

LIST OF CHANGES

18.28 USES AND DEFINITIONS

1. Definitions have been provided for all uses
2. Residential uses in mixed-use and commercial zone districts above 75% of the site have been added into the use table as a Special Use.
3. Residential uses in mixed-use and commercial zone districts with a minimum 25% of the site utilized as a commercial use has been added into the use table as a use by right.

18.29.101 - 109: BUILDING FORM ZONES

1. Urban Duplex building form type has been deleted from Transition building form zone.
2. Side-Drive House Couple building form type has been added to permitted building form types lists for Transition, Edge, and Outer Edge building form zones. (This building form type is permitted only on lots with no alley-access).
3. Side-Drive House Couple, as well as all cottage building form type has been deleted from the permitted building form types list for Peripheral building form zone.
4. Urban Duplex and Compact Urban Duplex building form types have been deleted from the permitted building form types list for Neighborhood Corridor building form zone. It is still currently permitted in: Edge, Outer Edge, Main Street, and Strip form zones.
5. The context description of the Peripheral Building Form Zone has been revised.
6. The existing RE zone district has been removed from the form zone effort.
7. The Peripheral form zone (includes R1 and R1A use zones) now only permits single-family form types that do not permit subdivision below what is currently permitted in the existing zoning code.

18.29.210: DEFINITIONS

1. The term “habitable” has been added to the definition of “story” under “Building Height” definition.
2. The definition of “Mostly Preserved Structure” has been added (Section 18.29.210, page 30) to enable special privileges for the Side-Drive House, Village House, Cottage, S.D. Cottage, Village Duplex form types.
3. The definition of Landscaped Area (page 29 of 18.29) is revised to read *Landscaped Area is the pervious surface on a lot. Areas with ground covers, sod and mulch, as well as pervious pavement, excluding parking spaces, shall count as the Landscaped Area. No parking is permitted on Landscaped Area.*
4. The following language has been added to the definition of “landscaped area”: *See also and 18.40.220. (5).*

18.29.220-301: BUILDING FORM TYPES

1. To address sloping lot conditions two building form types have been added: Uphill House (p.37) and Uphill Duplex (p.68) for lots with 10 % slope or steeper. These form types are permitted with Core, Transition, Edge, Outer Edge, and Neighborhood Corridor form zones.
2. “Maximum number of dwelling units” measure has been added to all House, Cottage, Compound, Cluster, Duplex, Row House, and Apartment building form types, except for the Four-Story Courtyard Apartment building form type.
3. ADUs are called out where permitted (See: Suburban Home, Side Drive House, Village House, Cottage, Side-Drive Cottage, Village Duplex form types)
4. A note that reads *“When an existing principal building on the lot is preserved to a degree to be qualified as “mostly preserved structure” (see the definition at 18.29.210), the same lot coverage and height limitations listed for the front BEA shall be applied to the middle BEA as well.”* has been added to Side-Drive House, Village House, Cottage, Side-Drive Cottage and Duplex building form types. See notes, pages: 35, 37, 44, 45, 68.
5. Parking requirements for all form types have been replaced and added to a table in 18.29.340 (105) 18.36.025 of the current code. All commercial shall now reference the existing 18.36 parking standards. One exception is provided for the “small-scale personal care & professional services” use. These are businesses that could potentially locate in a mixed-use area (cottage) and have a very small clientele.
6. A sentence has been added to each form type page, which lists the form zones where the form type is permitted.
7. Language requiring at least a quarter of the total floor are to be non-residential uses has been added to 18.29.240.(2) - Three-cottage compound with shop, 18.29.240.(4) - Four-cottage compound with shop, 18.29.240.(5) - Courtyard frontage compound, and 18.29.250.(4) - Hidden court cluster with shop.
8. A new section regarding RE zone district has been added as 18.29.350 – this transfers the existing zoning restrictions for the RE zone district into the new code format (page 108).
9. The maximum “number of buildings” has been revised as maximum number of “newly created lots” on the pages of 18.29.250.(2) – Cluster of five or more cottages and 18.29.250.(3) – Cluster of detached and attached cottages, for clarification.
10. A new section titled “Preserving existing structures” with visuals has been added to 18.29.220 – House building form types: An introduction.
11. A new visual has been added to “porches” section at 18.29.220 – House building form types: An introduction.

18.29.400: BUILDING FORM REVIEW (page 109)

1. Section 2 under the review process, provides new language for referring an application to the Planning Commission for review.
2. Section 4 has been added to establish the process to establish a “mostly preserved structure” status. Including a process that permits Historic Preservation Board reviewing and issuing “mostly preserved structure” status.

18.29.800: NONCOMFORMITY

1. The “restoration” language from 18.44.030 of the current code has been included as item #3.

18.40.200 MAPPING EDITS

1. The Mapping process will begin in late summer. The following adjustments to the map have been made for Draft 2:
 - a. The half block near the intersection of 9th and Arapahoe has been adjusted to Transition
 - b. The north block of 9th street between Maple Street and Illinois Street has been adjusted to Core
 - c. Commercial properties in the West Downtown neighborhood between Miner’s Alley and Arapahoe Street have been adjusted to Main Street A
 - d. The Jackson Street corridor between 15th Street and 20th Street has been adjusted to Main Street B
 - e. All RE zoned properties have been removed from the zoning overlay map

18.40.200 LANDSCAPING AND SITE DESIGN STANDARDS

2. Several sections have been reorganized to assist with the flow of the document. For instance, the main street standards are now located at the rear of the document.
3. Applicability – Added a statement upfront stating the landscaping chapter applies to all zone districts which clarifies that this covers M1, M2, and PUD
4. A statement has been added that indicates Standard items are required for development and approval of a site development. Guidelines are strongly suggested to be incorporated into a development
5. Sidewalk standards have been updated and added to page 2 for clarify
6. A requirement that at least 50% of the landscaping materials used on site must include ‘xeric plants’
7. Requirements for high-efficiency irrigation design have been added to the document.

LIST OF REVISIONS

8. Parking and circulation requirements (currently found in the existing Chapter 18.40) have been removed from this section and will be relocated to Chapter 18.36 of the municipal code. This change was made so that parking standards are not scattered throughout the municipal code.
9. Several sections have revised text for clarify.