

Summary Table: Modification of Design-Related Standards

September 20, 2010

The Draft Zoning Code includes new building and site design standards not found in the current ordinance. While relief from any standard may be sought through the variance process, the draft code explicitly allows relief from many of these standards through the approval of a design “waiver” or a conditional use (see table below).

As described in other memos, staff has recommended eliminating the proposed “waiver” process. As an alternative, staff recommend using either the variance or conditional use process to modify these standards. For design standards in the draft code which can be modified using the conditional use process, staff recommend no process changes.

Relevant Design-Related Standards	Process in Draft Ordinance	Recommended Process	
		Variance (ZBA)	Conditional Use (PC)
<p>pp. 39-42 “Redlined Ordinance” Mixed-Use and Commercial Districts Design Standards (NMX, TSS, MXC, CCT, CC): Entrance orientation; façade articulation; design of street-facing facades; door/window openings; equipment/service area screening; screening of rooftop equipment; building materials; <i>compatibility with traditional buildings; building alignment; building articulation; privacy buffer for ground-floor residential</i> <i>Note: Italicized standards were formerly “guidelines”</i></p>	WAIVER	✓	
<p>pp. 50,54, 59, 61, and 63 “Redlined Ordinance” Rear Yard Height Transition to Residential Districts from Mixed-Use and Commercial Districts (NMX, TSS, MXC, CCT, CC)</p>	WAIVER		✓
<p>pp. 52, 54, 59, and 61 “Redlined Ordinance” Frontage Requirements for Mixed-Use and Commercial Districts (NMX, TSS, MXC, CCT, CC)</p>	WAIVER	<i>Note: Still being discussed-may differ by district (see Memo 2, #38)</i>	
<p>pp. 72, 75, 79, 81, and 83 “Redlined Ordinance” Employment Districts “Building Standards: New Development” (TE, SE, EC, IL IG) <i>Note: New recommendation that these be renamed “Site Standards.”</i></p>	WAIVER	✓	
<p>pp. 16, 18, and 26 “Redlined Ordinance” Dispersion of buildings types in two-family and small multi-family residence districts (SRC3, SRV1, TRV1)</p>	COND. USE		✓ (No change)
<p>pp. 30, 32, 36, 50, 54, 59, 61, 63, and 76 “Redlined Ordinance” Max. building height (TRU1, TRU2, TRP, NMX, TSS, MXC, CCT, CC, SE) <i>Note: New recommendation that additional height be considered through the conditional use process in TRU1 and TRU2 Districts.</i></p>	COND. USE		✓ (No change)
<p>pp. 48, 53, 57, 60, and 62 “Redlined Ordinance” Max. building size (sq. ft.) in Mixed-Use and Commercial Districts (NMX, TSS, MXC, CCT, CC)</p>	COND. USE		✓ (No change)
<p>p. 90 “Redlined Ordinance” Minimum lot area of 15,000 sq. ft. (URBAN AG DISTRICT)</p>	COND. USE		✓ (No change)
<p>pp. 135, 194 “Redlined Ordinance” Maximum size and area of accessory buildings* (ALL DISTRICTS)</p>	COND. USE		✓ (No change)
<p>pp. 152-153 “Redlined Ordinance” Parking reduction of more than 20 spaces or 25%*, and parking reduction in transit corridors</p>	COND. USE		✓ (No change)
<p>p. 158 “Redlined Ordinance” Driveways serving commercial or industrial uses that cross residentially-zoned properties (ALL DISTRICTS)</p>	COND. USE		✓ (No change)

* Carried over from existing zoning code