




# **Text Amendment #2018-0015**

## **Zoning Ordinance Practical Updates**

City Council Public Hearing  
January 12, 2019

# Purpose

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- Three large green checkmarks are positioned vertically on the left side of the slide, indicating that the following list of purposes is complete and correct.
- Codify long-standing staff zoning interpretations with new definitions
  - Update and remove unintentional errors from previous text amendments.
  - Provide sensible updates to home occupation and accessory structure regulations.

# New Definition: Bay Window

- Codify long-standing department interpretation
- Define as a series of windows projecting from the outer wall of a building where such space shall have a minimum 65% of surface area as glass.



# New Definition: Attic

- FAR regulations were amended in 2018 to redefine the FAR exclusion for attic space.
- Recommendation to add a definition that defines attic space to the zoning ordinance.



# New Definition: Trellis

- Codify long-standing department interpretation
- Define a trellis as a structure made of interwoven pieces of wood, metal, or synthetic material that is a minimum of 80% open to support and display climbing plants.



# Text Corrections

- Removal of Private school, commercial from list of special uses in CSL zone
  - Private, school commercial permitted within CSL as permitted use with a text amendment in 2016. Special Use language erroneously not removed.
  - Recommendation to remove references to private, school commercial as a special use.
- Removal of Duplicative language regarding permitted driveway materials
  - Section 7-2506 regulates development standards for infill garages.
  - Recommendation to remove duplicative regulation by removing Section 7-2506(c).



# New Home Occupation Uses

- Home Occupation use regulations are highly restrictive and outdated.
- Recommendation to expand the list of permitted uses for home occupations.

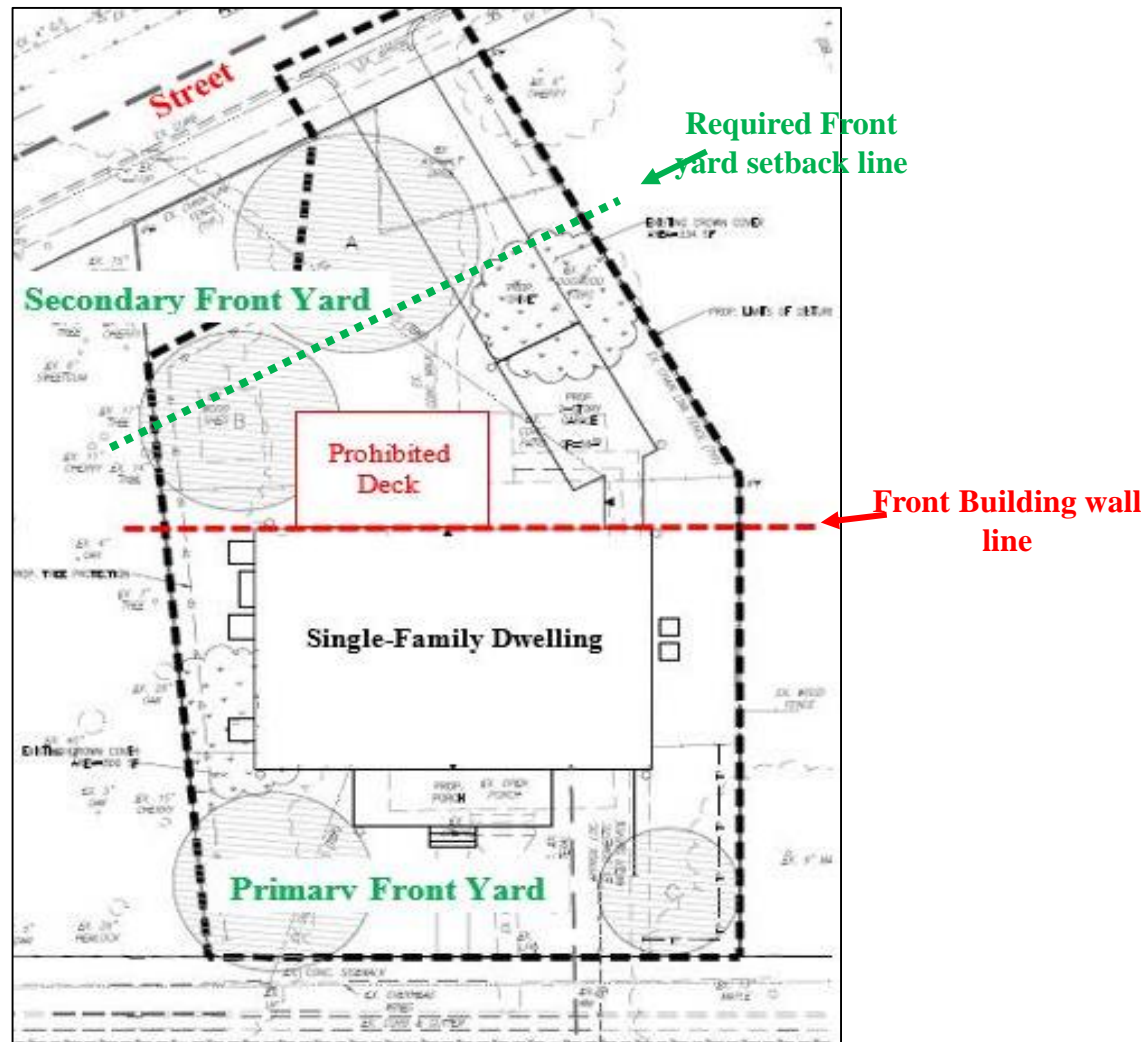


# Accessory Structures

- Current Zoning regulations restrict the placement of accessory structures in yards fronting public right of ways.
  - Can create challenges for the placement of accessory structures on properties with multiple street frontages.
  - Zoning Ordinance also prohibits placement of common smaller accessory structures in front yards.
- Recommendation to enable property owners to construct some common accessory structures within more locations on a property.



# Accessory Structure Placement



# Recommendation

**On January 3, 2019, Planning Commission unanimously recommended APPROVAL.**