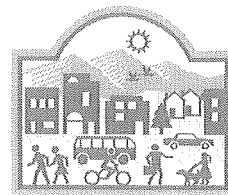


Municipality of Anchorage

Community Development Department
Planning Division



MEMORANDUM

Date: November 23, 2011

To: Planning and Zoning Commission

From: *JW* Jerry T. Weaver, Jr., Director

Subject: Case 2011-104, Proposed Amendments to Provisionally Adopted Title 21,

The Planning and Zoning Commission is requested by the municipal Administration to review and make recommendations regarding the attached list of proposed amendments to the Provisionally Adopted Title 21. These amendments refer to the Provisionally Adopted Title 21 draft with technical edits, dated 12-12-11, which has been provided to the Commission.

The proposed amendments for Planning and Zoning Commission review include:

1. Administration amendments proposed at the direction of the Mayor, as summarized in the October 19, 2011 memorandum which documents the Mayor's decisions regarding his consultant's proposed changes to Title 21;
2. Proposed amendments from the companion document to the Provisionally Adopted Title 21 released for public review in May 2010, which were developed to correct errors and inconsistencies created by the gradual provisional adoption of the code chapters over a several year period (these are denoted with an asterisk*);
3. Amendments that respond to public comments received by the Department as a result of the 2010 public review process;
4. A limited number of minor and clean-up amendments recommended by the Department to make corrections, improve consistency, and finalize sections; and
5. Proposed amendments to the Chapter 21.14 terms and definitions, which respond to public comments and Assembly Title 21 Committee review meetings from 2010. (Because Chapter 21.14 is still in its draft form as recommended by the Commission and not provisionally adopted, these changes appear in a separate table, attached.)

All of the proposed amendments are provided in table format, and arranged in order of the Title 21 chapters and sections. The first column of the table numbers the amendments. The second column identifies exactly which section of Title 21 the amendment proposes to change.

The third column contains the language of the proposed amendment. The proposed amendment is shown with tracked changes so the proposed change is evident. Proposed new text is underlined and shaded yellow. Text proposed to be deleted from the provisionally adopted code is bracketed, capitalized, and shaded in gray.

The fourth column in the table briefly introduces the purpose, background, and/or source of the amendment, and any related information that may be useful.

Several of the Administration's proposed amendments are still being prepared. These forthcoming items include:

- Height transition standard amendment;
- Street connectivity standard amendment;
- Possible amendments to the landscaping section;
- Amendments to the multifamily and townhouse design standards; and
- Amendments to the residential driveway width requirements.

These amendments have a placeholder in the attached table, and will be available at a later date. A public hearing for these forthcoming items will be scheduled for early 2012.

The Department will provide a separate staff report containing further information regarding the proposed amendments in the attached table.

As background information, the staff report will include a list of amendments that the Planning and Zoning Commission already reviewed and recommended for approval in 2010. The Commission's previously approved amendments are not directly impacted by the new round of proposed amendments and will be going forward to the Assembly for final consideration and action. They have been available to the public in the May 24, 2010 companion document to the Provisionally Adopted Title 21.

The staff report and supplementary information will be forthcoming prior to the December 12, 2011 public hearing.

Attachments

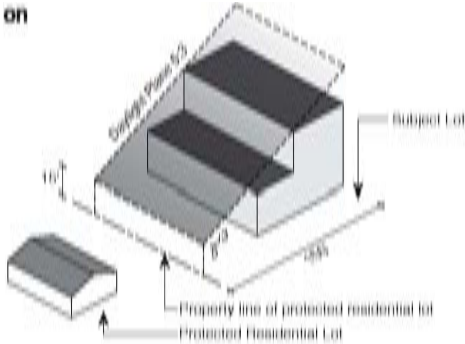
Proposed Amendments to Title 21 for Planning and Zoning Commission Consideration – Chapter 14 (Amendment #106)

Amndmt #	Section	Amendment	Purpose/Origin/Notes																																
106.1.	21.14.020B.	B. Purpose Statements Statements of purpose or intent in this title are provided to guide interpretation and understanding of the legislative intent behind the substantive regulations of this title. Purpose and intent statements are not substantive requirements, but rather provide a context whereby the provisions of this title are understood. C. Headings, Text, and Illustrations[, AND TEXT] 1. Headings and Text In the event of a conflict or inconsistency between the text of this title [CHAPTER] and any heading, caption, figure, illustration, table, or map, the text shall control. 2. Illustrations Unless otherwise indicated, illustrations in this title are provided for purposes of describing, clarifying, or providing examples. Such illustrations are not to scale and do not replace, limit, or expand the meaning of the text. <i>Re-letter remaining sections. Delete subsection 21.14.020N.</i>	To clarify that the purpose/intent statements are not meant to be regulatory. To better organize the concepts. To clarify the relationship of illustrations to the code text.																																
106.2.	21.14.020I.	F. Mandatory and Permissive Terms The word “shall” is mandatory in nature, establishing an obligation or duty to comply with the particular provision. The words “may” and “should” are permissive, indicating compliance is optional.	For clarity.																																
106.3.	21.14.030	Add new 21.14.030 as follows and renumber remaining section: <table> <tr> <th colspan="4">21.14.030 COMMON ACRONYMS AND ABBREVIATIONS</th></tr> <tr> <td>AAC</td><td>Alaska administrative code</td><td>GAAB</td><td>Greater Anchorage area borough</td></tr> <tr> <td>AC</td><td>Asphalt concrete</td><td>gfa</td><td>Gross floor area</td></tr> <tr> <td>ADA</td><td>Americans with disabilities act</td><td>HLB</td><td>Heritage land bank</td></tr> <tr> <td>ADT</td><td>Average daily trips</td><td>HUD</td><td>US department of housing and urban development</td></tr> <tr> <td>ADU</td><td>Accessory dwelling unit</td><td>HVAC</td><td>Heating, ventilation, and air conditioning</td></tr> <tr> <td>AIM</td><td>Assembly informational memorandum</td><td>LED</td><td>Light emitting diode</td></tr> <tr> <td>AMC</td><td>Anchorage municipal code</td><td>MHC</td><td>Manufactured home community</td></tr> </table>	21.14.030 COMMON ACRONYMS AND ABBREVIATIONS				AAC	Alaska administrative code	GAAB	Greater Anchorage area borough	AC	Asphalt concrete	gfa	Gross floor area	ADA	Americans with disabilities act	HLB	Heritage land bank	ADT	Average daily trips	HUD	US department of housing and urban development	ADU	Accessory dwelling unit	HVAC	Heating, ventilation, and air conditioning	AIM	Assembly informational memorandum	LED	Light emitting diode	AMC	Anchorage municipal code	MHC	Manufactured home community	The Assembly Title 21 Committee requested a list of common acronyms and abbreviations.
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106.4.	21.14.030 (to become 21.14.040)	Building Interface Zone The space located between the pedestrian movement zone of an enhanced sidewalk and the street-facing building façade. The building interface zone protects pedestrians walking on the sidewalk from opening doors and objects protruding from buildings. It can accommodate window shopping and building egress and ingress. It may also provide space for features along the building wall such as seating, foundation landscaping, or residential front stoops.	To define the parts of an enhanced sidewalk used in the code.																																																																																
106.5.		Certificate of Zoning Compliance, Conditional A temporary certificate of zoning compliance, issued before the completion of the entire work covered by the land use permit, providing that the building or portions of the building may be occupied safely.	New definition requested by the Assembly Title 21 Committee.																																																																																

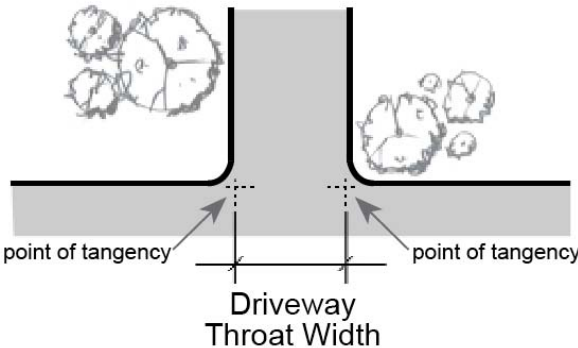
Proposed Amendments to Title 21 for Planning and Zoning Commission Consideration – Chapter 14 (Amendment #106)

Amndmt #	Section	Amendment	Purpose/Origin/Notes
106.6.		Daylight Plane A virtual sloping plane that begins at a specified height and rises inward over a site at a specified ratio of vertical distance to horizontal distance. It is designed to provide light, air and openness to the sky at ground floor level. [, AND SHALL NOT BE PENETRATED BY A BUILDING AS SET FORTH IN THIS TITLE. IT MAY LIMIT THE HEIGHT OR HORIZONTAL EXTENT OF STRUCTURES AT ANY SPECIFIC POINT ON THE SITE WHERE THE DAYLIGHT PLANE IS MORE RESTRICTIVE THAN THE HEIGHT LIMIT OR THE MINIMUM SETBACK APPLICABLE AT SUCH POINT ON THE SITE.] 	To remove a substantive requirement from the definition of this term.
106.7.		Dedication The devotion of land or an interest in land by the owner to a public use, which is accepted and used presently or in the future for such public purpose. [THE INTENTIONAL APPROPRIATION OR CONVEYANCE OF LAND OR AN INTEREST IN LAND BY THE OWNER TO THE MUNICIPALITY FOR PUBLIC USE. A DEDICATION UNDER THE TERMS OF THIS SUBSECTION IS A CONVEYANCE OF AN INTEREST IN PROPERTY, EITHER THROUGH CONVEYANCE OF A FEE INTEREST IN THE AREA DEDICATED, OR THROUGH THE CREATION OF AN EASEMENT IN GROSS TO PERFORM THE INDICATED FUNCTION IN THE AREA DEPICTED.] [THE DEVOTION OF LAND TO A PUBLIC USE BY THE OWNER MANIFESTING THE INTENTION THAT IT SHALL BE ACCEPTED AND USED PRESENTLY OR IN THE FUTURE FOR SUCH PUBLIC PURPOSE. A DEDICATION BY THE OWNER UNDER THE TERMS OF THIS SUBSECTION IS A CONVEYANCE OF AN INTEREST IN PROPERTY, WHICH SHALL BE DEEMED TO INCLUDE THE WARRANTIES OF TITLE LISTED IN AS 34.15.030. THE DEDICATION OF STREETS, ALLEYS, SIDEWALKS, OR PUBLIC OPEN SPACE SHALL CONVEY A FEE INTEREST IN THE AREA DEDICATED. THE DEDICATION OF ALL OTHER PUBLIC RIGHTS-OF-WAY, INCLUDING UTILITY RIGHTS-OF-WAY, SHALL BE DEEMED TO CREATE AN EASEMENT IN GROSS TO PERFORM THE INDICATED FUNCTION IN THE AREA DEPICTED.]	At the request of the Assembly Title 21 Committee, staff worked with the municipal surveyor to improve this definition.
106.8.		[DEPTH WHEN VIEWED FROM THE FRONT OF AN OBJECT OR A THREE-DIMENSIONAL SPACE, THE	Terms that have a commonly understood meaning are proposed

Proposed Amendments to Title 21 for Planning and Zoning Commission Consideration – Chapter 14 (Amendment #106)

Amndmt #	Section	Amendment	Purpose/Origin/Notes
		MEASUREMENT FROM A FORWARD PLANE TO A REARWARD PLANE.]	for deletion.
106.9.		Development The initiation, construction, change, or enlargement of any use or structure, the disturbance of land, or the division of land into two or more parcels. “Development” shall include, but not be limited to, the following: • Construction or enlargement of a building or structure; • Change in the type of use of a building, structure, or land; • Material increase in the intensity of use of land, such as an increase in the number of businesses, offices, manufacturing establishments, or dwelling units located in a building or structure or on the land; • Commencement or expansion of resource extraction, agricultural, horticultural, or forestry activities on a parcel of land; • Demolition of a structure or the clearing [REMOVAL] of vegetation from a parcel of land; • Deposition of refuse, solid or liquid waste, or fill on a parcel of land; • Alteration[, EITHER PHYSICALLY OR CHEMICALLY,] of the shore, bank, or channel of any stream, lake, or other body of water or alteration of any wetland; and • Any land-disturbing activity that adds to or changes the amount of impervious or partially impervious cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.	Changes agreed upon with the Assembly Title 21 Committee.
106.10.		Driveway Throat Width The width of a driveway at the property line or street curb, measured from face of curb to face of curb (or, where there are no curbs, between the edges of the driveway travel way surface), at the point of tangency. The measurement does not include any medians contained in the driveway. For driveways with a curb return design at the opening of the street curb, the measurement does not include additional width at the driveway opening created by the curb return radii.	New definition requested by the Assembly Title 21 Committee with review by the Traffic Engineer.

Proposed Amendments to Title 21 for Planning and Zoning Commission Consideration – Chapter 14 (Amendment #106)

Amndmt #	Section	Amendment	Purpose/Origin/Notes
			
106.11.		[DWELLING SEE DWELLING UNIT] [A BUILDING OR PORTION OF A BUILDING DESIGNED OR USED EXCLUSIVELY AS THE LIVING QUARTERS FOR ONE FAMILY.]	This definition combined with Dwelling Unit.
106.12.		Dwelling or Dwelling Unit A building [STRUCTURE] or portion thereof designed or used exclusively as the separate residence for one household and providing independent and complete living facilities, generally including provisions for sleeping, eating, cooking, and sanitation. [COOKING, LIVING, SLEEPING AND TOILET FACILITIES FOR ONE FAMILY.]	
106.13.		Easement A[N] non-possessory interest in land owned by another that entitles the easement holder to a specified [LIMITED] use or enjoyment.	Definition revised with the assistance of the municipal surveyor.
106.14.		Elevation, Building A [FLAT] scale drawing of one side or view angle of a building, such as the front, rear, or side [OF A BUILDING].	Revised for clarity.
106.15.		Façade, Building A vertical wall plane of a building [STRUCTURE].	Revised for clarity.
106.16.		Frontage, Lot All property abutting a street or road easement, measured as the uninterrupted length of the lot line along the right-of-way [BETWEEN THE SIDE LOT LINES OF A LOT]. The measurement of lot frontage in the case of a corner lot shall extend to the point of intersection of the front lot lines abutting the rights-of-way. In no case shall the line along an alley be considered as frontage.	Moved from “Lot Frontage” and revised for accuracy.
106.17.		Hard Surfaced	Assembly Title 21 Committee

Proposed Amendments to Title 21 for Planning and Zoning Commission Consideration – Chapter 14 (Amendment #106)

Amndmt #	Section	Amendment	Purpose/Origin/Notes
		<u>Covered with a material that provides a flat and stable surface. Concrete, asphalt, recycled asphalt, brick pavers, large stone pavers, and wood pavers are examples of hard surfacing. Gravel, river rock, mulch, and bare dirt are not hard surfacing.</u>	requested the addition of “recycled asphalt”.
106.18.		Legal Access Having legal access means <u>abutting a vehicular right-of-way.</u> [BEING CONTIGUOUS TO A ROADWAY AS DESCRIBED IN AMC SECTION 9.04.010.]	Revised for accuracy.
106.19.		Lot Line, Front <u>Any</u> [THAT] boundary <u>line</u> of a lot [MEASURED] along the edge of <u>a</u> [THE] right-of-way of a dedicated street, private street, or road easement that abuts that line. [IN THE CASE OF A CORNER LOT, ALL LINES THAT MEET THIS DESCRIPTION ARE FRONT LOT LINES.]	Revised for accuracy.
106.20.		Lowest Floor The lowest floor of the lowest enclosed area, including basement or crawl space. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in any area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the <u>applicable</u> [APPLICATION] nonelevation design requirements of section 21.04.080D.	Error correction.
106.21.		Manufactured Home Community A parcel, or contiguous parcels, of land <u>which is used for occupancy by</u> [DIVIDED INTO] <u>more than</u> two [OR MORE] mobile homes or manufactured homes [LOTS FOR RENT OR SALE].	Revised to allow two mobile homes on a lot—a manufactured home community would start at three.
106.22.		<u>National Electrical Safety Code (NESC)</u> <u>The most current national electrical safety code or successor code, as published, amended, and/or interpreted by the federal government.</u>	New definition for clarity.
106.23.		Owner Any person, agent, firm, corporation, or partnership that alone, jointly, or severally with others: 1) Has legal or equitable title to any <u>parcel</u> , premises, dwelling, or dwelling unit, with or without accompanying actual possession thereof; or 2) Has charge, care, or control of any <u>parcel</u> , premises, dwelling, or dwelling unit, as agent of the owner or as executor, administrator, trustee, or guardian of the estate of the beneficial owner. The person shown on the records of the district recorders office of the state of Alaska to be the owner of a particular property shall be presumed to be the person in control of that property.	Revised for accuracy.
106.24.		Parcel <u>A generic descriptive term used to refer to a lot, a tract, a group of lots and/or tracts, or a contiguous quantity of</u>	Revised for accuracy.

Proposed Amendments to Title 21 for Planning and Zoning Commission Consideration – Chapter 14 (Amendment #106)

Amndmt #	Section	Amendment	Purpose/Origin/Notes
		<u>land, under the same ownership.</u> [SEE LOT]	
106.25.		Parking, On Street [CURB] Parking spaces within the street <u>or street</u> right-of-way and abutting the curb of a street.	Revised to standardize the terminology.
106.26.		Parking Space, Guest <u>A parking space that is [AVAILABLE FOR EXCLUSIVE] intended for use by guests in a residential development, and not exclusive to or physically associated with any individual dwelling.</u>	To remove a substantive requirement from the definition of this term which is used in the parking requirements section.
106.27.		Pedestrian Feature <u>A permanent object that provides pedestrians with increased convenience, comfort, and utility, and which is publicly accessible and not limited to a tenant or establishment such as seating for a restaurant. Pedestrian features include:</u> <u>Seating such as benches accommodating several people;</u> <u>Secondary/informal seating opportunities such as steps, pedestals, low walls, or edges of fountains, accommodating several people;</u> <u>A space for standing with objects to lean against such as bollards, short fences, or irregular building facades, accommodating several people;</u> <u>A tree or raised planter;</u> <u>A work of art such as a water feature, sculpture, cultural exhibit, or clock feature;</u> <u>A winter city feature such as a wind screen, or outdoor stove or space heater; or</u> <u>Other object supporting pedestrian utility, such as a gazebo or kiosk.</u>	To standardize the definition providing in one place the various types of objects which are considered a pedestrian feature. Pedestrian features count as optional menu choices and bonus incentives used in the title 21 rewrite. By providing this list of features here, it does not have to be repeated every time “pedestrian feature” appears as a menu choice or bonus incentive.
106.28.		Pedestrian Movement Zone <u>The middle portion of an enhanced sidewalk, located between the sidewalk’s street interface and building interface zones. The pedestrian movement zone provides for the primary function of sidewalks, and is kept clear of any obstructions to pedestrian movement.</u>	To define the parts of an enhanced sidewalk used in the code.
106.29.		Pedestrian Oriented A characteristic of a development or district that emphasizes the street sidewalk and/or connecting pedestrian access to the site and building(s), such that a person can comfortably walk from one location to another, and	The first wording change in the paragraph is to avoid confusion with the term “pedestrian feature” defined above, which has its own

Proposed Amendments to Title 21 for Planning and Zoning Commission Consideration – Chapter 14 (Amendment #106)

Amndmt #	Section	Amendment	Purpose/Origin/Notes
		optional pedestrian activities such as strolling, window shopping, or relaxing can take place. Pedestrian oriented characteristics [FEATURES] include: buildings placed within a short setback distance from the sidewalk; primary entrances and windows on building facades which face the street; a mix of civic, commercial, and/or residential uses; shared open spaces and plazas; architectural details and visual interest at the pedestrian scale; pedestrian features [AMENITIES] such as wide walkways, seating, bicycle facilities, public art, landscaping, lighting, and wayfinding signs; and northern climate features such as atriums, canopies, transit shelters, wind protection, and orientation for sunlight access.	distinct meaning and usage in the code. The second wording change is to intentionally refer to the term “pedestrian feature” defined above.
106.30.		Pharmacy <u>An establishment offering only to prepare, preserve, compound, and dispense prescribed and nonprescribed medication and drugs, medical supplies, and health care items.</u>	New definition requested by the Assembly Title 21 Committee
106.31.		Physical Access <u>For the purposes of chapter 21.08,</u> having physical access means being adjacent to a street [ROAD] suitable for travel by passenger automobiles that is connected to the publicly dedicated and improved transportation network of the municipality.	Revised for accuracy.
106.32.		Primary Pedestrian Walkway <u>A walkway meeting the standards of [SEE] subsection 21.07.060F.4.</u>	Definition requested by the Assembly Title 21 Committee.
106.33.		[PUBLIC USE EASEMENT A RIGHT OF USE OVER PORTION(S) OF REAL PROPERTY GRANTED BY A PROPERTY OWNER FOR SPECIFIC PRESENT OR FUTURE USES OF LAND BY THE PUBLIC, OR GOVERNMENTAL ENTITY, THAT IS RESERVED, CONVEYED, OR DEDICATED THROUGH THE RECORDING OF A PLAT, DEED, OR EASEMENT DOCUMENT.]	This concept is covered by the definition of “easement”. The various definitions involving easements, dedications, and rights-of-way were revised with the help of the municipal surveyor.
106.34.		Quonset Hut <u>Quonset hut is defined as a self-supporting structure that is shaped like a longitudinal half of a cylinder resting on its flat surface, with or without straight sides of six feet or less on the cylinder (non-gable) sides, that is more than 10 feet wide across the gable end, or 15 feet along the non-gable side, or 10 feet high, and has two of the four following characteristics:</u> <u>1. Prefabrication.</u> <u>2. Fabric or plastic material or corrugated metal roofing.</u> <u>3. Ribbed appearance in the roofing material</u>	Provisionally-adopted definition that was mis-located at the time of provisional adoption.

Proposed Amendments to Title 21 for Planning and Zoning Commission Consideration – Chapter 14 (Amendment #106)

Amndmt #	Section	Amendment	Purpose/Origin/Notes
		4. A roof system that is in height as tall as or taller than the wall systems on the non-gable sides.	
106.35.		Right-of-Way A defined area of land, reserved or dedicated for a street, alley, walkway, trail, utility, or other public purpose. [STREETS, AVENUES, WAYS, BOULEVARDS, DRIVES, CIRCLES, COURTS, ALLEYS, SIDEWALKS, WALKWAYS, TRAILS, AND OTHER SUCH AREAS GRANTED OR DEDICATED FOR THE USE OF THE PUBLIC FOR THE PLACEMENT OF UTILITIES AND/OR FOR THE PASSAGE OF VEHICLES AND/OR PEDESTRIANS, INCLUDING THE SPACE ABOVE AND BENEATH SUCH AREAS.]	Revised for accuracy with the assistance of the municipal surveyor.
106.36.		Setback The <u>horizontal</u> [MINIMUM] distance [REQUIRED] between any [BUILDING OR] structure and a [STREET RIGHT-OF-WAY OR] lot line, or [FROM] some other feature or object [FROM WHICH A SEPARATION DISTANCE IS REQUIRED]. A required setback establishes a minimum required separation distance with the exception that a required maximum setback establishes a maximum allowed separation distance.	Revised for accuracy.
106.37.		Setback, Front A setback that extends across the [FULL] frontage of a lot or tract on a <u>right-of-way of a</u> [PUBLIC OR PRIVATE] street. [THE FRONT SETBACK IS DEFINED BY THE FRONT LOT LINE.]	Revised for accuracy.
106.38.		[SHRUB] A WOODY PERENNIAL PLANT HAVING MORE THAN ONE MAIN STEM AT THE GROUND, USUALLY ATTAINING A HEIGHT OF LESS THAN 15 FEET.]	Terms that have a commonly understood meaning are proposed for deletion.
106.39.		Sidewalk A concrete surface [PATHWAY] within a vehicular right-of-way, aligned with a road and constructed either adjacent to the curb or separated from the curb, for multiple pedestrian and non-motorized uses and purposes. Sidewalks are generally found in class A zoning districts. [AN IMPROVED RIGHT-OF-WAY FOR PEDESTRIAN CIRCULATION THAT IS PART OF THE STREET RIGHT-OF-WAY.]	Revised to be consistent with the pedestrian facility terms used in the code.
106.40.		Street A <u>thoroughfare</u> [RIGHT-OF-WAY] improved <u>or intended to be improved</u> for vehicular and pedestrian travel permanently open to general public use, that affords the principal means of access, <u>frontage, and address</u> to <u>individual buildings, lots, and blocks</u> . [ABUTTING PROPERTY, SUCH AS AN] <u>Streets include a</u> road, avenue, place, drive, boulevard, highway, or any other similar means of public thoroughfare, except an alley. <u>A street is not a driveway. Unless otherwise indicated, the term street shall refer to both public and private streets. A street may be located on private property and not be publicly owned or maintained, if it performs the roles of a public street.</u>	Revised to include the phrase “or intended to be improved” in the first part of the definition, to address instances in which the street improvements are planned to occur but not yet finished. All other language and changes were previously approved by PZC.
106.41.		<u>Street Interface Zone</u>	To define the parts of an enhanced

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Amndmt #	Section	Amendment	Purpose/Origin/Notes
		The portion of an enhanced sidewalk that lies between the street curb and the pedestrian movement zone of a sidewalk, providing a buffer between vehicular traffic and pedestrians. The street interface zone accommodates streetscape objects to be kept out of the movement zone portion of the sidewalk, such as street trees, landscaping, street furniture, street signs, light poles, and/or utility boxes.	sidewalk used in the code.
106.42.		[SURVEYOR A PERSON [LAND SURVEYOR] WHO IS REGISTERED IN THE STATE OF ALASKA AS A PROFESSIONAL LAND SURVEYOR.]	Deletion requested by the Assembly Title 21 Committee.
106.43.		Traffic Engineer The municipal official and practicing engineer responsible for the duties established in AMC title 9. [UNLESS OTHERWISE INDICATED, THE DIRECTOR OF THE TRAFFIC DEPARTMENT, OR DESIGNEE.]	Revised to reflect the permit center reorganization in 2010.
106.44.		Trail A stable surface, often [USUALLY] either paved or consisting of compacted granular fill, [WITHIN A DEDICATED EASEMENT OR RIGHT-OF-WAY,] for the purposes of pedestrian and non-motorized (unless specifically designated for motorized uses) use. A trail is not aligned with a road. [A WAY DESIGNED AND USED FOR EQUESTRIAN, PEDESTRIAN, CROSS COUNTRY SKIING, AND /OR CYCLING, OR OTHER SIMILAR FORMS OF NON-MOTORIZED TRANSPORT.]	Revised to be consistent with the pedestrian facility terms used in the code.
106.45.		[TREE A WOODY PERENNIAL PLANT HAVING A SINGLE MAIN STEM.]	Terms that have a commonly understood meaning are proposed for deletion.
106.46.		Wall Plane A flat [OR LEVEL] wall surface that is within a single two-dimensional plane.[ON A BUILDING WALL.]	Revised for clarity.
106.47.		[WIDTH WHEN VIEWED FROM THE FRONT OF AN OBJECT OR A THREE-DIMENSIONAL SPACE, THE MEASUREMENT FROM A VERTICAL PLANE TO ANOTHER VERTICAL PLANE.]	Terms that have a commonly understood meaning are proposed for deletion.