

Legislation Text

File #: PC 2013-4 7/23/15, **Version:** 1

ZONING CODE UPDATE - ADMINISTRATIVE SECTIONS

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Preserve and enhance neighborhoods; Address quality of place issues

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

As part of the overall zoning code update, the Planning Commission has been working on the administrative portions of the code on and off for two years. At their July 1, 2015 regular meeting, the Planning Commission held a public hearing on the draft code amendments. No one spoke at the public hearing. Following the public hearing, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council.

Many of the administrative provisions have not been updated since 1967 and are scattered among different chapters. The draft code amendments provide updated language and consolidates code language in easier to find locations. Administrative sections may not be referred to often but are essential when conflicts in code interpretation arise. Highlights of the draft code amendments are summarized below. The complete proposal is attached.

- A. The proposal repeals the following chapters and consolidates much of the language in the repealed chapters into a new "Chapter 19.06 General provisions:"
 - o Chapter 19.06 General Provisions
 - o Chapter 19.15 Districts Established
 - o Chapter 19.69 General Use Regulations
 - o Chapter 19.75 Nonconforming Uses
 - o Chapter 19.84 Enforcement by Building Inspector
- B. Amends the definition of "Lot of Record" to clarify that Assessor's segregations for tax purposes only are not "Lots of Record."
- C. Creates a new Chapter 19.75 titled "Nonconforming Uses and Developments and Substandard Lots of Record."
- D. Creates a new section in "Chapter 19.78 Parking" that basically states that a simple change of use of a building does not trigger the need for additional parking spaces. *[This language currently exists but is in a hard to find location in the zoning code (Chapter 19.84).]*
- E. Creates a new section in "Chapter 19.81 Amendments" that adds approval criteria for site specific rezones.

RECOMMENDED ACTION:

Motion to accept the Planning Commission's recommendation and direct the City Attorney to prepare an

ordinance for Council review and approval.