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
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Upcoming Study Sessions

• **September 3** – Safe Parking, Assisted Living

• **October 8** – Criteria for occupancy limits in single-family residential districts
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New Zoning Districts

• High-Density Residential
• Mixed-use Commercial corridors
• Office and Industrial
• Public/Quasi-public
• El Camino Real
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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
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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.
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Single-Family 2nd Floor – Proposed Regulations

1. One-story elements up to 14’ tall subject to a five-foot setback
2. Side yard setbacks = ½ the height of the proposed second story elements
3. Front and rear setbacks to follow the existing Design Guidelines
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Single-Family 2nd Floor – Proposed Regulations

Example:
One-story elements up to 14’ tall subject to a five-foot side setback
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Single-Family 2\textsuperscript{nd} 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.
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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
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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

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

• Streamline live entertainment permits
• Streamline Special Permits for events
• Increase amount of outdoor seating allowed by right
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Summary of Outreach (to date)

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