

**POWER POINT SLIDES**

**AGENDA ITEM #6**

**LAND USE CODE  
SIMPLIFICATION PROJECT  
ARTICLES 4 & 6**

**Unified Development Code:  
Articles 4: Zones & 6: Dimensional  
Standards and Measurements**



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**Article 4: Zones – Summary**

Article 4:

- Provides purpose statements for each base zone;
- Identifies the permitted uses and special exception land uses for each zone;
- Establishes use specific standards for certain uses; and,
- Establishes standards for accessory and temporary land uses.



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**Article 4 – Significant Differences Between  
the LUC & UDC**

1. The permitted uses, special exception land uses, and use-specific standards have been reorganized into a table format; and,
2. The permitted use table has been expanded to include subtypes, which are currently not easily identifiable in the LUC.



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**Article 4 – Issues**

1. Relocate the general restrictions and exceptions currently in the purpose statement section of Article 4 to the Use-Specific Standard section or another section where they will be more visible (Staff);
2. The proposed tables are easier to read; however, the tables need to indicate when other restrictions or compatibility requirements apply (Staff & LUC Committee);
3. Clarify the term “family dwelling” in the permitted use table so that users can more easily determine whether single- and/or multi-family are permitted (Staff);



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**Article 4 – Issues**

4. Revise dimensional use-specific standards as needed when the numbers in Article 6 are finalized (Staff); and,
5. Evaluate use-specific standards for possible revision or deletion of overly restrictive, difficult to enforce, or outdate standards (Staff & LUC Committee).



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**Article 6: Dimensional Standards and Measurements – Purpose**

Article 6 provides the general dimensional standards that apply to principal and accessory structures for each zoning district in the city and the method for measuring the dimensional standards to ensure consistent application of the standards.



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**Article 6 – Contents**

- 1. Purpose
- 2. Applicability
- 3. Table of Dimensional Standards
- 4. Rules of Measurement and Exceptions to Dimensional Standards
- 5. Development Compatibility Standards
- 6. Principal Land Use
- 7. Accessory Uses and Structures



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**Article 6 – Significant Differences  
Between the LUC and UDC**

- 1. Replace Development Designator with Zone-Based Dimensional Standards;
- 2. Residential density rules of measurement section deleted;
- 3. Lot coverage – calculation simplified to include roofed buildings. Maximum permitted lot coverage reduced by 5% since vehicle use areas no longer included;
- 4. Building height – changed from design grade elevation to average finished grade;



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**Article 6 – Significant Differences  
Between the LUC and UDC**

- 1. Term “perimeter yard” replaced with “side, rear, and front yard”; and,
- 2. Setbacks from street simplified [e.g. established and developing area distinctions no longer required; measured from property line or future MS&R ROW line, whichever is applicable, rather than current requirement (i.e. back of curb or outside edge of the nearest adjacent travel lane)].



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**Article 6 – Zone-Based Dimensional Standards**

1. Dimensional standards based on the project's zone, rather than the current system which is based on the proposed use;
2. Zone-based dimensional standards is the conventional method used by most cities; and,
3. Current system includes fine distinctions between uses which overly complicates and makes problematic redevelopment and changes of use.



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**Article 6 – Method for Determining the Proposed Standards**

The proposed dimensional standards are based on an evaluation of the following:

1. Dimensional standards in effect pre-LUC;
2. Development Designator (or close approximation) representing a majority of the permitted uses in each zone.



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**Article 6 – Method for Determining the Proposed Standards**

When the Development Designator for a particular use is significantly different from the proposed zone-based dimensional standard, the current designator standard will be incorporated into the use-specific standards (i.e. exceptions to the zone-based dimensional standard).



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**Article 6 – Development  
Compatibility Standards (DCS): Purpose**

To mitigate excessive visual, noise, odor, vibration intrusion, and other similar public health and safety concerns that may be created by new development projects on adjacent, existing residential properties.



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**Article 6 – DCS: Applicability**

- Except within a UOD, IID, PAD, PCD, or FLD, the Development Compatibility Standards apply when the proposed development is adjacent to attached dwelling units (e.g. townhouses and condominiums) in a subdivision or a detached dwelling unit.
- For projects within a UOD, IID, PAD, PCD, or FLD, the Development Compatibility Standards apply only when the proposed development is adjacent to affected properties outside the district.



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**Article 6 – DCS: Requirements**

Mitigation of Multi-Story and Taller Structures.

1. The proposed project's setback from the affected property line shall be increased by 1' for every 1' of height the project is greater than 20'; and,
2. When less than 30 feet from the affected property line, the following is required of the proposed structure:
  - Windows on upper floors shall be located or treated to reduce views into adjacent affected property; and,
  - Balconies shall be oriented away from the affected property or screened.

[Should these apply when affected property is 2-story?]

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### Article 6 – DCS: Requirements cont'd

Mitigation of Service Areas, Parking Facilities and Other Areas. Loading zones, garbage disposal facilities, parking lots, outdoor dining areas, and other potential nuisance areas shall be mitigated using screening, orienting the nuisance away from affected properties, or other architectural or landscaping treatments.



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### Article 6 – Issues with the DCS

1. Clarify applicability of the DCS (Staff). Townhouses and condos should not trigger the DCS because they typically serve as the transition (i.e. buffer) between single-family detached and non-residential uses (LUC Committee member);
2. Shouldn't apply in all situations, particularly when they will impede or further constrain infill development such as along corridors where lots are already difficult to redevelop because of shallow lot size (LUC Committee members).
3. The DCS restrictions are not adequately counterbalanced by incentives (LUC Committee members); and



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### Article 6 – General Issues

1. Add and clarify dimensional standards for non-residential uses permitted in residential zones (Staff);
2. Clarify in table when the standard is based on number of units permitted by lot or residential density (Staff);
3. Further simplify the average finished grade height measurement method to take elevation readings from the corners of the proposed structure only rather than at 5' intervals around the perimeter of the structure (LUC Committee);
4. Revise the Principal Land Use (Sec. 6.6) section to distinguish how the standards apply for "horizontal" and "vertical" projects (Staff);



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### Article 6 – Issues

5. Maximum permitted wall/fence height when two abutting properties the wall/fence is separating have different elevations (LUC Committee member);
6. The front yard setback for uses along major corridors should be revised to 0' to facilitate transit- and pedestrian-oriented development (LUC Committee); and,
7. A more gradual increase in building heights from the commercial (75' in C-3) to OCR zones (140' in OCR-1) is needed. (LUC Committee).




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### Comparison #1

	Zone	# of Stories/ Building Height	Location Relative to Proposal
<b>Proposed Use</b>			
Single-family residence	R-1	1 story/12'	n/a
<b>Adjacent Uses</b>			
Single-family residences	R-1	1 story/12'	Side and rear
Single-family residence	R-1	2 stories/25'	Side

	Yards (i.e. building setbacks)		
	Side	Rear	Front
LUC Requirement	8'	8'	20'
Proposed Requirement	7'	16'	20'

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### Comparison #2

	Zone	# of Stories/ Building Height	Location Relative to Proposal
<b>Proposed Use</b>			
Single-family residence	R-1	2 stories/25'	n/a
<b>Adjacent Uses</b>			
Single-family residences	R-1	1 story/12'	Side and rear
Single-family residence	R-1	2 stories/25'	Side

	Yards (i.e. building setbacks)		
	Side	Rear	Front
LUC Requirement	16'-8"	16'-8"	37'-6"
Proposed Requirement	Current DCS: 12' + DCS [If DCS applies only when adjacent to 1-story, then: 12' + DCS = from property line next to 1-story; 7' = from property line next to 2-story]	21'	20'

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### Comparison #6

	Zone	# of Stories/ Building Height	Location Relative to Proposal
<b>Proposed Use</b>			
Retail	C-1	2 stories/30'	n/a
<b>Adjacent Uses</b>			
Single-family residence	R-1	1 story/12'	Rear
Commercial Uses	C-1	2 stories/30'	Both sides

	Yards (i.e. building setbacks)		
	Side	Rear	Front
LUC Requirement	0'	45'	30'
Proposed Requirement	0'	35' + DCS	10'

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### Comparison #7

	Zone	# of Stories/ Building Height	Location Relative to Proposal
<b>Proposed Use</b>			
Restaurant	C-1	2 stories/30'	n/a
<b>Adjacent Uses</b>			
Single-family residences	R-1	1 story/12'	Rear
Commercial Uses	C-1	2 stories/25'	Both sides

	Yards (i.e. building setbacks)		
	Side	Rear	Front
LUC Requirement	0'	45'	30'
Proposed Requirement	0'	35' + DCS	10'

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### Comparison #8

	Zone	# of Stories/ Building Height	Location Relative to Proposal
<b>Proposed Use</b>			
Bar	C-3	1 story/15'	n/a
<b>Adjacent Uses</b>			
Single-family residence	R-2	1 story/12'	Rear
Commercial uses	C-3	1 story/15'	Both sides

	Yards (i.e. building setbacks)		
	Side	Rear	Front
LUC Requirement	0'	22'-6"	21'
Proposed Requirement	0'	25' + DCS	10'

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