

TABLE OF PROPOSED CHANGES TO TITLE 21 REGARDING DOWNTOWN CODE UPDATE

PZC CASE NO. 2023-0086

AO No. 2023-43, As Amended, implemented significant changes to Chapter 11 of Title 21, in addition to other changes in Chapters 2, 3, 6, 13, and 15. Since approval on April 25, 2023, the Planning Department has received feedback on potential points where clarification could be helpful in the adopted code. The table below describes the proposed changes by section and explanation:

Section of AO	Code Section	Change	Why?
1.	21.02.020, <i>Table of Decision and Review Authority</i> 21.02.030, <i>Planning and Zoning Commission</i>	<ul style="list-style-type: none"> • Renumber superscripts, footnotes, clarify that design variances go to UDC and dimensional variances go to ZBEA. • Delete sections that were specific to certain square footages, assign variance responsibility to all B-2A, B-2B, and B-2C development sites. 	<p>Which boards/commissions hear which types of cases changed slightly and so the footnote references needed to be changed.</p> <p>Clarity & lack of clear justification for why there were special rules for development sites above and below 26,000 SF.</p>
2.	21.03.240, <i>Variances</i>	<ul style="list-style-type: none"> • Send most dimensional standard variances to ZBEA, and design variances to UDC. Remove requirement for bulk and lot coverage variances because those types of standards no longer exist in Chapter 11: Downtown. 	Clarity
3.	21.06.030, <i>Dimensional Standards and Measurements Regulations</i>	<ul style="list-style-type: none"> • Correct reference to airport height standards in 21.06. 	General correction to broken link in code.
4.	21.11.050, <i>Use Regulations & Table of Allowed Uses</i>	<ul style="list-style-type: none"> • Allow parking structures as permitted uses. • Change Marijuana testing from P (permitted) to T (special land use permit for marijuana). • Clarify requirements for attached single family—must be alley accessed and must be on lots smaller than 2000 SF. 	<p>Omission of permitted parking was a mistake from the production process.</p> <p>Marijuana testing facilities are T in every other zone.</p> <p>Clarification of how standards apply to attached single family housing.</p>

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Section of AO	Code Section	Change	Why?
		<ul style="list-style-type: none"> Remove use-specific standards for commercial uses in Downtown. Remove use-specific standards for parking lots in Downtown. 	<p>Downtown-specific commercial use standards from Chapter 7 removed because Chapter 11 has its own standards.</p> <p>Parking lot use standards removed because a new use (parking structure) was added to the use table.</p>
5.	21.11.060, <i>Dimensional Standards for Sites and Buildings</i>	<ul style="list-style-type: none"> Correct reference to airport height standards in 21.06. 	Correction to broken link in code.
6.	21.11.070, <i>Development and Design Standards</i>	<ul style="list-style-type: none"> Change table 21.11-6 to include ROW with an exact width of 70’. Clarify that only 20’ or 10% of a bulk reduction area is <i>allowed</i> to touch the façade. Delete restriction that towers couldn’t be closer than 20’ from each other. Add information about building entries—clarify that these standards apply only when entries are recessed, and only when entries are under 10’ wide. Delete text about snow guard applying to window calculations. Tree grates: clarify that grates are only required for trees in areas impacted by pedestrian circulation 	<ul style="list-style-type: none"> The previous language left a gap where there was no provision for instances when ROW was exactly 70’. The frontage section was not clear. The tower separation restriction complicated development. The snow guard window calculation referred to a calculation by area, when these are done by length.
7.	21.13.050, <i>Nonconforming Lots of Record</i>	<ul style="list-style-type: none"> Exempt B2A, B-2B, and B-2C, since all lot sizes are legal now. 	<ul style="list-style-type: none"> Clarity
8.	21.15.040, <i>Definitions</i>	<ul style="list-style-type: none"> Change text to reflect that a tower is the section above the height thresholds adopted in 21.11.070C.2.a.i. 	<ul style="list-style-type: none"> Clarity