

ZO Update – 8/25 Plan Commission Feedback

Code Change	PC Comments	Proposed Resolution
Residential Recommendations		
Residential Districts (24.02) – Zoning Distinctions	Not enough distinction between LDM and MDM zone.	No change. Zoning map amendments required if consolidate. Can undertake at a later date.
Residential Districts (24.02.030) – Residential Development Standards	Ease up on front yard setbacks.	Reduced front yard setback for all residential zones by 5 feet.
SP – Medical Center District (24.06)	Why restrict the location of where student housing can go?	No change.
Residential Uses (24.09.020D) - Cottage Court	Needs re-working. Need to make sure will fit with our lot sizes, setbacks, etc. May not work with 1-story.	Modified language. Maintain 1,800 square foot max unit sizes. Larger units allowed if are affordable. Removed minimum building height for cottage courts. Max height requirement of zone in which cottage court will be located will determine height requirement.
Affordable Housing Incentives (24.17.030D) - Cottage Court	Look at cottage court affordability incentives.	Removed affordability incentive of reducing cottage court building size as no minimum building size is required.
Residential Uses (24.09.020E) - Live-work units	Need to clarify intent of five people who are not residents of the unit working in the unit.	No change. Intent of the 5-employee limit is to manage the intensity - to allow more activity than a home occupation, but less than a mixed-use or full commercial space. Can adjust the number (or remove the limit) if that is preferred.
Accessory Dwelling Units (24.10.075)	Need to restrict ownership. No condos.	No change. Possible State Statues forthcoming.
Parking and Loading (24.11) - Minimum Parking Ratios	Concern street parking will become an issue. Parking for elderly residential seems high. PC recommends removing minimum parking ratios.	Staff to monitor and consider any complaints regarding street parking. Changed elderly parking to .5 per unit. Minimum parking ratio requirements for non-residential removed and related regulations were updated.
Overall	Helpful to have a zoning map.	Attached.
Non-Residential Recommendations		
Planned Unit Developments (24.16.050D) - Granting Zoning Administrator authority to	Concern that what gets approved by ZA may not match what the CC approved.	Clarified language further in code.

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approve Final PUD if plans match Preliminary PUD		
Planned Unit developments (24.16.050E) - Granting Zoning Administrator authority to approve minor modifications to PUDs	Concern that minor modification is too subjective. Need to have a definition for what minor modification means.	Clarified what constitutes a minor modification along with major amendment language.