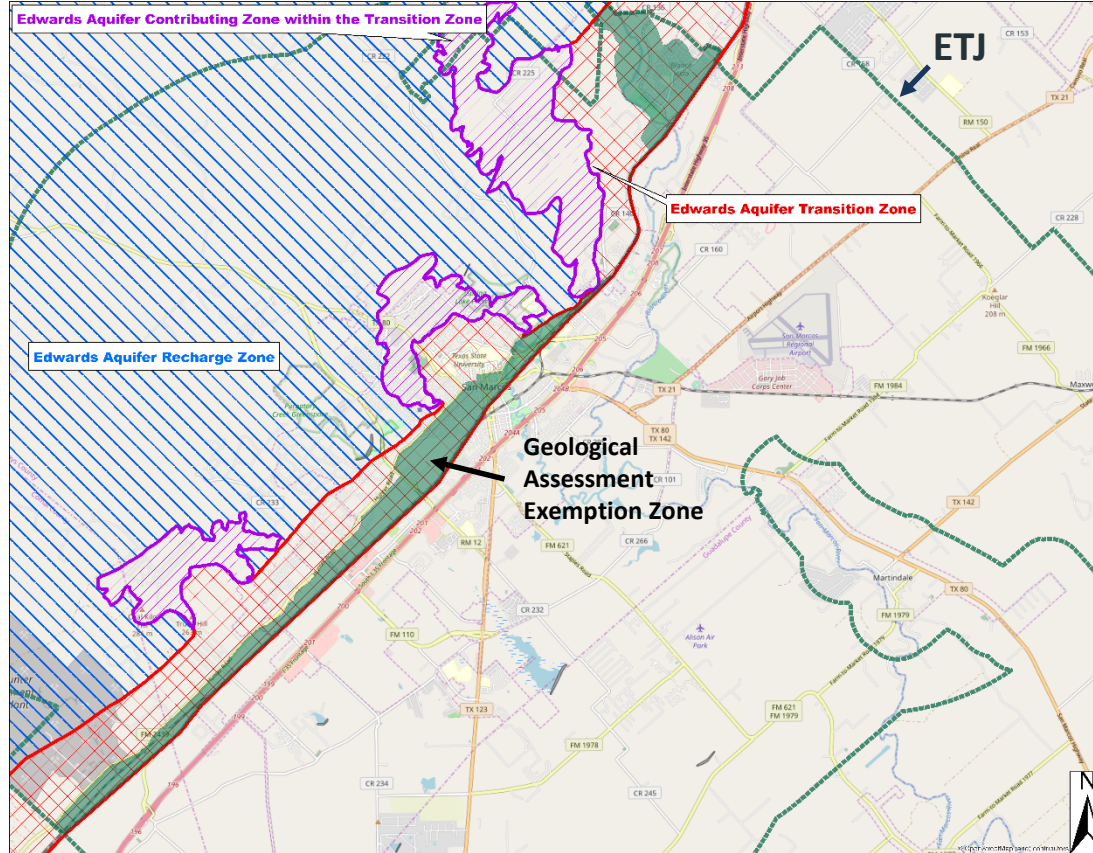
## Reason for Change:

- Geologic Assessments (GA's) in the Transition Zone was a new requirement added in the 2018 code update.
- Some areas within Transition Zone have very low likelihood of having geologic features (Houston Black Clay areas near eastern edge of Transition Zone).

## Proposed Revision:

- Not require GA's in proposed Exemption Area (approximately 36% of Transition Zone) developed through collaboration with registered geologist.
- Code still requires investigation of geologic features discovered during construction in GA Exempted Area and allows for protection if determined to be sensitive.

# Waiver of Geologic Assessment Within Transition Zone





# Alcohol Conditional Use Permit Committee Recommendations

## Expire alcohol conditional use permits after three years

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Reason for Change: Review and revise conditions as needed on a regular basis

Proposed Revision: Require permit holders to renew every three years

### Section 2.8.3.5 Duration; Expiration; Suspension; Violation; Revocation

#### A. Duration.

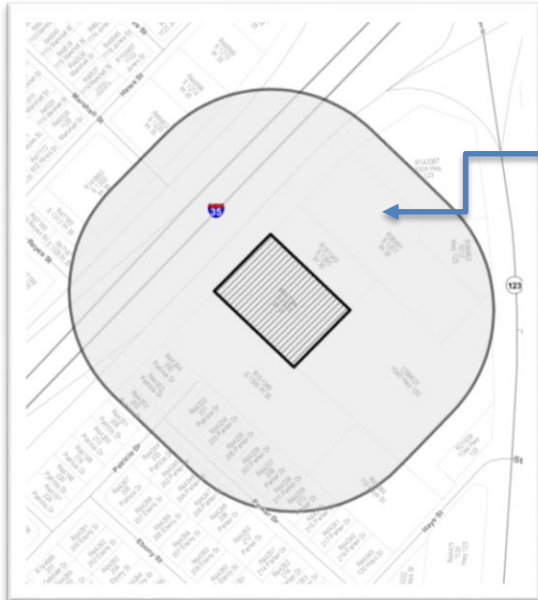
1. A conditional use permit shall remain in effect until it expires, is suspended, or is revoked in accordance with Section 2.3.7.5A(1 - 4) as supplemented by Section 2.8.3.5.
2. Conditional Use Permits granted for on-premises consumption of alcoholic beverages ~~\_, unless otherwise specified by the Planning and Zoning Commission,~~ shall remain in effect for ~~the duration of the State TABC (Texas Alcoholic Beverage Commission) license or permit~~ no longer than three years, ~~or~~ until the license or permit is canceled, revoked, or allowed to expire, or until one of the following conditions occurs, after which the dispensing of alcoholic beverages for on-premises consumption requires issuance of a new Conditional Use Permit:

## Limit appeal of denial eligibility to the applicant only

11

Reason for Change: The operator of the establishment should be the ultimate decision maker in whether or not they want to pursue approval

Proposed Revision: Does not allow those in the notification area to appeal a decision of denial



-Any property owner or tenant within notification area can appeal an approval

-Only the applicant can appeal a denial

-Individuals cannot demand a use in their neighborhood if the applicant is not interested in pursuing

## Require permit holders to keep site in a clean & sanitary condition

12

Reason for Change: Require the owner/operator to address the litter, refuse, and waste observed around these establishments

Proposed Revision: Codifies a common condition being placed on these permits as a use standard. It is now the standard required for all permits.



### Within the CBA

Maintenance of sidewalk, gutters, parking lot, and all areas within **50 feet** of exits

### Outside the CBA

Maintenance of sidewalk, gutters, parking lot, and all areas within **100 feet** of exits

## Update noise ordinance

13

Reason for Change: Clarity, specificity in measurement standards and exemptions

Proposed Revision:

- Noise level maximums now apply to any noise
- Noise in excess of the allowed max decibels does not have to continue for a period exceeding one minute
- Changed hours max decibels are allowed to 10 am-10 pm and 10 pm-10 am
- Max decibels of 63 as measured from single-family residential zoning or use
- Clarified noise measurement protocols
- Provides specific exemptions



# Housing Task Force Recommendations

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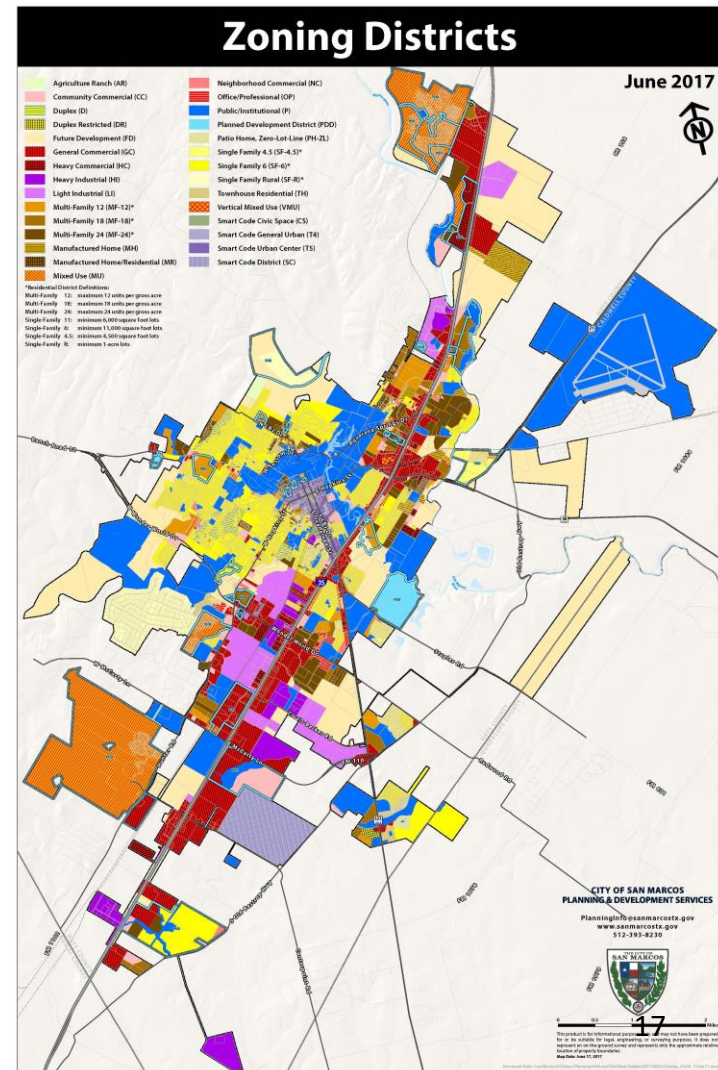
## Add Strategic Housing Action Plan as zoning criteria

### Reason for Change:

Consider whether the proposed development is addressing needs as defined in the plan when considering a zoning change

### Proposed Revision:

Consider alignment with and addressing of needs in any applicable plan



## Exempt small lot and infill development from the maximum lot width to depth requirement

15

Reason for Change: Requirement presents a obstacle in the development process for small scale and infill development. Requirement presents an obstacle to diverse housing types.

Proposed Revision: Removes obstacles to encourage diverse housing types and infill development

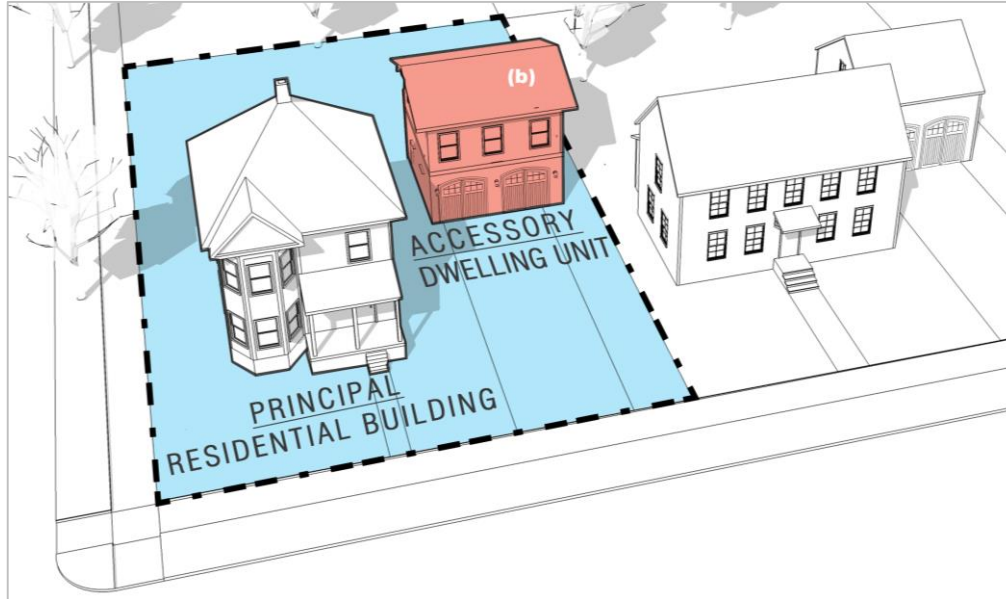


## Allow ADU parking in the second layer

16

Reason for Change: Current requirement that additional parking space be 20' behind home frontage presents an unnecessary obstacle to accessory dwelling units.

Proposed Revision: Allows the additional required parking space to be in the side yard or in a garage



## **Modify definition of RV and manufactured home parks to include tiny homes and adopt Appendix Q of the International Residential Code**

Reason for Change: Facilitate the construction of Tiny Home Parks in areas that RV or Manufactured Home Parks are already allowed. Facilitate the construction of code compliant tiny homes on permanent foundations within residential lots.

Proposed Revision: Allows tiny homes in areas that RV or manufactured homes are already allowed. Facilitates construction of code compliant tiny homes on residential lots.



# Housing Task Force Recommendations

- Modify **definition of RV** and manufactured home parks to include tiny homes and adopt Appendix Q of the International Residential Code

## Tiny homes on wheels

- Based on building code, are the same thing as travel trailers/RVs
- Already allowed in the same locations with the same use standards as travel trailers and RVs
- SMDC says for “short term stays”



# Housing Task Force Recommendations

- Modify definition of RV and **manufactured home parks** to include tiny homes and adopt Appendix Q of the International Residential Code

## Tiny homes built to IBC

- Built to IBC
- On a foundation
- Allowed in manufactured home parks as well as other residential zoning districts as long as standards of the district are met.



# Housing Task Force Recommendations

- Modify definition of RV and manufactured home parks to include tiny homes and **adopt Appendix Q of the International Residential Code**



## Make pre-development meetings mandatory unless waived by Responsible Official

18

Reason for Change: Provide developer with all the needed information and processes early on. Creates a clear record of procedural requirements for the applicant and staff.

Proposed Revision: Require pre-development meeting unless application does not warrant one.

### Section 2.3.1.1 Application Processing

**E. Pre-Development Meeting.** An applicant is ~~encouraged~~ required to request a pre-development meeting with the Responsible Official prior to filing an application. The Responsible Official shall have the authority to waive the pre-development meeting, if such application does not warrant a meeting, or if alternative measures have been taken to address concerns and/or questions that may arise out of the application. No application shall be accepted for filing at a pre-development meeting. A pre-development meeting ~~is voluntary, and thus~~ does not trigger any grandfathering rights or commence a review period.



## Remove initial authorization for text amendments if already directed by City Council

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Reason for Change: No need to request initial authorization from Council if text amendments have been directed or requested by City Council

Proposed Revision: Removes requirement when text amendment is directed by City Council

### **Section 2.4.1.2 Application Requirements**

**A.** An application for a text amendment to the Development Code shall be submitted in accordance with the universal application procedures in Section 2.3.1.1.

**B.** An application for a text amendment requires initial authorization by the City Council.

**C.** Text amendments initiated, requested, or directed by City Council do not require initial authorization.

**CD.** The City Council shall consider the initial authorization of a text amendment and may reject the petition or direct further consideration of the application for text amendment in accordance with Section 2.4.1.3.

**DE.** Except for amendments initiated on behalf of the City Council, the application to amend the text of this Development Code shall state with particularity the nature of the amendment and the reason for the amendment.

**EF.** The City Council may establish rules governing times for submission and consideration of text amendments.



## Allow recommendation and approval of less intense zoning classification

20

Reason for Change: Planning & Zoning and City Council should have ability to recommend and approve a zoning designation that better fits the criteria for approval.

Proposed Revision: Allows Planning & Zoning to recommend a less intense zoning classification. Allows City Council to approve a less intense zoning classification.

### Section 2.5.1.3 Approval Process

#### B. Planning and Zoning Commission

2. The Planning and Zoning Commission shall make a recommendation regarding the application for a zoning map amendment to the City Council
3. The Planning and Zoning Commission may recommend approval or denial of the application for a zoning map amendment or, subject to the consent of the owner, such other less intense zoning district classification

#### C. City Council

1. The City Council shall consider an application for a zoning map amendment at its public hearing no sooner than seven days after the Planning and Zoning Commission's recommendation.
2. The City Council should consider the criteria in Section 2.5.1.4 and may vote to approve or deny the specific proposed zoning map amendment or, subject to the consent of the owner, such other less intense zoning district classification.

## Make City Council the appellate body for Certificates of Appropriateness on City owned property

21

Reason for Change: Give City Council final authority on decisions regarding City owned property

Proposed Revision: Final decisions of the Historic Preservation Commission regarding City owned properties appealed to City Council rather than Zoning Board of Adjustment



## DIVISION 5: CERTIFICATES OF APPROPRIATENESS

### Section 2.5.5.5 Appeals

- A. General Procedure. An applicant or other interested person within the four-hundred foot (400') personal notification area may appeal a final decision of the Historic Preservation Commission on an application for a certificate of appropriateness to the Zoning Board of Adjustments within ten days of the Historic Preservation Commission's action on the application, except for appeals pertaining to property owned by the City of San Marcos. Appeals pertaining to property owned by the City of San Marcos shall be made to the City Council within ten days of the Historic Preservation Commission's action on the application. The ~~Zoning Board of Adjustments~~ appellate body shall decide the appeal in accordance with Section 2.8.1.1.
- B. Supplemental Procedure. In considering the appeal, the ~~Zoning Board of Adjustments~~ appellate body shall:
  1. Review the record of the proceeding from which an appeal is sought;
  2. Receive an overview of the case from the Responsible Official, including previous recommendations from city staff and the decision of the Historic Preservation Commission;
  3. Hear arguments from the party appealing the decision of the Historic Preservation Commission; and
  4. Remand the matter back to the Historic Preservation Commission when relevant testimony and newly-acquired evidence is presented that was not previously presented at the time of the hearing before the Historic Preservation Commission.
- C. Criteria on Appeal.
  1. The ~~Zoning Board of Adjustments~~ appellate body shall apply the substantial evidence test as established under Texas law to the decision of the Historic Preservation Commission;
  2. The burden of proof before the ~~Zoning Board of Adjustments~~ appellate body shall be on the appealing party, who must establish that the record reflects the lack of substantial evidence in support of the decision of the Historic Preservation Commission;
  3. The ~~Zoning Board of Adjustments~~ appellate body may not substitute its judgment for the judgment of the Historic Preservation Commission on the weight of the evidence ~~on issues committed to the Planning and Zoning Commission's discretion.~~

## Exempt applicant from concept plat requirement if they are prepared to submit a preliminary plat

22

Reason for Change: Removes unnecessary requirement and delay in the process when applicant is prepared to submit the level of detail required in preliminary platting phase

Proposed Revision: Removes requirement for applicants who are ready to submit a preliminary plat.



## Increase block perimeter in the ETJ

23

Reason for Change: Standard can result in requirement that relatively large amount of right of way be constructed for simple, 1-2 lot developments

Proposed Revision: Decreases excessive dedication and construction requirement while still maintaining connectivity

### Section 3.6.2.1. Block Perimeter

Block Perimeters		
Zoning District	Block Perimeter (max)	Dead-End Street (Max)
FD, CD-1, CD-2	N/A	500 Ft.
SF-6, ND-3, SF-R, SF-4.5	3,000 Ft.	300 Ft.
ND-3.5, ND-4, CD-3	2,800 Ft.	250 Ft.
CD-4	2,400 Ft.	200 Ft.
CD-5, CD-5D	2000 Ft.	Not Allowed
EC, HC, HI, LI, <a href="#">ETJ</a>	5,000 Ft.	400 Ft.
Legacy Districts <del>and ETJ</del>	3,000 Ft.	300 Ft.



## Provide alternative block perimeter standards for HI zoned lots

24

Reason for Change: Standard that has commonly been identified as problematic and not feasible during economic development incentive negotiations

Proposed Revision: Accommodates building size that is typically larger due to its nature as well a required parking and landscaping.

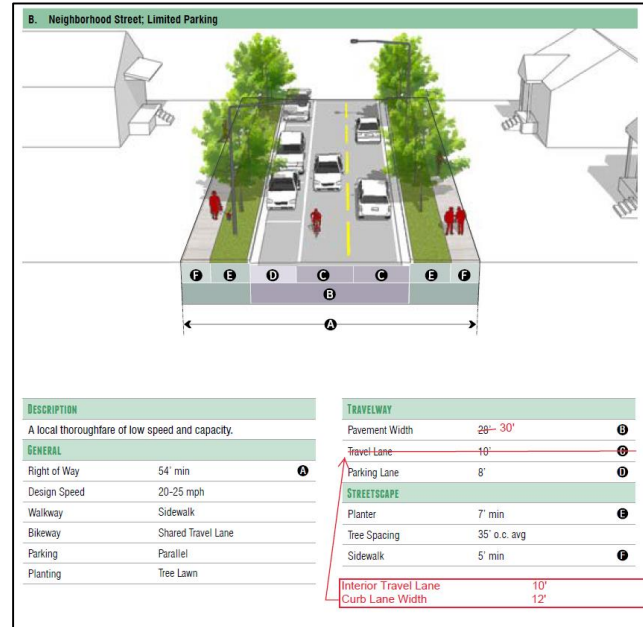
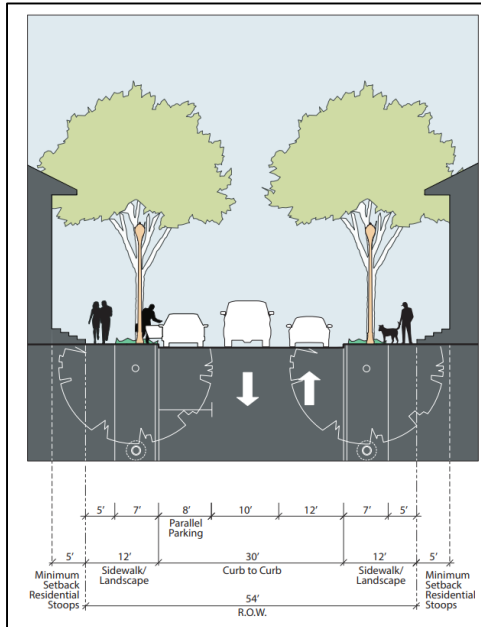


## Align standards in Development Code to TMP

Reason for Change: Ensuring the two are the same eliminates confusion and promotes implementation of complete streets

25

Proposed Revision: Updates dimensional standards required by Code to match what we said we wanted in the plan



26

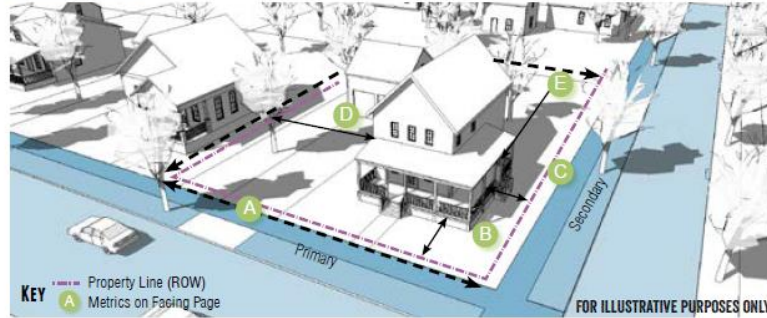
## Add occupancy restrictions to CD-3 zoning district

Reason for Change: District intended to accommodate one and two family homes. Item of concern for decision makers in previous rezones.

Proposed Revision: Restricts occupancy of each unit to a family + one not related by blood, adoption, marriage, or conservatorship

### CD-3

#### SECTION 4.4.3.3 CHARACTER DISTRICT - 3



#### GENERAL DESCRIPTION

The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

#### DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.
Occupancy Restrictions Section 5.1.4.1	

#### TRANSPORTATION

Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

#### BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Cottage Court	Section 4.4.6.4
Duplex	Section 4.4.6.5
Zero Lot Line House	Section 4.4.6.6
Civic Building	Section 4.4.6.15

## Provide better definition for “house” and “cottage” 27

Reason for Change: The building types are the same. Both building types are not needed and overlap in definitions is confusion to the reader.

Proposed Revision: Clarifies that lot dimensional standards and context of surrounding neighborhood, not the building type, will determine the size and scale of the home.

### Section 4.4.1.3 Single Family-6

LOT			A
BUILDING TYPE	LOT AREA	LOT WIDTH	
House	6,000 sq. ft. min.	50 ft min.	
<del>Cottage</del>	<del>6,000 sq. ft. min.</del>	<del>50 ft min.</del>	
Civic	6,000 sq. ft. min.	50 ft. min.	

### Section 4.4.3.3 Character District-3

LOT			A
BUILDING TYPE	LOT AREA	LOT WIDTH	
<del>House</del>	<del>5,000 sq. ft. min.</del>	<del>50 ft. min.</del>	
<del>Cottage</del> House	4,000 sq. ft. min.	40 ft. min.	
Cottage Court	1,200 sq. ft. min.	20 ft. min.	
Duplex	4,000 sq. ft. min.	40 ft. min.	
Zero Lot Line House	3,500 sq. ft. min.	30 ft. min.	
Civic Building	5,000 sq. ft. min.	50 ft. min.	

## Historic District Guidelines

Add language as per approved HPC-2019-03RR

# San Marcos Design Manual

## APPENDIX C-HISTORIC DISTRICT GUIDELINES

### ARTICLE 5: STANDARDS FOR GUIDELINES FOR SUSTAINABILITY

#### Section C.5.1.1 Purpose

A. Before implementing any energy conservation measures to enhance the sustainability of a historic building, the existing energy-efficient characteristics of the building should be assessed. The key to a successful rehabilitation project is to identify and understand any lost original and existing energy-efficient aspects of the historic building, as well as to identify and understand its character-defining features to ensure they are preserved. The most sustainable building may be one that already exists. Thus, good preservation practice is often synonymous with sustainability. There are numerous treatments—traditional as well as new technological innovations—that may be used to upgrade a historic building to help it operate even more efficiently. Whether a historic building is rehabilitated for a new or a continuing use, it is important to utilize the building's inherently-sustainable qualities as they were intended. It is equally important that they function effectively together with any new measures undertaken to further improve energy efficiency. The following guidelines offer specific guidance on how to make historic buildings more sustainable in a manner that will preserve their historic character.

#### **Section C.5.1.2** Introduction



## Addition of new “Special Events Facility” Use

Reason for Change: Facilitate developer request while considering appropriate standards and potential impacts to adjacent properties

Proposed Revision: New **conditional** use that accommodates indoor/outdoor functions and celebrations. Requires minimum parcel size, protective yard, on site parking, compliance with noise ordinance, and consideration of adjacent single family residential uses. Prohibits a TABC license.



## Create a new Neighborhood Density District to allow moderate increase in density

	Neighborhood Density District 3 (ND-3)	Neighborhood Density District 3.2 (ND-3.2)	Neighborhood Density District 3.5 (ND-3.5)
Density (units per acre)	10 max.	12 max.	16 max.
Impervious Cover	60% max.	65% max.	75% max.
Occupancy Restrictions	Apply	Apply	Apply
Building Types Permitted	House, Zero Lot Line, ADU	House, Zero Lot Line, ADU	House, Zero Lot Line, Cottage Court, Duplex, Townhouse, Small Multi-Family
Height Max.	2 Stories (35 ft.)	2 Stories (35 ft.)	2 Stories (35 ft.)

**Approval process will be updated to read:**

B. Planning and Zoning Commission Action.

**3. A recommendation for approval from the Planning and Zoning Commission requires an affirmative vote of 6 members...**

C. City Council Action.

**4. The approval of a Comprehensive Plan amendment requires an affirmative vote of five members...**

- Clearly note where a Preferred Scenario Amendment is required
- Corridors exist on the preferred scenario map, but have not been fully vetted for appropriate zoning change requests – remove Corridor and consider during comprehensive plan update

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	<del>CORRIDOR</del>
Conventional Residential	NP	NP	C	<u>PSA</u>	<u>PSA</u>	<del>_____</del>
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	<del>_____ C _____</del>
Character Districts	NP	C	<u>PSA</u>	C	NP	<del>_____ C _____</del>
Special Districts	<u>PSA</u>	NP	NP	NP	C	<del>_____ C _____</del>
Legend	<u>PSA</u> = <del>Not Allowed</del> (PSA Required)		NP=Not Preferred		C = Consider	

## Require PSA for increase in density

### Alternate Recommendation from Staff

- A request for an increase in density which requires a Preferred Scenario Amendment may not be appropriate if only a moderate increase is being requested.


	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	



## Require PSA for increase in density

### Alternate Recommendation from Staff

- A request to change from Existing Neighborhood to Low or Medium / High Intensity would be accompanied by a request for Character Districts, which require a PSA in Existing Neighborhoods.



	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)	NP=Not Preferred			C = Consider	

## Require PSA for increase in density

### Alternate Recommendation from Staff

- **Staff Proposal #1:** to remove the “NP” allowance for Special Districts which include Heavy Commercial and Industrial in Existing Neighborhoods, and
- A change to Section 4.1.2.4 – 4.1.2.5 instead.

	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	<del>CORRIDOR</del>
Conventional Residential	NP	NP	C	<u>PSA</u>	<u>PSA</u>	<del>—</del>
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	<del>C</del>
Character Districts	NP	C	<u>PSA</u>	C	NP	<del>C</del>
Special Districts	<u>PSA</u>	NP	<u>PSA</u>	NP	C	<del>C</del>
Legend	<u>PSA</u> = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

## Require PSA for increase in density

### Alternate Recommendation from Staff

- Table 4.4 Classifies Conventional and Neighborhood Density Districts into Neighborhood Density Categories.
- Table 4.5 indicates how these categories are to be used in a zoning change request.

**TABLE 4.4 NEIGHBORHOOD DENSITY CATEGORIES**

NEIGHBORHOOD DENSITY CATEGORIES	NEIGHBORHOOD DENSITY DISTRICTS	CONVENTIONAL, SPECIAL, AND LEGACY DISTRICTS
Low Density	ND3	FD, AR, SF-R, MR, SF-6, SF4.5, DR, D, PH-ZL, P
Medium Density	ND3.5	TH, MF-12, P
High Density	ND4	MU, MF-18, MF-24, P
Commercial / Mixed Use	N-MS	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P

**TABLE 4.5 NEIGHBORHOOD DENSITY DISTRICT / EXISTING ZONING TRANSLATION TABLE**

	NEIGHBORHOOD DENSITY CATEGORIES			
	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	COMMERCIAL / MIXED USE
ND-3	C	C	NP	NP*
ND-3.5	NP*	C	C	NP*
ND-4	NP*	NP	C	NP
N-MS	NP*	NP*	C	C

## Require PSA for increase in density

### Alternate Recommendation from Staff

- **Staff Proposal #2:** better define the districts that are within each Density Category

Neighborhood Density Category	CURRENT CODE	PROPOSED CHANGES
Low Density	FD, AR, SF-R MR, SF-6, SF-4.5, DR, D, PH-ZL, P	FD, AR, SF-R MR, SF-6, SF-4.5 <del>DR, D, PH-ZL,</del> P
Medium Density	TH, MF-12, P	<del>DR, D, PH-ZL,</del> TH, MF-12, P
High Density	MU, MF-18, MF-24, P	MU, MF-18, MF-24, P
Commercial / Mixed Use	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P

## Require PSA for increase in density

### Alternate Recommendation from Staff

- **Staff Proposal #3:** Combine Tables 4.4 & 4.5 for a better user experience.
- **Staff Proposal #4:** Increase the instances where changes are NP or require additional votes of P&Z and City Council (NP\*).

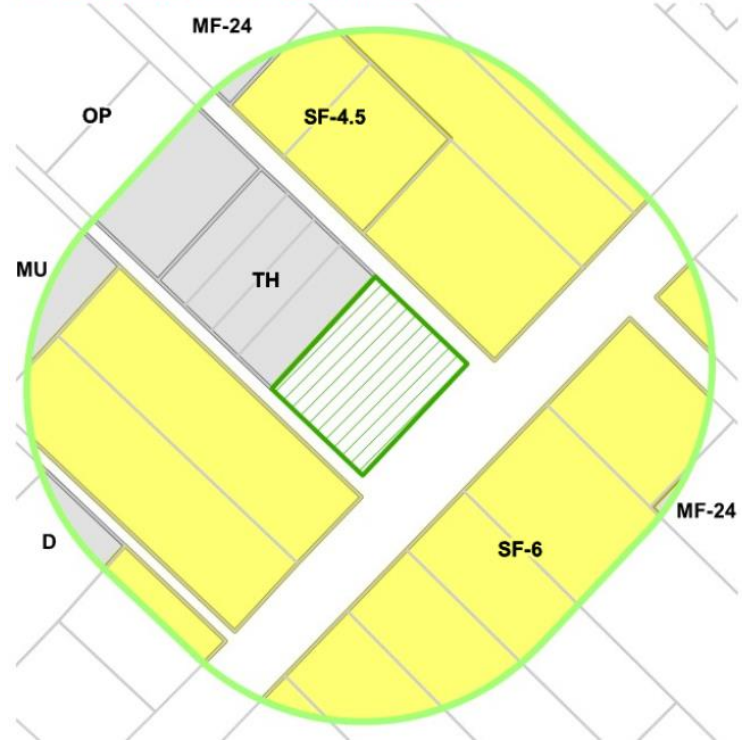
	FD, AR, SF-R, MR, SF-6, SF-4.5, P	DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
ND-3	C	<del>C</del> NP	NP*	NP*
<u>ND-3.2</u>	<u>NP</u>	<u>C</u>	<u>NP*</u>	<u>NP*</u>
ND-3.5	NP*	C	C	NP*
ND-4	NP*	NP	C	NP
N-CM	NP*	NP*	<del>C</del> NP	C

## Require PSA for increase in density

### Alternate Recommendation from Staff

- **Staff Proposal #5:** Require the Single Family Preservation Buffer, even when a zoning change is “Considered”
- **Staff Proposal #6:** include language that requires the Single Family Preservation Buffer in addition to any Small Area Plan
- **Staff Proposal #7:** Require additional informational meetings when there is a request for a Neighborhood Density District in and Existing Neighborhood.

FIGURE 4.2 SINGLE FAMILY PRESERVATION BUFFER





## Require PSA for increase in density

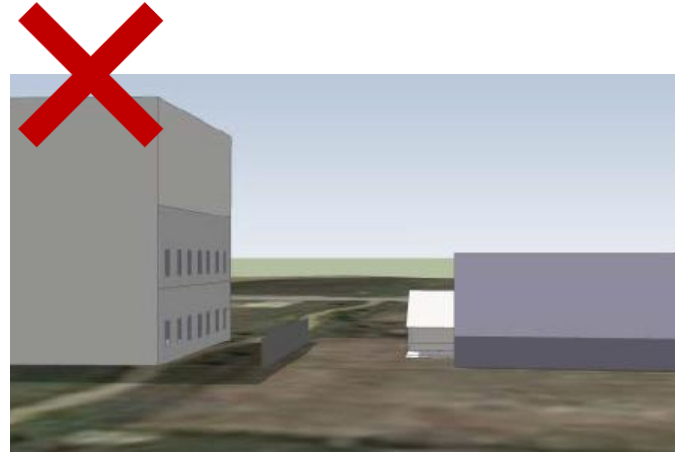
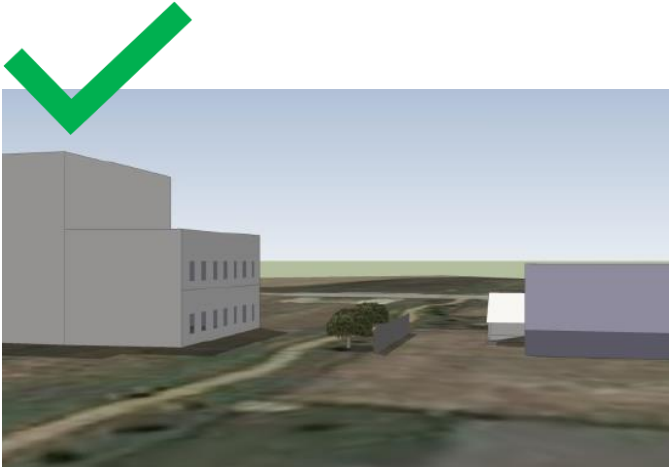
### Alternate Recommendation from Staff

- **Staff Proposal Summary:**
- Do not allow Special Districts in Existing Neighborhoods,
- Reclassify Duplex and all Townhomes as Medium Density
- Combine Tables 4.4 & 4.5 for ease of use,
- Increase the instances when additional votes are required for approval,
- Require the Single Family Preservation Buffer for every zoning change in Existing Neighborhoods,
- Require the Single Family Preservation Buffer in addition to any Small Area Plan
- Require additional, informational, meetings – this would be in addition to the Neighborhood Presentation Meeting that is currently required.

## Residential Height Compatibility

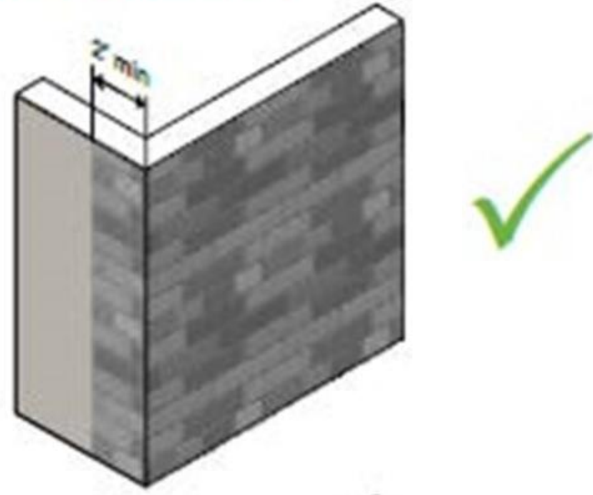
Limit height near single family residential

- Limits building height within 70 feet of single family residential zoning.
- Measured from Property Line.



- Add statement that the City prefers the use of Durable Building Materials.

FIGURE 4.16 PRIMARY MATERIAL CHANGES



- **Staff Proposal Summary:**
- Maintain “Permitted” status in higher density districts that allow a mixture of housing types:  
ND-4, N-CM, CD-4, CD-5, & CD-5D.
- Allow as “Limited” in medium density districts that allow a mixture of housing types and on large lot residential:  
FD, SF-R, ND-3.5, CD-2, CD-3
  - Include additional standards when limited to require:  
1) A single utility meter, & 2) separate trash & recycle bins
- Change to “Conditional” in low density single family districts:  
SF-6, SF-4.5, ND-3, & ND-3.2

# Remove Parking Exemptions for Multi-Family Specifically in Downtown

## On Street Parking 36

- Shall not be counted toward Multifamily (including Student Housing) in CD-5D.

## Parking Exemptions Specific to CD-5 and CD-5D 37

- ... properties with ~~10~~ 4 or fewer units are exempt from the minimum parking requirements ...
- ... properties with 5 – 10 units may be exempt ... with approval of a Conditional Use Permit by City Council ...

Note: Remote parking with an approved agreement is an available option.

# Amend Character Districts to allow single family with occupancy restrictions

	Single Family 4.5 (SF-4.5)	Character District 2.5 (CD-2.5)	Character District 3 (CD-3)
Density (units per acre)	7.5 max.	8 max.	10 max.
Impervious Cover	60% max.	60% max.	60% max.
Occupancy Restrictions	Apply	Apply	Apply
Building Types Permitted	House, ADU	House, ADU	House, ADU, Cottage Court, Duplex, Zero Lot Line
Height Max.	2 Stories (35 ft.)	2 Stories (35 ft.)	2 Stories (35 ft.)



## SECTION 4.4.3.6 CHARACTER DISTRICT-5 DOWNTOWN

## LOT

BUILDING TYPE	LOT AREA	LOT WIDTH
Townhouse	1,500 sq. ft. min.	15 ft. min.
Apartment	2,000 sq. ft. min.	20 ft. min. <a href="#">340 ft. max.</a>
Live/Work	1,100 sq. ft. min.	15 ft. min.
Mixed Use Shopfront	2,000 sq. ft. min.	20 ft. min. <a href="#">340 ft. max.</a>
Civic Building	2,000 sq. ft. min.	20 ft. min.

A

## Recommendation

Staff provides these amendments to the Commission and recommends **approval** as presented.