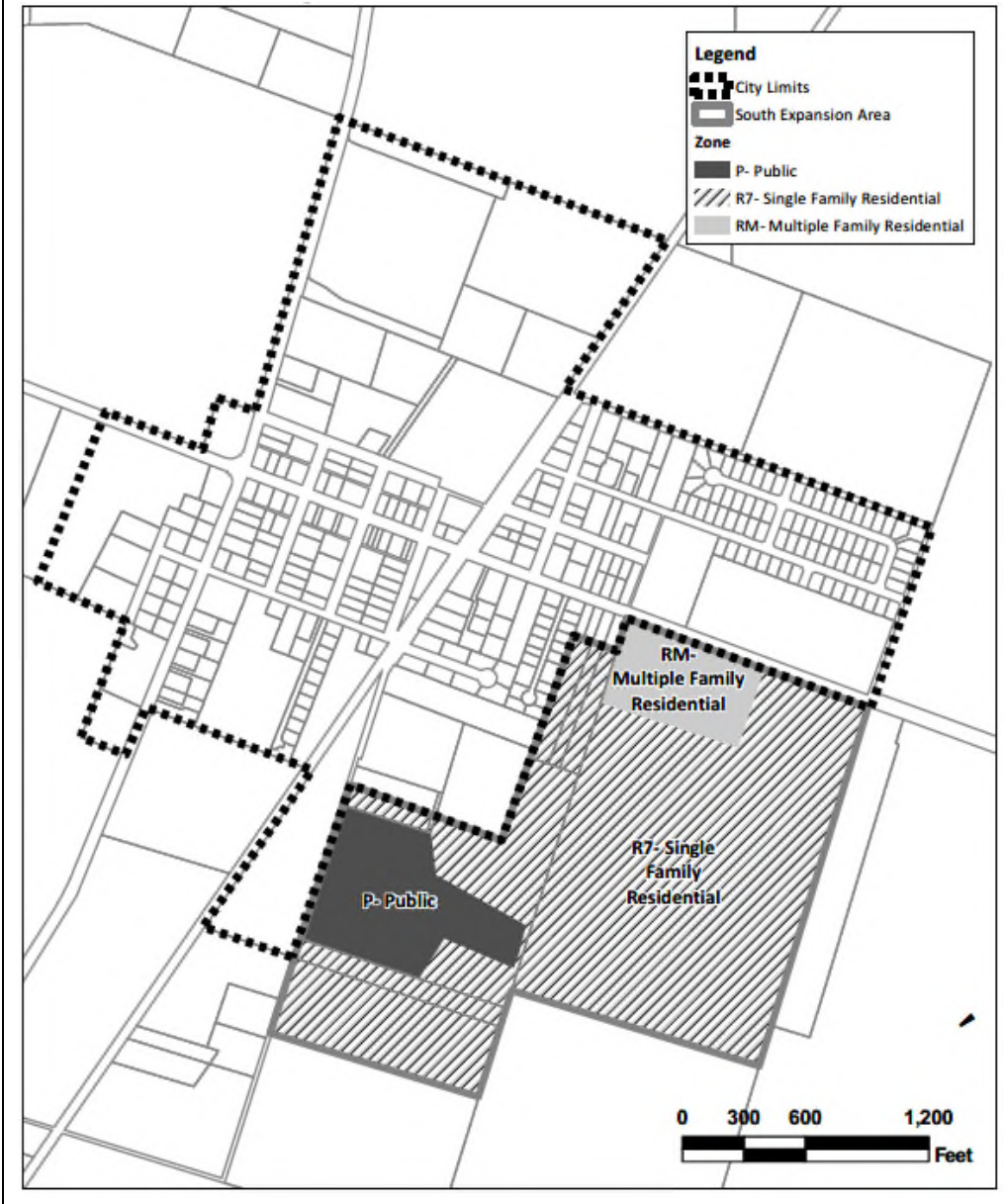


Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)									
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>											
<p>SECTION 2.1 - LAND USE ZONING</p>											
<p>2.103 SINGLE FAMILY RESIDENTIAL - 7,000 SQUARE FOOT (R-7) 2.103.05 Dimensional Standards A. Minimum Lot Dimension and Height Requirements</p> <table border="1" data-bbox="138 565 1230 1019"> <thead> <tr> <th>DIMENSION</th> <th>Residential Uses</th> <th>Non-Residential Uses</th> </tr> </thead> <tbody> <tr> <td>Lot Size</td> <td>7,000 sq. ft. - Single Family 7,000 sq. ft. – Duplex <u>6,500 sq. ft. – Single Family in the Donald South Expansion Area per Map 2.103.A.</u></td> <td>Adequate to comply with all applicable development standards</td> </tr> <tr> <td>Maximum Height</td> <td>35 feet</td> <td>45 feet</td> </tr> </tbody> </table> <p>2.103.06 Development Standards F. Density: 1. <u>When R-7 zoned property is subdivided subject to Sections 3.105 or 3.109, the minimum density shall be 4 units per gross acre; the maximum density shall be 6 units per gross acre.</u> 2. <u>New R-7 land divisions subject to Sections 3.105 or 3.109 within the Donald South Expansion Area, as depicted on Map 2.103.A, shall achieve a minimum overall density of 5 units per gross acre. The maximum density shall be 6 units per gross acre.</u></p>	DIMENSION	Residential Uses	Non-Residential Uses	Lot Size	7,000 sq. ft. - Single Family 7,000 sq. ft. – Duplex <u>6,500 sq. ft. – Single Family in the Donald South Expansion Area per Map 2.103.A.</u>	Adequate to comply with all applicable development standards	Maximum Height	35 feet	45 feet	<p>Lot size Added a new minimum lot size for the UGB expansion area.</p> <p>Density & Map Clarified that R-7 densities are calculated per <u>gross</u> acre Changed minimum density in UGB expansion area from 6 du/acre to 5 du/acre. Added a maximum density in UGB expansion area of 6 du/acre. Added a map of the UGB expansion area.</p>	<p>Lot size None</p> <p>Density & Map None</p>
DIMENSION	Residential Uses	Non-Residential Uses									
Lot Size	7,000 sq. ft. - Single Family 7,000 sq. ft. – Duplex <u>6,500 sq. ft. – Single Family in the Donald South Expansion Area per Map 2.103.A.</u>	Adequate to comply with all applicable development standards									
Maximum Height	35 feet	45 feet									

Map 2.103.A Donald South Expansion Area



Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)												
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>														
<p>2.104 MULTIPLE FAMILY RESIDENTIAL (RM)</p> <p>2.104.05 Dimensional Standards</p> <p> A. Minimum Lot Dimension and Height Requirements</p> <table border="1" data-bbox="138 626 1310 902"> <thead> <tr> <th>DIMENSION</th> <th>Multi-Family</th> <th><u>Single-Family Attached</u></th> <th>Non-Residential</th> </tr> </thead> <tbody> <tr> <td>Lot Size</td> <td>3,000 square feet per unit</td> <td><u>3,000 square feet</u></td> <td>Adequate to comply with all applicable development standards</td> </tr> <tr> <td>Maximum Height</td> <td>45 feet</td> <td><u>35 feet</u></td> <td>45 feet</td> </tr> </tbody> </table> <p>2.104.06 Development Standards</p> <p> F. Density: Subdivisions and multi-family development within the RM zone shall comply with the following density requirements:</p> <ol style="list-style-type: none"> 1. Sub Land <u>Land divisions subject to Sections 3.105 or 3.109, Multiple Family Dwellings and Manufactured Home Parks: The minimum density shall be 8 units per gross acre; the maximum density shall be 14 units per gross acre.</u> 2. <u>New land divisions subject to Sections 3.105 or 3.109 and multi-family development within the Donald South Expansion Area, as depicted on Map 2.103.A, shall achieve a minimum overall density of 10 units per gross acre. The maximum density shall be 14 units per gross acre.</u> 	DIMENSION	Multi-Family	<u>Single-Family Attached</u>	Non-Residential	Lot Size	3,000 square feet per unit	<u>3,000 square feet</u>	Adequate to comply with all applicable development standards	Maximum Height	45 feet	<u>35 feet</u>	45 feet	<p>Lot size</p> <p>Changed minimum lot size for single-family attached from 2,500 SF to 3,000 SF.</p> <p>Density</p> <p>Clarified that RM densities are calculated per <u>gross</u> acre</p> <p>Changed minimum density in UGB expansion area from 11 du/acre to 10 du/acre.</p> <p>Added a maximum density in UGB expansion area of 14 du/acre.</p>	<p>Lot size</p> <p>None</p> <p>Density</p> <p>None</p>
DIMENSION	Multi-Family	<u>Single-Family Attached</u>	Non-Residential											
Lot Size	3,000 square feet per unit	<u>3,000 square feet</u>	Adequate to comply with all applicable development standards											
Maximum Height	45 feet	<u>35 feet</u>	45 feet											

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p>2.106 INDUSTRIAL (I) 2.106.02 Permitted Uses The following uses, when developed under the applicable development standards in this Zoning Ordinance, are permitted in the I zone:</p> <p>A. Dwelling for a caretaker or watchman. B. Commercial activities:</p> <p>8. <u>Retail sales and personal services, not associated with an industrial use. Examples include a small café, coffee shop or convenience market intended to primarily serve employees. The following limitations apply:</u></p> <p>a. <u>The size of the retail sales and service use shall not exceed 50 square feet of gross floor area per person (based on maximum occupancy per the fire code), or 1,000 square feet, whichever is less.</u></p> <p>b. <u>The retail sales and service use shall be interior to the industrial building and may not be a stand-alone building.</u></p> <p>c. <u>No more than one such retail sales and service use is permitted per legal lot or parcel.</u></p> <p>d. <u>No external signage for the retail sales and service use is allowed.</u></p>	<p>Retail in Industrial Zone Changed size restrictions to relate to capacity per fire code with a cap of 1,000 SF. Added language to require the retail use be interior to the industrial building (no stand-alone buildings). Added language to allow only one retail use per lot. Added language to restrict external signage for the retail use.</p>	<p>Retail in Industrial Zone None</p>
<p>2.116 EMPLOYMENT INDUSTRIAL (EI) 2.116.02 Permitted Uses C. <u>Retail sales and personal services, not associated with an industrial use. Examples include a small café, coffee shop or convenience market intended to primarily serve employees. The following limitations apply:</u></p>	<p>Retail in EI Zone Same changes as I zone. Changed retail sales and office uses in Subsection D to 40% total, unless a</p>	<p>Retail in EI Zone None</p>

Donald TGM Code Assistance – Phase 2
Code Amendment Summary for City Council Adoption Hearing

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p>1. <u>The size of the retail sales and service use shall not exceed 50 square feet of gross floor area per person (based on maximum occupancy per the fire code), or 1,000 square feet, whichever is less.</u></p> <p>2. <u>The retail sales and service use shall be interior to the industrial building and may not be a stand-alone building.</u></p> <p>3. <u>No more than one such retail sales and service use is permitted per legal lot or parcel.</u></p> <p>4. <u>No external signage for the retail sales and service use is allowed.</u></p> <p>D. <u>Retail sales or office use, directly related and accessory to an industrial use, with the following limitations:</u></p> <p>1. <u>Retail sales and office uses combined shall not occupy more than 40 percent of the gross floor area occupied by the associated industrial use, unless a conditional use permit is approved per Section 2.116.04.E.</u></p> <p>3. <u>The retail sales or office use shall be located on the same lot as the associated industrial use.</u></p> <p>4. <u>Development requirements in Section 2.3 and Section 2.4 shall apply to the retail sales or office use.</u></p> <p>5. <u>For purposes of this section, retail sales shall mean sales of goods, materials, and services to daily general public customers. Retail sales does not include “wholesale sales” businesses which sell and distribute merchandise to retailers, industrial, commercial and professional business users, but not the general public.</u></p>	<p>Conditional Use is approved.</p>	
<p>SECTION 2.2 - GENERAL PROVISIONS</p>		
<p>SECTION 2.3 - GENERAL DEVELOPMENT STANDARDS</p>		
<p>2.302.08 Private Access Easements</p>		

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p>A private access easement created as the result of an approved partitioning shall conform to the following.</p> <p>A. Width. Private access easements shall only be allowed where the applicable criteria of Section 2.302.04 are satisfied. The easement shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. Minimum width: 25 feet 2. Minimum paved width: 20 feet 3. Maximum length: 300 feet 4. No more than five (5) dwelling units shall have their sole access to the easement, <u>unless additional accessory dwelling units are approved per Section 2.309.02.C.5.</u> 	<p>Discussed at PC Hearing</p>	<p>ADUs on private drives</p> <p>Clarify ADUs on private access easements.</p>
<p>2.303 OFF STREET PARKING AND LOADING</p> <p>2.303.11 Parking and Loading Area Development Requirements</p> <p><u>G. Parking Lot Landscaping – Commercial and Multifamily. The following standards shall be met for new and redeveloped parking lots in commercial and multifamily developments. Industrial and Employment Industrial developments are subject to Section 2.303.11.H instead of these standards.</u></p> <p><u>If a portion of an existing parking lot is redeveloped, these standards apply to only the redeveloped portion and not the entire site. If a development contains multiple parking lots, then the standards shall be evaluated separately for each parking lot.</u></p> <ol style="list-style-type: none"> 1. <u>A minimum of 10 percent of the total surface area of all parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped.</u> <ol style="list-style-type: none"> a. <u>Such landscaping shall consist of canopy trees distributed throughout the parking area. A combination of deciduous and evergreen trees, shrubs, and ground cover plants is required.</u> 	<p>Parking Lot Landscaping</p> <p>Added language to clarify that, for redevelopments, the landscaping requirements would apply only to the portion of the parking lot being redeveloped.</p> <p>Added language to encourage use of hardy, native plant materials.</p>	<p>Parking Lot Landscaping</p> <p>Clarified that the parking lot landscaping can count toward the overall site landscaping requirement in all zones.</p> <p>Added a separate section of requirements for the I and EI zones.</p>

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p><u>b. At a minimum, one tree per 12 parking spaces on average shall be planted throughout the parking area.</u></p> <p><u>c. Required parking lot landscaping may count toward the overall site landscaping requirements for the underlying zone.</u></p> <p><u>2. All parking areas with more than 20 spaces shall provide landscape islands with trees that break up the parking area into rows of not more than 8 contiguous parking spaces.</u></p> <p><u>a. Landscape islands shall have areas of at least 48 square feet and no dimension of less than 6 feet, with a minimum soil depth of 18 inches, to ensure adequate soil, water, and space for healthy plant growth.</u></p> <p><u>b. Landscape island dimensions shall be measured from the inside of curbs.</u></p> <p><u>c. Landscape islands can be counted toward meeting the landscape percentage standard in Subsection G.1.</u></p> <p><u>3. All required parking lot landscape areas not otherwise planted with trees must contain a combination of shrubs and groundcover plants so that, within two years of planting, not less than 75 percent of that area is covered with living plants.</u></p> <p><u>4. Plant materials shall be healthy, disease-free, damage-free, and characteristic of the species. The use of hardy and drought-resistant tree and plant species native to the Pacific Northwest is encouraged.</u></p> <p><u>5. Wheel stops, curbs, bollards, or other physical barriers are required along the edges of all vehicle maneuvering areas to protect landscaping from being damaged by vehicles. Trees shall be planted not less than [two] feet from any such barrier.</u></p> <p><u>6. Trees planted in tree wells within sidewalks or other paved areas shall be installed with root barriers, consistent with applicable nursery standards.</u></p> <p><u>7. The edges of parking lots shall be screened to minimize vehicle headlights shining into adjacent rights-of-way and residential yards. Parking lots</u></p>		

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p><u>abutting a sidewalk, walkway, or residential property line shall be screened using a low-growing hedge, low garden wall or fence to a height between 3 feet and 4 feet.</u></p> <p>8. <u>Vegetated stormwater facilities to capture parking lot runoff are encouraged and may be used to meet the landscape percentage and landscape island requirements.</u></p> <p>H. <u>Parking Lot Landscaping - Industrial. The following standards shall be met for new and redeveloped parking lots in the Industrial and Employment Industrial zones.</u></p> <p><u>If a portion of an existing parking lot is redeveloped, these standards apply to only the redeveloped portion and not the entire site. If a development contains multiple parking lots, then the standards shall be evaluated separately for each parking lot.</u></p> <p>1. <u>A minimum of five (5) percent of the total surface area of all parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped.</u></p> <p>a. <u>Such landscaping shall consist of canopy trees distributed throughout the landscaped area. A combination of deciduous and evergreen trees, shrubs, and ground cover plants is required.</u></p> <p>b. <u>At a minimum, one tree per 12 parking spaces on average shall be planted throughout the landscaped area.</u></p> <p>c. <u>Required parking lot landscaping may count toward the overall site landscaping requirements for the underlying zone.</u></p> <p>3. <u>The standards in Section 2.303.11.G(3-9) apply.</u></p>		
<p>2.309 ACCESSORY STRUCTURES 2.309.02 Accessory Dwelling Unit in the R-7 zone subject to the following criteria:</p>		

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p><u>B. Floor Area.</u></p> <ol style="list-style-type: none"> 1. <u>A detached ADU shall not exceed 800 square feet of floor area, or 75 percent of the primary dwelling’s floor area, whichever is smaller.</u> 2. <u>An attached or interior ADU shall not exceed 800 square feet of floor area, or 75 percent of the primary dwelling’s floor area, whichever is smaller. However, ADUs that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the ADU would be more than 800 square feet.</u> <p><u>C. Other Development Standards. ADUs shall meet all other development standards (e.g., height, setbacks, lot coverage, etc.) for buildings in the zoning district, except that:</u></p> <ol style="list-style-type: none"> 1. <u>Conversion of an existing legal non-conforming structure to an ADU is allowed, provided that the conversion does not increase the non-conformity.</u> 2. <u>No off-street parking is required for an ADU, unless required per Subsection 5 below.</u> 3. <u>Detached, stand-alone ADUs shall contain at least two detailed design elements from the list in Section 2.312.03.D.</u> 4. <u>ADUs shall not count toward the minimum or maximum density standards for the underlying zone.</u> 5. <u>ADUs shall have access from a public street. Access from a private access easement may be allowed if off-street parking is provided for the ADU (one off-street parking space per ADU) and the fire marshal approves the private access.</u> 	<p>ADUs</p> <p>Added language to confirm that ADUs do not count toward minimum or maximum density standards.</p> <p>Added requirement for ADUs to include two detailed design elements from the single-family design list.</p>	<p>ADUs</p> <p>Added language limiting ADUs on private access easements (subsection C5).</p>

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p><u>Section 2.311 PEDESTRIAN AND BICYCLE CIRCULATION</u></p> <p><u>2.311.01 On-Site Pedestrian Access and Circulation</u></p> <p><u>A. Applicability. The standards in this section apply to all new commercial, industrial, civic and multi-family development. Single-family and duplex developments are exempt from these standards.</u></p> <p><u>B. Continuous Walkway System. An on-site pedestrian walkway system shall extend throughout the development site and connect to adjacent public sidewalks, if any, consistent with the following:</u></p> <ol style="list-style-type: none"> <u>1. For commercial, civic and multifamily developments, on-site walkways shall provide safe, reasonably direct, and convenient connections between primary building entrances and all on-site parking areas, adjacent recreational areas and activity/commercial hubs, future phases of development if applicable, and public rights-of-way.</u> <u>2. For industrial developments, on-site walkways shall provide safe, reasonably direct, and convenient connections between primary building entrances and all on-site parking areas.</u> <u>3. Walkways shall follow a route that does not deviate unnecessarily from a straight line or does not involve a significant amount of out-of-direction travel.</u> <u>4. Walkways shall be reasonably free from hazards and provide a reasonably smooth and consistent surface. The City may require landscape buffering between walkways and adjacent parking lots or driveways to mitigate safety concerns.</u> <u>5. The walkway network shall connect to all primary building entrances, consistent with Americans with Disabilities Act (ADA) requirements where required.</u> <p><u>D. Vehicle/Walkway Separation. Except as required for crosswalks, per subsection D, below, where a walkway abuts a driveway or street it shall be raised six</u></p>	<p>Discussed at PC hearing</p>	<p>Pedestrian circulation Added revised standards for the I and EI zones.</p>

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p><u>inches and curbed along the edge of the driveway or street. Alternatively, the City may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.</u></p> <p><u>E. Crossings. Where a walkway crosses an on-site parking area or driveway, it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material). The crosswalk may be part of a speed table to improve driver-visibility of pedestrians. Painted or thermoplastic striping and similar types of non-permanent applications may be approved for crossings not exceeding 24 feet in length.</u></p> <p><u>F. Walkway Width and Surface. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other durable surface, meeting ADA requirements, as approved by the City Engineer. Walkways shall be not less than four feet in width, except that concrete walkways a minimum of six feet in width are required in commercial developments. The City may also require six foot wide, or wider, concrete sidewalks in other developments where pedestrian traffic warrants walkways wider than four feet.</u></p>		
<p><u>2.312 RESIDENTIAL DESIGN STANDARDS</u></p> <p><u>2.312.03 Standards for Single-Family Dwellings</u></p> <p><u>C. Garages. Where one or more garages face a street, the following standards apply:</u></p> <ol style="list-style-type: none"> <u>1. The front elevation of the garage(s) may not extend more than five feet in front of the longest, street-facing, living-space wall of the primary dwelling.</u> <u>2. The width of all garages on the street-facing elevation shall not exceed 50 percent of the total width of that elevation. The width of the garage shall be measured from the edges of the finished exterior garage wall. The following exception applies:</u> 	<p>Garages</p> <p>Added requirement that garages be no more than 5 feet in front of the primary dwelling.</p> <p>Added language to clarify how the garage width should be measured.</p>	<p>Garages</p> <p>None</p>

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p><u>D.</u> <u>Detailed design</u> <u>All dwellings shall incorporate at least five of the features listed below on the street-facing façade:</u></p> <ol style="list-style-type: none"> <u>1. Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the porch, and at least 5 feet wide.</u> <u>2. Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.</u> <u>3. Offset on the building face of at least 16 inches from one exterior wall surface to the other.</u> <u>4. Dormer that is at least 4 feet wide and integrated into the roof form.</u> <u>5. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.</u> <u>6. Roof line offsets of at least 2 feet from the top surface of one roof to the top surface of the other.</u> <u>7. Tile shingle roofs.</u> <u>8. Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.</u> <u>9. Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40 percent of the street-facing façade.</u> <u>10. Gable roof, hip roof, or gambrel roof design.</u> <u>11. Window trim around all windows at least 3 inches wide and 5/8 inches deep.</u> 	<p>Changed the garage width standard from 40% to 50% to facilitate a double car garage.</p> <p>Design Elements Changed the required number of design elements to five instead of four. Added elements D16-17, workable shutters and solar roof tiles.</p>	<p>Design Elements None</p>

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p>12. <u>Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.</u></p> <p>13. <u>Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.</u></p> <p>14. <u>Bay window at least 2 feet deep and 5 feet long.</u></p> <p>15. <u>Attached garage width, as measured between the edges of the exterior finished garage wall, of 30 percent or less of the total width of that elevation.</u></p> <p>16. <u>Permanent solar rooftop panels covering at least 60 percent of the roof area.</u></p> <p>17. <u>Workable shutters on ground floor windows.</u></p> <p><u>E. House plan variety. This standard applies to single-family detached dwellings. Single-family attached dwellings are exempt from this house plan variety standard.</u></p> <p><u>No two directly adjacent or opposite dwellings in a single-family detached development of more than four units may have the same front or street-facing elevation. This standard is met when front or street-facing elevations differ from one another by at least three of the elements listed in 1-6 below. Where facades repeat on the same block face, they must have at least three intervening lots between them that meet this standard.</u></p>	<p>House Variety</p> <p>Changed the threshold for house plan variety from 10 units to 4 units.</p>	<p>House Variety</p> <p>None</p>

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p>SECTION 2.4 SUPPLEMENTAL STANDARDS FOR SPECIAL USES</p>		
<p><u>2.410 GROUND FLOOR RESIDENTIAL IN THE DMU ZONE</u></p> <p><u>In the DMU zone, residential uses on the ground floor are permitted only when consistent with the following standards:</u></p> <p>A. <u>Residential uses on the ground floor shall be located behind a street-facing commercial use. Residential entrances shall not face the street.</u></p> <p>B. <u>Residential uses on the ground floor shall not exceed 50 percent of the total ground floor gross square footage.</u></p>	<p>Discussed at PC hearing</p>	<p>Residential in the DMU zone</p> <p>Adding standards for residential uses on the ground floor in the DMU zone.</p>
<p>SECTION 3.1 – APPLICATION REQUIREMENTS AND REVIEW PROCEDURES</p>		
<p>3.106 SITE DEVELOPMENT REVIEW</p> <p>3.106.02 Applicability of Provisions</p> <p>A. Applicability. Site Development Review shall be applicable to all new developments and major remodeling, except:</p> <ol style="list-style-type: none"> 1. Single-family detached dwellings; 2. A duplex; or 3. Any commercial, industrial or public facility remodel that does not exceed 25% of the total square footage of the structure existing at the time of the adoption of this Ordinance, <u>unless Subsection C below applies.</u> <p>B. Underlying Zone. All of the provisions and regulations of the underlying zone shall apply unless modified by other Sections of this Code.</p> <p>C. <u>In the I and EI zones, new retail and personal service uses not associated with an industrial use, as permitted under 2.106.02.B.8 and 2.116.02.C, shall require Site Development Review.</u></p>	<p>Not discussed at PC hearing</p>	<p>Site Development Review</p> <p>Adding applicability language to capture new non-industrial retail uses in the I and EI zones.</p>

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p>3.113.03 <u>Review and Approval Process</u></p> <p><u>A PUD shall be reviewed through a two-step process, as follows:</u></p> <p><u>A. Preliminary plan. The preliminary plan is reviewed under a Type III procedure. The preliminary plan review examines the PUD plan with respect to items such as density, including the number, type, and location of dwelling units; parking; impacts on surrounding areas; adequacy of services; and conceptual plan for service improvements. Preliminary plan approval will only be granted when there is a reasonable certainty that the PUD will fulfill all applicable requirements of the City Codes.</u></p> <p><u>1. The Planning Commission may require a second hearing to review the preliminary plan if modifications are needed to satisfy applicable standards and criteria for approval.</u></p> <p><u>B. Final plan. The final plan for the PUD is reviewed under Type I administrative procedures. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable City standards, requirements, and conditions have been met. Approval will only be granted if the final plan is in substantial conformance with the preliminary plan.</u></p> <p><u>1. If City staff finds that the final plan is not substantially in conformance with the preliminary plan, staff may require a second Planning Commission hearing to review the final plan prior to approval.</u></p> <p><u>C. Concurrent land division. A PUD may be filed and processed concurrently with a partition or subdivision application. All submittal requirements and review standards of Sections 3.105 and 3.109 will apply to a concurrent PUD/land division request. The tentative plat will be combined with the preliminary PUD review and the final plat will be combined with the final PUD review.</u></p> <p><u>D. Site development review. The PUD approval may remove the requirement for subsequent Site Development Review, if the PUD includes building elevations and sufficient information to demonstrate compliance with the applicable Site Development Review standards. The PUD decision shall expressly state</u></p>	<p>PUD Processing</p> <p>Added language that allows the Planning Commission to require another hearing to review requested modifications to the preliminary plan, if needed.</p> <p>Added language to allow City planning staff to send a final plan back to Planning Commission if they determine it is not substantially consistent with the preliminary plan.</p>	<p>PUD Processing</p> <p>Added language regarding modifications to an approved PUD (subsection E).</p>

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p><u>whether individual buildings within the PUD (such as commercial or multifamily buildings) require additional Site Development Review approval.</u></p> <p>E. <u>Modifications to an approved PUD. Once a final PUD plan has been approved, the PUD may be modified as follows:</u></p> <ol style="list-style-type: none"> 1. <u>Minor modifications to an approved PUD will require a Type I administrative review.</u> 2. <u>Major modifications to an approved PUD will require a Type III quasi-judicial review by the Planning Commission.</u> 3. <u>Determination of the appropriate review type for a PUD modification will be made by City planning staff.</u> 		
<p>3.113.05 Preliminary PUD Plan Submittal Requirements</p> <p><u>The following information shall be submitted as part of a complete application for preliminary (Type III) PUD review:</u></p> <p>D. <u>Concept Plan sets including but not limited to the following:</u></p> <ol style="list-style-type: none"> 1. <u>Pedestrian and vehicle site circulation;</u> 2. <u>Development pattern, including approximate location, acreage, type and density of proposed development, housing types, unit densities, and generalized lot sizes at their proposed locations on the site;</u> 3. <u>Conceptual residential design, including proposed housing types and illustrative examples;</u> 4. <u>For any commercial development, provide conceptual architectural designs, including drawings, exterior elevations, and exterior building materials board or photos.</u> 5. <u>Open space and natural resources, including percentage of site area and approximate locations of proposed parks, playgrounds or other outdoor</u> 	<p>PUD Requirements</p> <p>Revised language in D.3 to require housing types and examples/concepts, but not detailed architectural plans. Those will be reviewed during building permit.</p> <p>Added requirement for commercial design details, if any commercial is included.</p>	<p>PUD Requirements</p> <p>None</p>

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p><u>play areas, common areas and usable open space; and natural, historic and cultural resource areas or features proposed for preservation.</u></p> <p><u>E. Preliminary partition or subdivision plat if land division is included in the development proposal.</u></p> <p><u>F. Preliminary phasing plan including infrastructure phasing, if project phasing is proposed.</u></p> <p><u>G. Narrative statements including but not limited to the following:</u></p> <ol style="list-style-type: none"> <u>1. Demonstration of compliance with partition, subdivision, and/or site development review approval criteria if applicable;</u> <u>2. Description, approximate location and timing of each proposed phase of development, if applicable;</u> <u>3. Demonstration of compliance with the development standards of the underlying zone and/or description of how standards have been adjusted consistent with the purpose of the PUD;</u> <u>4. Explanation of how the proposed PUD is consistent with the approval criteria in Subsection 3.113.05;</u> <p><u>H. Table showing applicable density calculations.</u></p>		
<p>3.113.06 Preliminary PUD Plan Approval Criteria</p> <p><u>In evaluating a preliminary PUD plan, the City shall apply the following criteria; the City may deny an application for PUD approval that does not meet all the following criteria:</u></p> <ol style="list-style-type: none"> <u>A. The proposal is consistent with the PUD purpose statements listed in Subsection 3.113.01.</u> <u>B. The proposal meets the submittal requirements of Subsection 3.113.04.</u> <u>C. Adequate public services exist or can be provided to serve the proposed PUD.</u> <u>D. Except as may be modified under this section, all the requirements for land divisions under Section 3.1 are met;</u> 	<p>PUD Criteria</p> <p>Added sustainability elements to encourage better site and building design.</p> <p>Added a cap of two acres to the commercial</p>	<p>PUD Criteria</p> <p>Revised language regarding phased development timing.</p>

Donald TGM Code Assistance – Phase 2
Code Amendment Summary for City Council Adoption Hearing

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p>E. <u>Usable open space is provided consistent with Subsection 3.113.08.</u></p> <p>F. <u>The proposal provides a public benefit by incorporating one or more of the following:</u></p> <ol style="list-style-type: none"> 1. <u>Greater variety of housing types or lot sizes than would be achieved under the base Development Code standards;</u> 2. <u>Greater protection of natural features than would be required under the base Development Code standards;</u> 3. <u>Improved transportation connectivity, such as the provision of pathways and/or other transportation facilities, that would not otherwise be provided pursuant to base Development Code requirements.</u> 4. <u>Sustainable building and site design elements, consistent with Section 3.113.09.</u> <p>G. <u>If the proposal includes commercial development, the land area devoted to commercial development shall not exceed five percent of the total land area of the PUD site, or two acres, whichever is less.</u></p> <ol style="list-style-type: none"> 1. <u>Individual commercial buildings shall not exceed a gross floor area of 25,000 square feet to ensure neighborhood-scaled development.</u> <p>H. <u>The proposal is consistent with the density standards of the underlying zone, except where a density bonus is proposed per Subsection 3.113.07.</u></p> <p>I. <u>If phased development is proposed, the applicant shall provide a time schedule for developing the site in phases, but in no case, shall the time period for all phases combined be greater than seven (7) years, unless otherwise approved by the Planning Commission. For all phases, the applicant shall demonstrate that all necessary public facilities will be constructed as part of each phase.</u></p>	<p>development provisions in G.</p> <p>Added a cap on building size for commercial buildings (G1).</p> <p>Added language to allow for phased development, not to exceed 7 years.</p>	

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p>3.113.08 Usable Open Space <u>Residential PUDs shall comply with the following usable open space requirements:</u> A. <u>PUDs shall contain a minimum of 15 percent usable open space, consistent with the following:</u> 1. <u>Required open space shall be calculated based on the total gross square footage of the PUD.</u> 2. <u>At least 75 percent of the required open space shall be open and available for public use.</u></p>	<p>PUD Open Space Increased open space requirement from 15% to 20% to reflect an approximate parks level of service of 10 acres per 1,000 population. Changed the requirement for public open space in A1 from half to 75%.</p>	<p>PUD Open Space Changed open space requirement back to 15%.</p>
<p>3.113.09 Sustainable Site and Building Design Standards <u>When an applicant proposes to provide sustainable building and site design per Section 113.06.F.4, the following requirements apply:</u> A. <u>The PUD shall include at least one of the elements from the list below.</u> 1. <u>Use of pervious paving materials on at least 25 percent of the total paved area within the PUD.</u> 2. <u>Use of eco-roofs or rooftop gardens on at least 25 percent of the total roof area (dwellings and commercial buildings, if applicable) within the PUD.</u> 3. <u>Parking integrated within the building footprint (e.g., tuck-under parking) for at least 25 percent of the dwellings within the PUD.</u> 4. <u>Provision of rain gardens or bioretention areas to collect and treat at least 50 percent of stormwater runoff generated by the PUD.</u> 5. <u>Energy Star certified homes for at least 50 percent of the dwellings within the PUD.</u></p>	<p>Sustainability Elements Added sustainability elements to encourage better site and building design.</p>	<p>Sustainability Elements None</p>

Donald TGM Code Assistance – Phase 2
 Code Amendment Summary for City Council Adoption Hearing

Recommended Amendment	Revisions Since the Last PC/CC Work Session	Revisions Since the PC Hearing (June 21)
<p><u>Underline</u> format = new language Strikethrough format = deleted language</p>		
<p>6. <u>Development of the PUD with LEED ND certification.</u></p>		