

MEMO

To: Chairman Whitehead & Zoning Code Rewrite Task Force

From: Dana Burkhardt, Interim Zoning Administrator

Date: September 25, 2013

RE: Proposed Module 3: Regulations Applying in Multiple Districts - Discussion

The purpose of this agenda item is to discuss and provide direction on the high-level/policy related comments received to date from the Task Force and Stakeholders on Module 3: Regulations Applying in Multiple Districts. Staff has populated the comments received in the attached spreadsheet; the topics of discussion are highlighted in yellow. In summary, the significant policy issues needing Task Force direction at this time are as follows:

1. Should the Code include provisions for Adequate Public Facilities for all development or, alternatively, only major development that does not involve land divisions?
2. Should Design Guidelines be included, as proposed, or with modifications to make them more general and also reflect differences in development types and the location of garages?
3. Should the Code include a Voluntary Affordable Housing Incentive Program, with a density bonus, as a way to encourage some more diversity of housing? If so, should units have to be affordable for a set period of time?
4. Should landscaping standards be included reflecting the City's current practice with some refinements, particularly for buffer yards adjacent to residential use and the interior of parking lots, to reduce "heat island" effects and improve the visual appearance of the areas and the community as a whole?
5. Should Construction Material and Waste Management Plans be required, as recommended by City staff, or just left to the private sector to provide when they make economic sense?
6. Should the City prohibit razor wire and electrified fencing in residential districts and pedestrian-oriented areas or restrict this fencing more widely within the urban area, with exceptions for rural and agricultural lands?
7. What kind of Green Building Incentive/Program, if any, should be in the Code itself?
8. For lighting and parking and loading, are the proposed standards appropriate? (A comparison table for parking is provided for Task Force review.)



9. Regarding signs, are the standards for A-frames accurate with suggested additions? Rules for sign walkers also can be added.

10. *Time Permitting:*

- a. How far to go with animal-keeping regulations? Prohibit chickens and/or rooster?
- b. Allow taller fences and walls?
- c. Set shading standards for sidewalks in pedestrian-oriented commercial areas or just use green building incentives to reduce heat island and create comfort for pedestrians?
- d. Allow a building height of up to 32 feet for second units or guest quarters on garages? (*Not recommended*)
- e. Include community noise standards, as is done in some peer communities?
- f. Retain or simplify the ground floor transparency standard for commercial window glazing?
- g. Include RV Parking & Storage on Single-family lots/ driveway width maximums?

In addition to these topics, the agenda provides an opportunity for Task Force Members to identify additional items that may warrant Task Force discussion. Please contact me if you have any questions or would like to further discuss prior to the meeting.

Attachments:

1. Task Force & Stakeholder Comment Matrix
2. Parking Regulations Comparison Table
3. Affordable Housing Density Bonus example from Tracy, CA
4. EV Charging Station memo
5. Green Programs Comparison Chart
6. Arizona Nursery Assoc Tree Specs