



City Council Meeting

**Study Session:
Zoning Code Update**

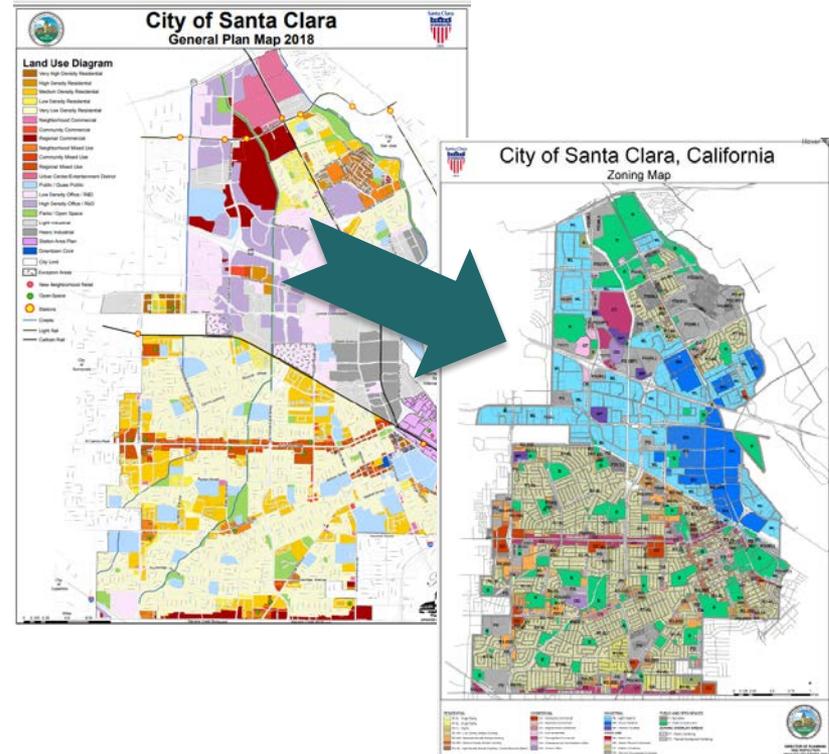
August 20, 2019



Zoning Code Update

Goals for the Update

- Modernize document
 - Format & Style
 - Word Choices
- Align districts with General Plan
- Fix known problems
- Provide consistency
- Incorporate stakeholder input





Zoning Code Update

Study Session Purpose – Council Discussion and Input

- New Zoning Districts
- Refinements to single-family districts
- Streamlined Procedures
- Code changes to encourage placemaking



Zoning Code Update

Upcoming Study Sessions

- **September 3** – Safe Parking, Assisted Living
- **October 8** – Criteria for occupancy limits in single-family residential districts



Zoning Code Update

New Zoning Districts

- High-Density Residential
- Mixed-use Commercial corridors
- Office and Industrial
- Public/Quasi-public
- El Camino Real



Zoning Code Update

Modifications to Single-Family Regulations

- Codify 2nd story side setbacks
- Add setback exceptions for design elements such as covered porches
- Add allowances to continue legal non-conforming side setbacks
- Allow 2-story Accessory Dwelling Units
- Remove limits on additions to single-family houses



Zoning Code Update

Single-Family 2nd Floor – Existing Guidelines

1. Area not to be more than 66% of the first floor area
2. Set back of 5' from the front wall of the first floor, and 3-5' from the side and rear

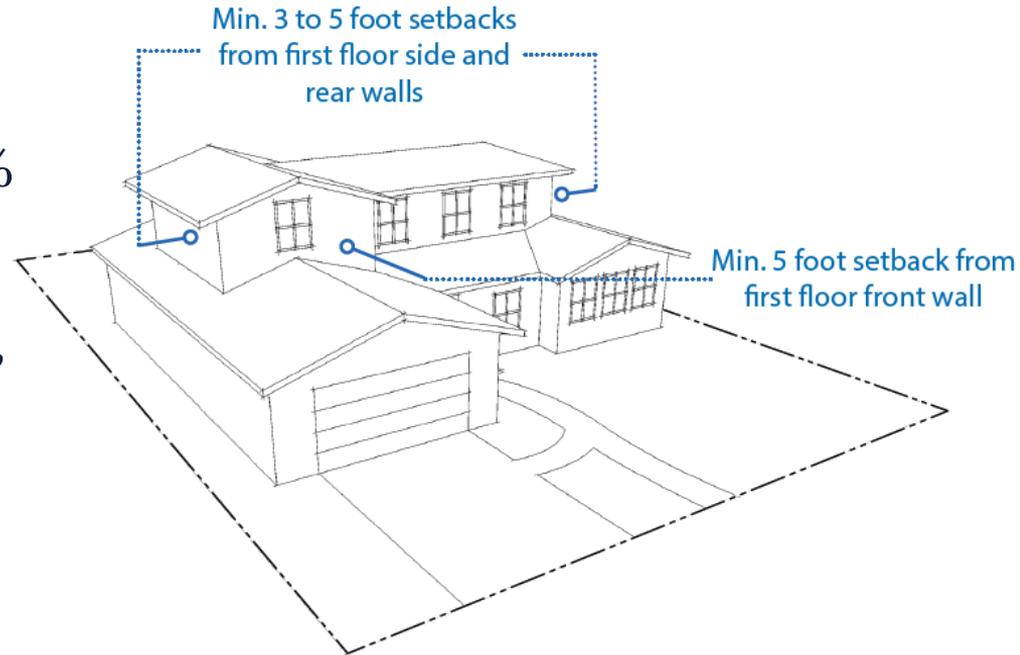


Figure 2.4 - Second-story addition setbacks are measured from first floor walls planes.



Zoning Code Update

Single-Family 2nd Floor – Proposed Regulations

- 1.** One-story elements up to 14' tall subject to a five-foot setback
- 2.** Side yard setbacks = $\frac{1}{2}$ the height of the proposed second story elements
- 3.** Front and rear setbacks to follow the existing Design Guidelines



Zoning Code Update

Single-Family 2nd Floor – Proposed Regulations

Example:

One-story elements up to 14' tall
subject to a five-foot side setback





Zoning Code Update

Single-Family 2nd Floor – Proposed Regulations

Example:

If the property owner is proposing a 24 feet tall element, the second story side yard setback requirement would be 12 feet for the second story elements





Zoning Code Update

Single-Family – Porch Regulations

Existing:

Open uncovered porches less than 3 feet in height may project to within three feet of any side lot line and 6 feet into the required front yard



Proposed:

Allow a 6 foot encroachment into the required front setback for covered porches





Zoning Code Update

Single-Family – Non-conforming Setbacks

Existing:

New additions to residences need to meet the current setbacks regardless of the existing nonconforming setbacks

Proposed:

Allow homeowners to match the existing nonconforming side setback down to a minimum of 3 feet for one-story additions to the rear of the house

Helpful for properties in the Old Quad as many properties have narrow lots and existing residences do not meet existing side yard setback standards



Zoning Code Update

Single-Family – Accessory Dwelling Unit Standards

	Size	Height (Feet)	Height (Stories)
Existing Standard	Attached: 50% of living area of main dwelling (up to 1,200 sq. ft.)	Attached: 25 ft.	Attached: 2 stories (lots greater than 6,000 sq. ft.)
	Detached: 1,200 sq. ft.	Detached: 14 ft.	Detached: 1 story
Proposed Standard	Attached: No change	Attached: 25 ft.	Attached: No Change
	Detached: No change	Detached: Equal to Height of Primary Structure	Detached: 2 stories with a minimum 10 ft rear yard setback and 6 ft interior side yard setback for the 2nd story



Zoning Code Update

Single-Family – Accessory Dwelling Unit Materials & Roof Forms

Existing:

Roof, siding, and windows must be consistent with the roof slope, materials and design of the main dwelling unit. Additional regulations apply to attached second-story accessory units.

Proposed:

Exterior materials and cladding do not need to be consistent with the primary structure for detached ADUs for historic houses.



Zoning Code Update

Single-Family – Parking Requirements for Older Structures

Existing:

All additions require residences to conform to 2-car parking requirement

Proposed:

Remove two-car garage requirement for additions of 500 sq. ft. or more to single-family homes with an existing one-car garage

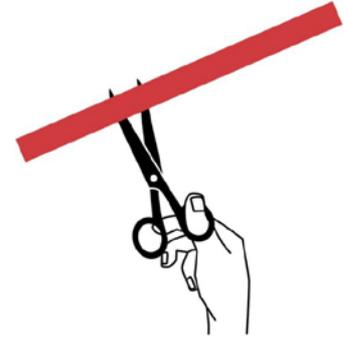




Zoning Code Update

Simplified Procedures

- Single Appeal to City Council for all projects
- Architectural Committee process change
(to be heard by Planning Commission August 14)
- Creation of the Minor Use Permit process





Zoning Code Update

Simplified Procedures for Placemaking

- Streamline live entertainment permits
- Streamline Special Permits for events
- Increase amount of outdoor seating allowed by right





Zoning Code Update

Summary of Outreach (to date)

- Stakeholder meetings
- Public meetings
- Old Quad neighborhood outreach
- Online Survey (500+ responses)



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