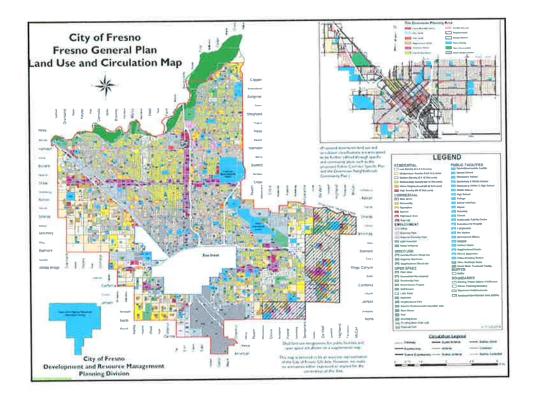


#### About the Creation of the Code

- · Framework Dyett & Bhatia.
- · Edited and expanded by DARM staff.
- Reviewed by Public Works, Fire, City Attorney, and other City departments.
- Informal Technical Advisory Committee advised on architectural, engineering, and development issues.
- · Revised to align with the adopted General Plan.

#### Relationship to the General Plan



#### Goals

- Protect existing neighborhoods.
- Preserve community character.
- · Promote reinvestment.

#### **Document Structure**

- · Part I: General Provisions
- · Part II: Base and Overlay Districts
- Part III: Regulations Applying to Some or All Districts
- · Part IV: Land Divisions
- · Part V: Administration and Permits
- · Part VI: General Terms and Definitions

#### How it Improves on the Old Code

- · Clearer definitions, less need for interpretation.
- Addresses contemporary issues such as food trucks, sidewalk cafes, etc.
- · Quicker approvals for compliant projects.
- Strong protections for legal non-conforming uses and buildings.

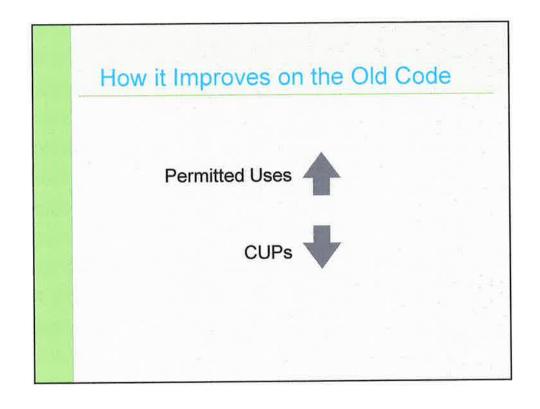
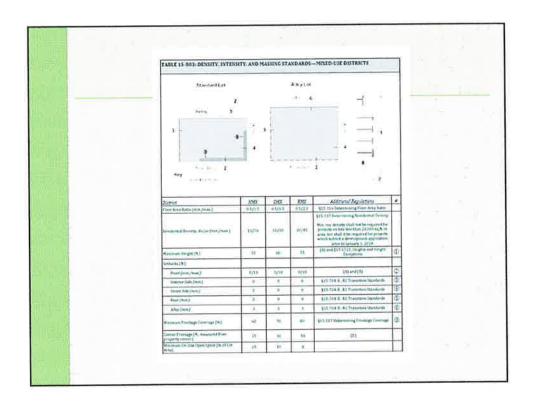
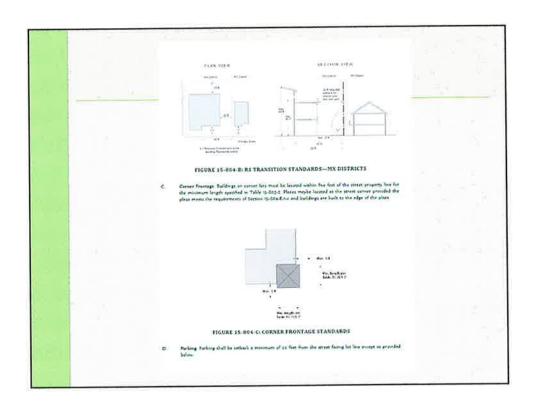
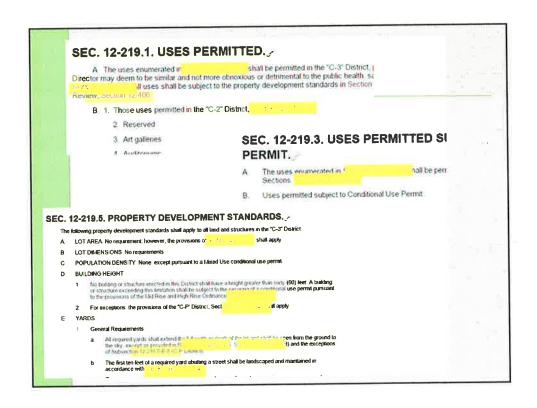


TABLE 15-802: USE REGULATIONS -		-	-	
Che Charles and an	AME	circ	ance:	Additional Regulations
Automobilities (sixt also falses and lectrons	1		-	1
	_		1	\$15-211E Katomorte / Motorophy Tales and
Administrações de la para de distantes		<(i)	(C -	Learning
Service Service	-	-	C .	\$13-2545 Service Tections
Banks and Filewale Inches to				
But and Crade 1/2/20	1111	7	5.	
Bipolines Services	2	t	P	
forly and firming Establishments				
junchi pendetanja i		30	<	\$15-2136 Over no Country for Commercial
Similary musical service	1	1	f:	Parparent, \$15-2709; Statebert Storing and Falls Array \$15-2344, Revision of the 450Avil.
January Community		8	F	lates: San and Vight late.
Executationed and Extraction			1511	
Deni/Brien	- 6	A	2	
Enter-Fina mon Earl	1.5	.6	č .	935/780
ignativity	14		4174	
Describition.	17.	15	P.	
First and Boverage Lairy		77	100	<u> </u>
Juliania y h Marketti.	P. C.	F	7	\$55-ZEDL/Extrema Markets
Grand Ratio	7	F	+	SINGER Consent Trong and Paris Armes.
Janity Said Green		18	P.	\$15-2541 Chopper Parad Sales
		C.,		\$16-2 NO AND THE RESIDENCE
Mary Josep	- 0	6	-	\$15-2346 Unition head lains
Emeral Parkers and Deciment Services	100	100	100	\$15-2316, Solly Properties and Figure 1 Solly tree
Land or	Alas.	FRIS.	8115	
Loging	_			-
Maril and Maril	7:00	200	7	
Married a sed Experiences	P\$100	P1101	70(1)	
(San	-		7.0	
Europia and Productional	F (113)	Tr.	P.	
Herital and Desire!	750	F	1	
Mark-D Districts	F (18)	1	-	
Fire and Section	71.00	-	-	·
General Removal Surveys	2530	Te	100	
Terms of Body Maliferency Justice	7101	10	1	\$15-250-7 Tellion of Biolog Mail Science Park
Arrait See	1111	1	_	
Bulling Waterick and White	_	1.	1-	
Continuent Time	70.93	1,	1	1
Entertains Arias	7131	F.	12	-
Security Security	P151	1	-	\$15-2560 Outside Setal Jales
	7551	-	1	
Spread and Sarphin Great	-PLES	12.14	1	-1

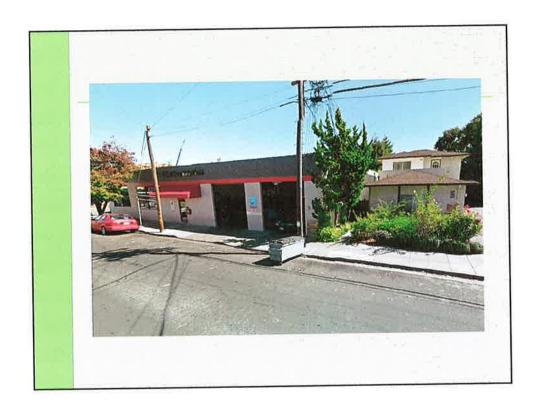




	(a. Sayatinasian	
	the object of the control of the con	
	3 Services	
	3° Carbier And a requisity ariset post mean the Line of removerable in and are contact to reflection or restriction of a complete or a contact to the contact to the contact of the contact to the contact of the con	
	26. Tayon populario Serian (SEE)	
	M. To recovery entering and recovery of the process of the section	
	TO SEE A SEE AND THE AND SEE AND THE A	
	SEC. 12 222.4. USES EXPRESSLY PROHIBITED.	
	Extract an Assertic property for 2000	
	A. Like wheth his experience where conveys now deposed being in sens place the manuscript before an about a convey on the process of the convey of the conve	
	<ol> <li>An oriendo d'espeta de recenenta de abelimpira de la ración trabala espeta (antida beneficial de participado).</li> </ol>	
	1. Habita see, what is promised for the control of	
	<ul> <li>a regular of a large time of proving regular (Proving participate)</li> </ul>	
	8 Addingstoles	
	Control and page on the pink and we were made by the activities and the manufacture and all the other were	
	THE ALMOST PRODUCTIVE PRINCIPALITY STANDARDS	
	SEC. 12-222.5. PROPERTY DEVELOPMENT STANDARDS.	
	アルトロース このまた かそのできない 中国のできる かくかいかいしゅう ナルコウエ かいか	
- N	JUNEAR TANKS OF THE PROPERTY OF THE PROPE	
	<ul> <li>1172/10/10/10</li> </ul>	
	Total State of the	
	2. Dept. for all processes over all and the control for the	
	<ul> <li>actualization for experience programme as provided as per all programmes as</li></ul>	
V.	1 LOUI-Set	
	A STATE OF THE PROPERTY OF THE	
	A AND THE RESERVE THE PROPERTY OF THE PARTY	
	<ul> <li>Versal o towns somed in south term real store can be reference restricting to town in the format of the rest of all or bases (</li> </ul>	
	4 V Strand o Harm A control of La section 2 to the Control of the	
	<ol> <li>Por groupstors, the provincing of the YO-P Council, District 10-24 E-0-1, bits suggest of the Council Cou</li></ol>	
	# YARDS	
	1 County to prove	
	3 As replication where the first remain which is the first the same from the granter the large courses at product in Collection C	
	E. The Security and of a restur and year all series of series about a red resturbance or accommon a re-discuss of Security 15-2006-year.	
	<ol> <li>Total at lancom a 9-100-0 at 3 and and in 1900 as based expedit in tenter primary, a consult</li> </ol>	
	The state of the s	
H	Name and Print and American Street Co.	
- 4	3 Date	
	The same will be the section where we are section as the section of the section o	
	<ol> <li>Complete Propriet and a state case plan of comma from the 1/2 float occupy from the propriet and first a terms of the complete case propriet and complete case propriet and case of the complete case</li></ol>	
	4 Ref	
	<ol> <li>A terrorigance except share of least of the C-C District state of property contact of published on except state of the sta</li></ol>	
	<ul><li>2分配を対象は大型になる場合では対象を</li></ul>	
	and approved to receive the	
	<ul> <li>PECE SERVICE</li> </ul>	
	A Your Tage of a street under target and footer to the	
	<ul> <li>Continues and Annial Annial Annial Section (Annial Annial A</li></ul>	
	international	
	Substance (Administration of American	







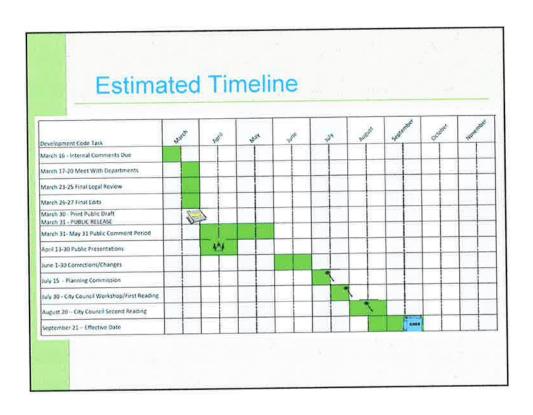


## **Encouraging Reinvestment and Infill**

- Higher densities and mixed uses are allowed by right where they make sense.
- A larger range of businesses are allowed to operate in most zones, which makes it easier for owners to fill up their buildings.
- Parking requirements in mixed use zones are streamlined, simplified, and reduced.

# **Encouraging Reinvestment and Infill**

- When enhanced design is required, it is built into the Code.
  - This allows developers to understand what will be required up front, rather than learning about important requirements after submittal during staff comments.
  - This increases certainty and speed, and lowers costs.



### **Next Steps**

**Public Review Draft** 

March 31

**Community Workshops** 

April

**Public Comment Period Closes** 

**End of May** 

**Code Revisions** 

June and July

Final Draft to Council

Late July