



Department of Planning and Community & Economic Development Planning Division

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DATE: April 18, 2011
TO: Zoning Code Rewrite Advisory Committee
FROM: Planning Division Staff and Zoning Administrator
SUBJECT: Downtown Zoning Districts Discussion Topics

At the March 16th, 2011 meeting of the Zoning Code Rewrite Advisory Committee, staff presented a draft of the Downtown and Urban Districts document. Based on the questions and comments offered by the Advisory Committee to staff at that meeting, staff prepared a revised draft of the districts document. Several revisions were made. These include:

- Addition of the following text to the Statement of Purpose, "To protect the architectural heritage and cultural resources of Downtown neighborhoods."
- Changed lot coverage requirement in the Urban Mixed Use (UMX) district from 75% to 90% to better reflect the development pattern in areas near the downtown core such as the student towers along Johnson Street, for example.
- Changed the usable open space requirement in the UMX from 20 square feet per bedroom to "No minimum. usable open space accessible by all residents shall be provided." The proposed change will mirror the standard in the Downtown Core (DC) district.
- In progress: Addition of a new supplemental regulation for offices, restaurants, coffee shops, tea houses as accessory uses in the Urban Office Residential (UOR) and Downtown Residential-2) DR-2 zoning districts (based on current regulations in the R-6 zoning district).

Topics for Discussion on April 21, 2011

- Update on the **Downtown Plan**.
- Impact of reductions in **usable open space requirements** on stormwater management in the downtown. City Engineer's staff will be available to answer questions.
- **Through-lot development (28.078 (4)(a))**. The draft districts allow this type of development, however, in the DR-1 district interior lot open space standards are met. Should these standards also apply to this type of development in the DR-2 district? Staff will explain what through lot development is, summarize policy considerations and show examples.
- **Residential Point System** in the DR-1 and DR-2 districts. This standard requires development sites in the DR-1 and DR-2 districts to provide a variety of housing types (when dwelling units are proposed) using a point system. Staff will provide example multi-family building residential point calculations as context for the committee to consider.
- **Project Schedule**. Establish future ZCRAC meeting dates.