



Update on the Citywide Development Code

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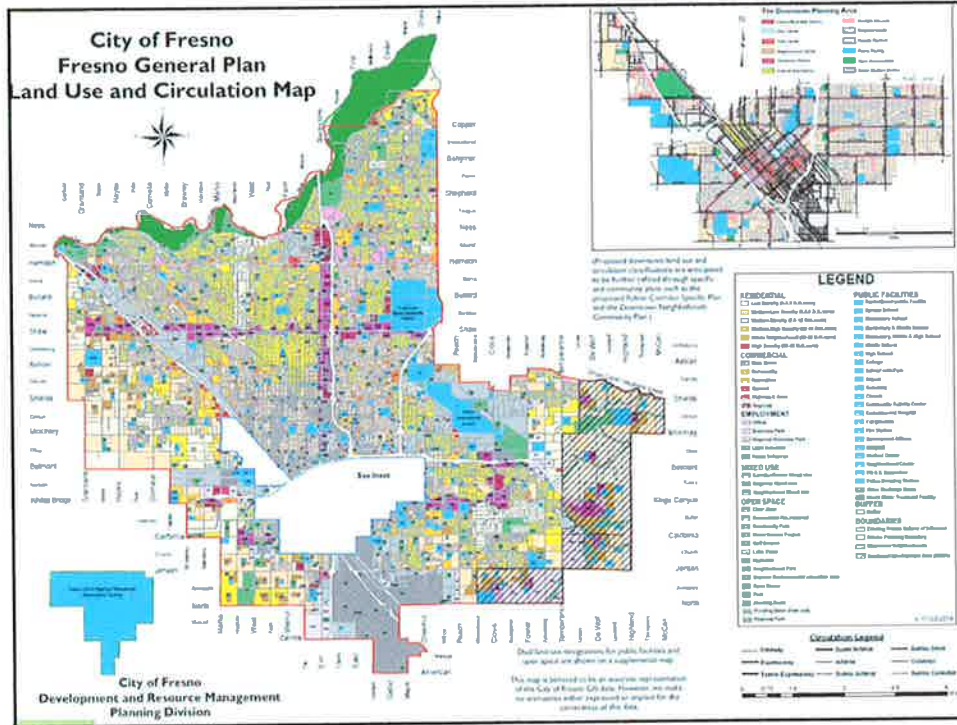
What is the Development Code?



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.

How it Improves on the Old Code

Permitted Uses



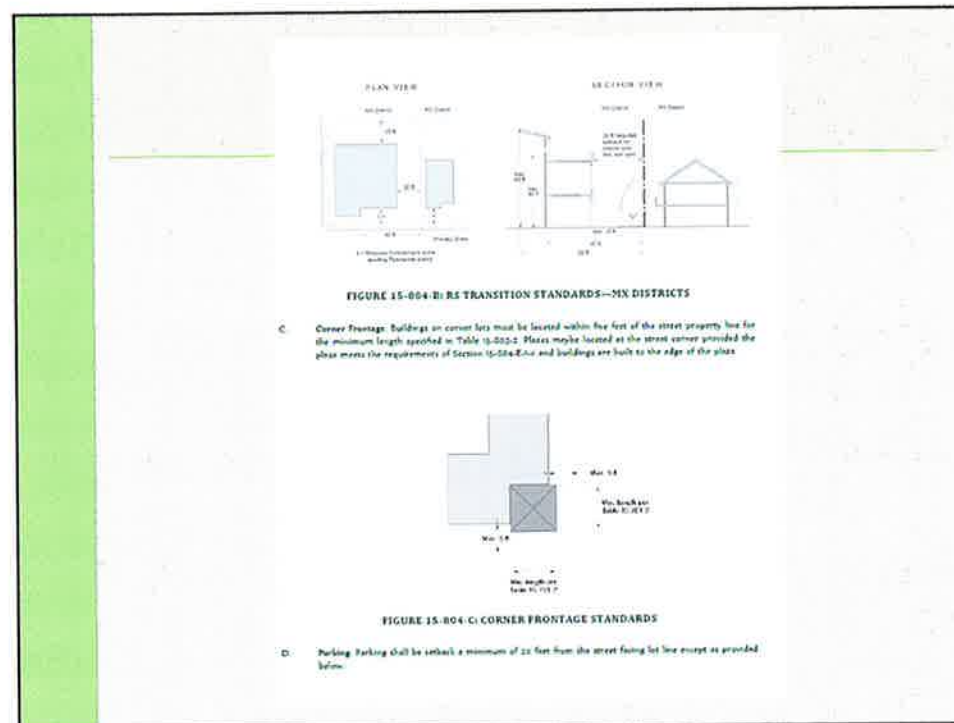
CUPs



Use Classification	SM	CM	EM	Additional Regulations
Automotive Vehicle Sales and Services				
Automobile Sales and Leasing	-	C(1)	C	§15-211, Automobile Motorcycle Sales and Leasing
Auto Detail	-	-	C	§15-240, Service Station
Banks and Financial Institutions				
Bank and Other Finance	P(1)	P	P	
Business Services	P	P	P	
Eating and Drinking Establishments				
Bar/Club/Hotel/Condo	-	C	C	§15-230, Outdoor Seating for Commercial Purposes, §15-235, Outdoor Seating and Patio Area, §15-236, Prohibited or Restricted Sales, Signs and Nightclubs
Restaurants/Food Service	P	P	P	
Alcoholic Consumption	P	P	P	
Education and Recreation				
Childcare	C	C	P	
Day Care	C	C	C	§15-230
Daycare	-	-	C(1)	
Daycare	P	P	P	
Food and Beverage Sales				
General Market	P	P	P	§15-229, Farmers Markets
General Market	P	P	P	§15-237, Outdoor Seating and Patio Areas
Healthy Food Store	P	P	P	§15-240, Outdoor Retail Sales
Gift Store	C	C	C	§15-230 and 237, Retail Sales
Gift Store	C	C	C	§15-240, Outdoor Retail Sales
General Retail and Information Services	-	C	C	§15-214, Body Proportion and Power of Sales
Gasoline	P(1)	P(1)	P(1)	
Lodging				
Hotel/Motel	P(1)	P(1)	P	
Maintenance and Repair Services	P(1)	P(1)	P(1)	
Offices				
Business and Professional	P(1)	P	P	
Medical and Dental	P(1)	P	P	
Mobile Services	P(1)	P	P	
Personal Services				
General Personal Services	P(1)	P	P	
Beauty and Body Modification Services	P(1)	P	P	§15-212, Tattooed Body Modification Prohibited
Retail Sales				
Building Material and Services	-	-	C	
Convenience Store	P(1)	P	P	
Convenience Retail	P(1)	P	P	§15-240, Outdoor Retail Sales
General Retail	P(1)	P	P	
Hardware and Garden Centers	P	P(1)	P	
Second Hand or Thrift Stores	-P(1)	P	P	

TABLE 15-003: DENSITY, INTENSITY, AND MASING STANDARDS—MIXED-USE DISTRICTS

Standard	SDP	CHP	RHP	Additional Regulations	#
Floor Area Ratio (GFA/Plot Area)	0.3/1.0	0.5/1.5	0.7/2.0	§15-114 Determining Floor Area Ratio	
Ground Floor Density (GFD/Plot Area)	11/70	14/35	18/45	§15-117 Determining Ground Floor Density Min. req. density shall not be required for projects on lots less than 25,000 sq. ft. in area nor shall it be required for projects which submit a development application prior to January 1, 2018.	
Maximum Height (ft.)	35	40	75	(A) and §15-115 Height and Height Exceptions	①
Setbacks (ft.)					
Front (Plot Area)	5/10	5/10	5/10	(A) and (F)	②
Street Side (Plot Area)	0	0	0	§15-704 B, R1 Transition Standards	③
Rear Side (Plot Area)	0	0	0	§15-704 B, R1 Transition Standards	③
Alley (Plot Area)	0	0	0	§15-704 B, R1 Transition Standards	③
Maximum Frontage Coverage (%)	60	50	40	§15-117 Determining Frontage Coverage	④
Corner Frontage (ft., measured from property corner)	15	30	50	(D)	
Minimum On-Street Open Space (ft. of lot width)	15	10	8		







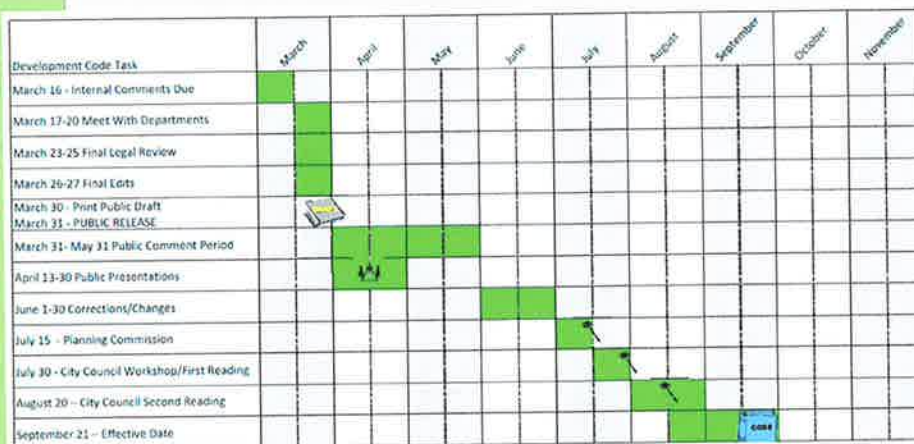
Encouraging Reinvestment and Infill

- 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.

Estimated Timeline



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