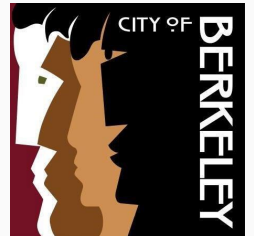


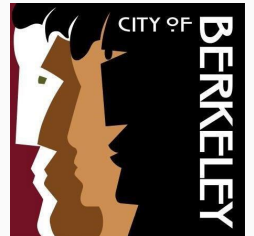
Item 10: Public Hearing on Zoning Ordinance Amendments that Address Technical Edits and Corrections #4

Justin Horner, Associate Planner
Planning Commission, October 19, 2022



Outline

1. Category One Amendments
2. Category Two Amendments
3. Questions



Category One Amendment

BMC Section 23.204.100 (C-SA Zoning District; Development Standards)

Policy: In the C-SA District, **height, lot coverage** and **setbacks** can be modified with a Use Permit.

Issue: The new Zoning Ordinance mistakenly includes **FAR** as a standard that can be modified with a Use Permit.

Amendment:

2. *Modification for Mixed Use and Residential Projects.* The ZAB may modify development standards in Table 23.204-27, Table 23.204-28, and Table 23.204-29, and Table 23.204-30—excluding Floor Area Ratio (FAR)—for a mixed-use or residential-only project with a Use Permit.



Category Two Amendments: Inadvertent Omissions

<p>Section 23.108.020 (Zoning Districts)</p>	<p>B. Undesignated Areas C. Overlay Zones D. Vacated Streets</p>
<p>Section 23.202.020 (Allowed Land Uses – Residential)</p>	<p>C. Use Specific Regulations</p>

Category Two Amendments: Corrections/Clarifications

1	Section 23.202.140 (R-SMU District)	23.202.140 R-SMU Residential Southside <u>Mixed-Use</u> District
2	Section 23.202.150 (R-BMU District)	1. <i>Dwelling Units per Acre</i> : The quotient resulting from the total number of dwelling units on a site <u>divided</u> by the Lot Area.
3	Section 23.204.020 (Allowed Uses Table—Commercial)	Short-Term Rentals are Not Permitted (<u>NP</u>) in the C-N district.
4		In the C-C, residential uses are permitted with a UP(<u>PH</u>)
5	Section 23.204.060 (C-U District)	Revise table to indicate that lots on <u>south north</u> side of University Avenue are subject to Solar Access standards.
6	Section 23.204.080 (C-E District)	Revise table to indicate that an <u>AUP</u> is required for a Food Service Establishment
7	Section 23.206.040 (Arts/Crafts Studios)	A. <i>Art/Craft Studios in the M and MU-LI MM Districts</i> . Art/craft studios are allowed in the M and MU-LI MM districts only as workspaces. Live/work is not permitted.
8	Section 23.406.050 (Variances)	2. The ZAB shall deny a <u>Use Permit application Variance</u> if it determines that it is unable to make any of the required findings.

Category Two Amendments: Incorrect References

23.202.150 (R-BMU District)	Allowed Land Uses references corrected to 23.202.150.G and Table 23.202-1
	Development Standards references corrected to 23.304.090
	Public Space Design references corrected to 23.202.150(F)3(b)
	Preliminary Development Plan reference corrected to 23.202.150.G.8
	Final Development Plan references corrected to 23.406.040 and 23.410.
23.204.020 (Allowed Uses Table – Commercial Districts)	Add reference for Emergency Shelters: <u>“See 23.308 – Emergency Shelters”</u>
	Revise table to indicate that users should see 23.302.070.E for regulations regarding Food Service Establishments

Questions

