

## Attachment A - Omnibus Minor CZO Amendment Proposals

<u>PROPOSED CZO ARTICLE/SECTION FOR AMENDMENT</u>	<u>EXISTING LANGUAGE/REASON FOR AMENDMENT</u>	<u>PROPOSED AMENDMENT</u>
Article 1. Title, Purpose & Intent, Section 1.2 "Purpose", Item F.	"F. To promote the principles of <i>sustainability</i> ."	Amend Article 1. Title, Purpose & Intent, Section 1.2 "Purpose", Item F. , delete the word "sustainability" and insert in lieu thereof " <b><u>resiliency</u></b> ."
Article 1. Title, Purpose, Intent, & Application, Section 1.4 "Applicability"	Need language to address the tolling of timing deadlins starting the day an appeal is filed with CDC, and ending the day the final judgment is ordered.	Add Section 1.4.H: <b><u>Effect of Litigation: In the event a suit is filed in Civil District Court challenging any approval under the CZO, the time in which to complete the terms and conditions on said approval are tolled from the date suit is filed until there is a final judgment.</u></b>
Article 1. Title, Purpose & Intent, Section 1.5 "Transition Rules", Item G. "Previously Granted Conditional Uses and Variances"	Need Transition Rules that speak to BZA variances and conditions placed on them when subsequent CZO amendments impact the BZA's order.	Amend Article 1. Title, Purpose & Intent, Section 1.5 "Transition Rules", Item G. "Previously Granted Conditional Uses and Variances", to breakout each sentence into individually numbered items 1-3 as follows: 1. All conditional uses and variances granted prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance remain in full force and effect, unless a conditional use is allowed as a permitted use as of the effective date of this Ordinance. 2. The recipient of the conditional use or variance may proceed to develop the property in accordance with the approved plans, including all conditions included as part of approval. 3. If the recipient has failed to act on the conditional use or variance before the approval expires, including any periods of extension granted, the provisions of this Ordinance govern. And insert item 4. " <b><u>If a structure or land is used in a manner that is classified as a permitted use prior to the effective date of this Ordinance and subsequent to the adoption of this Ordinance, and the structure or land was granted a variance from the Board of Zoning Adjustments for a standard under the former ordinance that no longer exists, any provisos attached to the original variance shall no longer apply.</u></b> "
Article 2. Ordinance Administrators, Section 2.4 "City Council"	"The City Council has the following powers, pursuant to <i>this Ordinance</i> :"	Amend Article 2. Ordinance Administrators, Section 2.4 "City Council", introductory language, to delete the words "this Ordinance" and to insert in lieu thereof " <b><u>applicable law:</u></b> "

<p>Article 2. Ordinance Administrators, Section 2.6 "Board of Zoning Adjustments"</p>	<p>"The Board of Zoning Adjustments has the following powers, pursuant to this Ordinance:  A. To make final decisions on applications for zoning variance applications (Section 4.6).  B. To make final decisions on minor map adjustments to the Official Zoning Map (Section 4.7).  C. To make final decisions on appeals of select administrative decisions by the Director of the Department of Safety and Permits, including, but not limited to, zoning verifications, zoning ordinance interpretations, and sign permits (Section 4.8)."</p>	<p>Amend Article 2. Ordinance Administrators, Section 2.6 "Board of Zoning Adjustments" to delete the existing language in its entirety and insert in lieu thereof: <b><u>"The Board of Zoning Adjustment has the following powers, pursuant to applicable law: A) Hear and determine appeals from applicants who have been refused building permits because of a violation or conflict with the zoning ordinance or the official map of the City (Section 4.8); (B) Hear and decide appeals where error is alleged in any order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance of the City (Section 4.8); (C) Have the power to permit variations from the zoning regulations in classes of cases or situations and in accordance with the principles, conditions, and procedures specified in and subject to the limitations imposed by the zoning ordinances of the City (Section 4.6)."</u></b></p>
<p>Article 3. Administrative Procedures, Section 3.2.A "Filing of Applications", Table 3-1: Filing of Applications</p>	<p>Add Reasonable Accommodations to the application table.</p>	<p>Amend Article 3. Administrative Procedures, Section 3.2.A "Filing of Applications", Table 3-1: Filing of Applications, to add at the bottom of the column titled "Applications" a listing for <b><u>"Reasonable Accommodations"</u></b>, and to add in the same row in the column titled "Official or his/her Designee", the <b><u>"Executive Director of the City Planning Commission."</u></b></p>
<p>Article 3. Administrative Procedures, Section 3.2.A "Filing of Applications", Table 3-1: Filing of Applications</p>	<p>Minor Map Adjustments of Official Zoning Map provides the Executive Director of CPC as the "Official". Proposed changes to Section 4.7 limit the scope of this section to errors as determined by the Director of Safety and Permits.</p>	<p>Amend Article 3. Administrative Procedures, Section 3.2.A "Filing of Applications", Table 3-1: "Filing of Applications", in the row labeled "Minor Map Adjustments of Official Zoning Map", in the column labeled "OFFICIAL OR HIS/HER DESIGNEE", to delete "Executive Director of the City Planning Commission" and to insert in lieu thereof, <b><u>"Director of the Department of Safety and Permits."</u></b></p>

<p>Article 3, Section 3.2.B</p>	<p>Provide a mechanism to return incomplete applications, and provide that council initiated zoning applications (done via motion), if not accompanied by required application materials after a certain number of days, will be voided</p>	<p>3.2.B Completeness Review: 1. The official in Table 3-1 charged with receiving applications shall review the application to ensure that all required submittals are included in the application and determine whether the application is complete. The appropriate official shall notify the applicant that the application is complete or incomplete within ten (10) days from the date of submittal.</p> <p>2. If the application is deemed incomplete, the official will not process the application until the deficiencies are remedied. Once an application is deemed complete, the application will be placed on the first available docket or forwarded to the appropriate official as appropriate. <b><u>An application that is not made complete by the applicant within one hundred eighty (180) days of the date of submittal will be void and discarded . An application initiated by Council motion that is not made complete within one hundred eighty (180) days of the date of the motion will be void and dicarded.</u></b></p> <p>3. An application is deemed complete if the official fails to reject it and notify the applicant of the deficiencies within ten (10) days and it shall be docketed. However, it may not be complete for the purposes of review and a determination of completeness does not constitute approval of the application. The appropriate board, commission, or official may also require the applicant to supplement the application with additional information.</p> <p>4. A new determination of completeness is required if the applicant materially changes the application from the prior submittal.</p>
<p>Article 3. Administrative Procedures, Section 3.2.E "Resubmittal of Denied Applications", Item 4.b</p>	<p>"4.b. When the Board of Zoning Adjustments has denied the application <i>without prejudice</i> ."</p>	<p>Amend Article 3. Administrative Procedures, Section 3.2.E "Resubmittal of Denied Applications", to delete Item 4b. as follows: "<del>b. When the Board of Zoning Adjustments has denied the application without prejudice</del>".</p>

<p>Article 3. Administrative Procedures, Section 3.3.B.2 "Notice - Mailed Notice", 2.</p>	<p>"2. Mailed notice for public hearings held by the City Planning Commission shall be sent by regular mail at least fifteen (15) days before the public hearing to the following individuals and entities. Mailed notice for public hearings held by the Board of Zoning Adjustments shall be sent by regular mail at least <i>five (5)</i> days before the public hearing to the following individuals and entities."</p>	<p>Amend Article 3. Administrative Procedures, Section 3.3.B. "Mailed Notice", Item 2., second sentence, delete "<del>five (5)</del>" and insert in lieu thereof "<b><u>fifteen (15)</u></b>"</p>
<p>Article 3. Administrative Procedures, Section 3.3.D "Validity of Defective Notice"</p>	<p>"1. No action on any application submitted in accordance with this Ordinance shall be declared invalid by reason of any defect in any of the following: a. The publication of the notice of the purpose or subject matter and the time and place of the hearing if the published notice gives reasonable notification of its purpose, subject matter, substance, or intent. b. The posting or display of a notification sign if evidence of installation of the sign is presented. c. The mailing of notice to the individuals and entities within the vicinity of the site as indicated above."</p>	<p>Revise the language in 3.3.D.1.c. to create an opportunity for registered neighborhood association to waive notice in instances where an applicant has failed to meet the mailing notice requirement, if the relevant association(s) warrant they received satisfactory notice.</p>

<p>Article 4. Applications &amp; Approvals, Section 4.2. Zoning Text and Map Amendments, Section 4.2.b "Initiation", 3.</p>	<p>"A property owner in the city or a person expressly authorized in writing by the owner may file an application for a zoning map amendment for the area of land for which the map amendment is requested. The application shall bear the signature and acknowledgment of the owner(s) or authorized <i>agents of not less than fifty percent (50%)</i> of the area of land for which the zoning amendment is requested. Where property is jointly owned, all co-owners of the property or their authorized agents shall sign the application <i>for the property to be included in the fifty percent (50%) area requirements.</i>"</p>	<p>"A property owner in the city or a person expressly authorized in writing by the owner may file an application for a zoning map amendment for the area of land for which the map amendment is requested. The application shall bear the signature and acknowledgment of the owner(s) or authorized agents <del>of not less than fifty percent (50%)</del> of the area of land for which the zoning amendment is requested. Where property is jointly owned, all co-owners of the property or their authorized agents shall sign the application <del>for the property to be included in the fifty percent (50%) area requirements.</del>"</p>
<p>Article 4, Section 4.2.F, 4.3.K, and 4.4.K Appeals</p>	<p>"An aggrieved party may appeal a decision by the City Council on a [conditional use or planned development] to the Orleans Parish Civil District Court within <i>thirty (30) days of the date of the decision by the City Council .</i>"</p>	<p>Modify to "<b><u>30 days of the date upon which the City Council action is final resulting in a denial, takes no action on a deadline date resulting in a denial, or the date the ordinance is adopted by the Council, thereby giving approval.</u></b>" Use this same phrase for each appeal procedure in Section 4.2.F, 4.3.K, and 4.4.K Appeals and all corresponding flowcharts.</p>

<p>Article 4, Section 4.3.H.2 EXTENSION OF TIME</p>	<p>a. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a conditional use approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.</p>	<p>a. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a conditional use approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing <b><u>within one (1) year of</u></b> the original period of validity. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.</p>
<p>Article 4. Applications and Approvals, Sections 4.2.D.2, 4.3.D.2, 4.4.E.2, 4.6.D.2, "Pre-Application Meeting and Project Neighborhood Participation Program"</p>	<p>"c. The applicant shall provide the typed Project NPP and notice, including email notification to applicable registered neighborhood associations, of an opportunity for interested parties to attend a meeting to discuss the proposed application not less than fourteen (14) nor more than thirty (30) days after the date on which the applicant provides notification to the parties on the contact list. In addition, the applicant shall notify the City Planning Commission of the meeting date, time, and location not less than fourteen (14) days prior to the meeting."</p>	<p>Provide cross referenece to "Validity of Defective Notice in Article 3, Section 3.D."</p>

<p>Article 4. Applications &amp; Approvals, Section 4.3 "Conditional Uses", Section I "Revocation of a Conditional Use"</p>	<p>Delete - <i>"The City Council shall hold a public hearing to consider whether one of the above conditions exists or one (1) of the above events have occurred. Notice for the public hearing shall be provided by the City Council in accordance with Section 3.3, with the exception that the sending of mailed notice to the owners and occupants of properties other than that for which the conditional use exists is not required. Following the public hearing, the City Council shall decide whether to revoke the conditional use. A Project NPP is not required prior to the revocation of any conditional use."</i></p>	<p>Amend Article 4. Applications &amp; Approvals, Section 4.3 "Conditional Uses," Section I "Revocation of a Conditional Use", in the second unnumbered paragraph, delete <del>"The City Council shall hold a public hearing to consider whether one of the above conditions exists or one (1) of the above events have occurred. Notice for the public hearing shall be provided by the City Council in accordance with Section 3.3, with the exception that the sending of mailed notice to the owners and occupants of properties other than that for which the conditional use exists is not required. Following the public hearing, the City Council shall decide whether to revoke the conditional use. A Project NPP is not required prior to the revocation of any conditional use."</del> and insert in lieu thereof, <b><u>"The revocation process shall be the process identified for establishing a conditional use in Article 4, Section 4.3 "Conditional Use", except that development plans, and a project NPP shall not be required as part of the application for revocation of a conditional use."</u></b> Amend Section 4.4.J to also clarify the revocation procedure for planned developments.</p>
<p>Article 4. Applications &amp; Approval, Section 4.3.I "Revocation of Conditional Use", 2.</p>	<p>"2. Any of the provisions of this Ordinance or any of the terms and conditions of the conditional use approval are violated."</p>	<p>Amend Article 4., Section 4.3.1 "Revocation of Conditional Use", Item 2. following the word "violated" insert the following language, "<b><u>as determined by the Director of the Department of Safety and Permits.</u></b>"</p>
<p>Article 4. Applications &amp; Approvals, Section 4.4.J "Revocation of Planned Development", 1.</p>	<p>"1. Any of the provisions of this Ordinance or any of the terms and conditions of the planned development approval are violated."</p>	<p>Amend Article 4. Applications &amp; Approvals, Section 4.4.J "Revocation of Planned Development", Item 1, after the word "violated" insert the following language, "<b><u>as determined by the Director of the Department of Safety and Permits.</u></b>"</p>

<p>Article 4. Applications &amp; Approvals, Section 4.4 "Planned Developments", Section J "Revocation of a Planned Development"</p>	<p>Delete "The City Council shall hold a public hearing to consider whether one of the above conditions exists or one (1) of the above events have occurred. Notice for the public hearing shall be provided by the City Council in accordance with Section 3.3, with the exception that the sending of mailed notice to the owners and occupants of properties other than that for which the planned development exists is not required. Following the public hearing, the City Council shall decide whether to revoke the planned development. A Project NPP is not required prior to the revocation of any planned development."</p>	<p>Amend Article 4. Applications &amp; Approvals, Section 4.4 "Planned Development", Section J "Renovation of a Planned Development", delete the second unnumbered paragraph, "<del>The City Council shall hold a public hearing to consider whether one of the above conditions exists or one (1) of the above events have occurred. Notice for the public hearing shall be provided by the City Council in accordance with Section 3.3, with the exception that the sending of mailed notice to the owners and occupants of properties other than that for which the planned development exists is not required. Following the public hearing, the City Council shall decide whether to revoke the planned development. A Project NPP is not required prior to the revocation of any planned development.</del>" and Insert in lieu thereof, "<b><u>The revocation process shall be the process identified for establishing a conditional use in Article 4, Section 4.4 "Planned Development" except that development plans, and a project NPP shall not be required as part of the application for revocation of a planned development.</u></b>"</p>
<p>Article 4. Applications &amp; Approvals, Section 4.4 "Planned Developments", Section K "Appeals"</p>	<p>"An aggrieved party may appeal a decision by the City Council on a planned development to the Orleans Parish Civil District Court within thirty (30) days of the date of the decision by the City Council."</p>	<p>Amend Article 4. Applications &amp; Approvals, Section "4.4 "Planned Developments" Section K "Appeals", at the end of the sentence to delete "<del>of the decision by the City Council</del>", and insert in lieu thereof "<b><u>of the adoption of a City Council ordinance.</u></b>"</p>
<p>Article 4. Applications &amp; Approvals, Section 4.5. "Development Plan and Design Review", Section B. "Applicability", no. 11</p>	<p>"11. When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable."</p>	<p>Article 4. Applications &amp; Approvals, Section 4.5 "Development Plan and Design Review", Section B. "Applicability" delete the language in item 11 in its entirety and insert in lieu thereof, "<b><u>11. When a property is located within the Vieux Carré Local Historic District or within the Historic District Landmarks Commission's local historic districts, those developments that trigger historic district review are exempt from building design review by the CPC Executive Director or DAC, as they are subject to the review procedures of the Vieux Carré Commission or the Historic Districts Landmarks Commission as, applicable; but are also subject to site plan review by the CPC Executive Director or DAC, as applicable.</u></b>"</p>



<p>Article 4. Applications &amp; Approvals, Section 4.5 "Development Plan and Design Review", Section C. "Submittal Requirements", No. 14</p>	<p>"14. A traffic impact analysis, if determined to be necessary by the Executive Director of the City Planning Commission"</p>	<p>Article 4. Applications &amp; Approvals, Section 4.5 "Development Plan and Design Review", Section C. "Submittal Requirements", delete No. 14 in its entirety.</p>
<p>Article 4. Applications &amp; Approvals, Section 4.5.F.1.f "Changes Approved by the Executive Director of City Planning Commission"</p>	<p>Create language to permit previously-approved development plans to modify the number and arrangement of parking spaces via administrative approval when compliant with the CZO. When the changes are not compliant with the CZO, a variance of the standard would be required and the change would have to be considered by the Council in accordance with Section 4.5.F.3</p>	<p>Add - "<b><u>f. Changes to the number and/or arrangement of parking and loading spaces that are in compliance with this ordinance.</u></b>" Renumber current "f." to "g."</p>
<p>Article 4. Applications &amp; Approvals, Section 4.5.F.2. "Changes Approved by the City Planning Commission"</p>	<p>"a. Increases or decreases in, or the rearrangement of, off-street parking spaces in any part of the development plan."</p>	<p>Delete and add to Article 4, Section 4.5.F.1.f</p>
<p>Article 4. Applications &amp; Approvals, Section 4.6.C</p>	<p>"3. The development standards for conditional uses and planned developments, or any other matter designated by the City Council expressly within these zoning regulations, shall not be subject to variances by the Board of Zoning Adjustments."</p>	<p>Add the following additional language: "<b><u>However, should there be a mix of permitted and conditional uses on the site, the development standards for the permitted use(s) shall be subject to variance by the Board of Zoning Adjustments. But the development standards for that use, portion of the use, or secondary use that triggers the conditional use or planned development, shall not be subject to variance by the Board of Zoning Adjustments.</u></b>"</p>

<p>Article 4. Applications &amp; Approvals, Section 4.6 "Variances", Section E. "Conditions and Restrictions"</p>	<p>"The Board of Zoning Adjustments may impose such conditions and restrictions upon the location, construction, design, and use of the property benefited by a variance as necessary or appropriate to protect the public interest and adjacent property. Failure to maintain such conditions or restrictions as may be imposed constitutes grounds for revocation of the variance. The terms of relief granted, including any conditions or restrictions, shall be specifically set forth in the approval."</p>	<p>Article 4. Applications &amp; Approvals, Section 4.6 "Variances", Section E. "Conditions and Restrictions" after the final sentence, insert the following additional language, "<b><u>Where those conditions or restriction impose an on going obligation beyond the standard provisions or restrictions of the ordinance, those obligations shall be recorded in the appropriate mortgage or conveyance records. Proof of recordation shall be submitted to the BZA staff, prior to the issuance of a building permit or certificate of occupancy (where no permit is required.)</u></b>"</p>
<p>Article 4. Application &amp; Approvals, Section 4.6 "Variances", Section G. Expiration of Approvals and Extension of Time</p>	<p>"2. The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met."</p>	<p>Amend language to provide that BZA variance extensions can be granted for two (2) additional years.</p>

<p>Article 4. Applications &amp; Approvals, Section 4.8. "Zoning Appeals", Section D. "Procedures"</p>	<p>"Upon the filing of an application for an appeal of a Director of the Department of Safety and Permits or Executive Director of the City Planning Commission decision, the Board of Zoning Adjustments shall conduct a public hearing in accordance with Sections 3.4 and make a final decision within forty-five (45) days from the date the public hearing is closed. The Director of the Department of Safety and Permits or the Executive Director of the City Planning Commission shall produce all papers, correspondence, and records requested by the Board of Zoning Adjustments for any hearing or meeting held by the Board."</p>	<p>Amend to include the following additional language: <u>"The BZA shall owe no deference to interpretations by the director. In reviewing factual determinations by the director, the BZA must determine, based upon the totality of the record evidence, that the director committed clear error and that the error was material to the director's determination."</u></p>
<p>Article 4, Section 4.7 Minor Map Adjustments, Section 4.7.B</p>	<p>Applications for minor map adjustments may be initiated by a property owner in the city or a person expressly authorized in writing by a property owner, the City Planning Commission, and the City Council</p>	<p>After the "the City Planning Commission", insert "Director of the Department of Safety &amp; Permits"</p>
<p>Article 4, Section 4.7 Minor Map Adjustments, Section 4.7.C Procedure</p>	<p>An application for a minor map adjustment shall be filed with the Executive Director of the City Planning Commission. All applications for a minor map adjustment shall be filed in accordance with the requirements in Section 3.2.</p>	<p>Delete the first sentence in its entirety.</p>

Article 4, Section 4.7 Minor Map Adjustments, Subsection 4.7.D.1	An application for a minor map adjustment shall be filed with the Executive Director of the City Planning Commission. All applications for a minor map adjustment shall be filed in accordance with the requirements in Section 3.2.	Delete the first sentence in its entirety.
Article 4, Section 4.7 Minor Map Adjustments, Subsection 4.7.D.2.b	<p>b. An application for a minor map adjustment to the Official Zoning Map shall be considered by the Board of Zoning Adjustments within forty-five (45) days in a public hearing in accordance with Section 3.4 from the date the application is docketed. Notice for the public hearing is required in accordance with Section 3.3.</p> <p>i. The Board of Zoning Adjustments may approve or deny the application.</p> <p>ii. Based upon the evidence presented at the public hearing, the Board of Zoning Adjustments shall evaluate the application against the standards in Paragraph E below.</p>	<p>b. An application for a minor map adjustment to the Official Zoning Map shall be considered by the <u>Director of the Department of Safety &amp; Permits</u> <del>Board of Zoning Adjustments</del> within forty-five (45) days in a public hearing in accordance with Section 3.4 from the date the application is docketed. Notice for the public hearing is required in accordance with Section 3.3.</p> <p>i. The <del>Board of Zoning Adjustments</del> <u>Director of the Department of Safety &amp; Permits</u> may approve or deny the application.</p> <p>ii. Based upon the evidence presented, <u>the Director of the Department of Safety &amp; Permits at the public hearing, the Board of Zoning Adjustments</u> shall evaluate the application against the standards in Paragraph E below.</p>
Article 4, Section 4.7 Minor Map Adjustments, Subsection 4.7.F.2	2. An aggrieved party may appeal the Board of Zoning Adjustments decisions on minor map adjustments to the Official Zoning Map to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.	2. An aggrieved party may appeal the <u>Director of the Department of Safety &amp; Permits</u> <del>Board of Zoning Adjustments</del> decisions on minor map adjustments to the Official Zoning Map to the <u>Board of Zoning Adjustments Orleans Parish Civil District Court</u> within <u>forty-five (45)</u> <del>thirty (30)</del> days of the <u>Director's</u> <del>Board's</del> decision.
Article 4. Applications & Approvals, 4. Table -Table 4-2: Administrative Summary Table	Column Labeled "Minor Map Adjustment - Zoning Map" , in the row labeled "Application Initiation"	Add "Director of the Department of Safety & Permits"

Article 4. Applications & Approvals, 4. Table -Table 4-2: Administrative Summary Table	Column Labeled "Minor Map Adjustment - Zoning Map" in the row labeled "Application Filing and Completeness Determination"	Delete "Executive Director of the City Planning Commission" and Insert "Director of the Department of Safety and Permits"
Article 4. Applications & Approvals, 4. Table -Table 4-2: Administrative Summary Table	Column Labeled "Minor Map Adjustment - Zoning Map" in the row labeled "Public Hearing and/or Recommendation"	Delete "Board of Zoning Adjustments" insert "None"
Article 4. Applications & Approvals, 4. Table -Table 4-2: Administrative Summary Table	Column Labeled "Minor Map Adjustment - Zoning Map" in the row labeled "Final Decision"	Delete "Board of Zoning Adjustments" and insert "Director of the Department of Safety and Permits"
Article 4. Applications & Approvals, 4. Table -Table 4-2: Administrative Summary Table	"Column Labeled "Minor Map Adjustments - Zoning Map", in the row labeled "Number of Days to File Appeal from date of Decision"	Delete "30" and replace with "45"
Article 4. Applications & Approvals, 4. Table -Table 4-2: Administrative Summary Table	Column Labeled "Minor Map Adjustments - Zoning Map", in the row labeled "Appeal Body"	Delete "Orleans Parish Civil District Court" and insert "Board of Zoning Adjustments"
Article 4.	Clarify whether NPP can be waived by Council. If so, add standard "for good cause shown." Add defective notice provision.	Allow Council to waive NPP for good cause such as resubmission of an application or a minor defect in a previous NPP

<p>Article 4, Section 4.5.B.2.d</p>	<p>In 4.5.B.2.d (design review requirements), which are applicable to Article 18, as follows: "d. <i>Significant renovations</i> to any non-residential or mixed-use structure, or group of structures on the same lot, where the total gross floor area is forty-thousand (40,000) square feet or more. <i>Significant renovations</i> are defined as demolition and reconstruction of existing buildings valued at fifty percent (50%) or more of the initial value of the existing building."</p>	<p>Modify terminology in Article 4. Applications and Approvals, Section 4.5. "Development Plan Approval", B. "Applicability" item 2(d). Delete the two phrases "Significant Renovations" therein, and insert in lieu thereof, "<b><u>Substantial improvement</u></b>".</p>
<p>Article 4, Section 4.5 Development Plan Approval</p>	<p>The various design review overlay districts have different thresholds for DAC review. Some require DAC review for only new construction or substantial renovation, while others (in Safety and Permits' interpretation) require DAC review and design review for essentially any exterior change, including very minor ones where any design review function isn't particularly helpful because the changes have no real design impact.</p>	<p>Article 4. Applications and Approvals, Section 4.5. "Development Plan Approval", B. "Applicability", delete item 11 in its entirety and insert in lieu thereof: "<b><u>11. When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties with the RIV Riverfront Design Overlay District are not exempt. Properties within local historic districts are not exempt from design review of site design by the City Planning Commission. Properties within partial control local historic districts are not exempt from design review.</u></b>"</p>

<p>Article 4, Section 4.5.B Development Plan and Design Review Applicability, #4</p>	<p>Unless otherwise required by this section or this Ordinance, applications for any development that does not meet the thresholds of Paragraphs 1, 2, and 3 above, and sign applications, as applicable, within the following overlay districts (Article 18), are reviewed solely by the Executive Director of the City Planning Commission. Single-family dwellings, two-family dwellings, and any development or portions of a development that are located in an industrial or institutional district and that are not visible from a public right-of-way are exempt.</p>	<p>Unless otherwise required by this section or this Ordinance, applications for <del>any development</del> <b><u>new building construction, substantial improvement, and exterior redesign which implicates the design requirements of the base zoning or design overlay district and site plan modifications that implicate the standards of the overlay district</u></b> that does not meet the thresholds of Paragraphs 1, 2, and 3 above, and sign applications, as applicable, within the following overlay districts (Article 18), are reviewed solely by the Executive Director of the City Planning Commission. Single-family dwellings, two-family dwellings, and any development or portions of a development that are located in an industrial or institutional district and that are not visible from a public right-of-way are exempt.</p>
<p>Article 4, Section 4.6.C</p>	<p>Clarify when variances for an otherwise permitted use are to be consolidated with a conditional use application for the site. 3. The development standards for conditional uses and planned developments, or any other matter designated by the City Council expressly within these zoning regulations, shall not be subject to variances by the Board of Zoning Adjustments.</p>	<p>3. The development standards for <b>sites of</b> conditional uses and planned developments, or any other matter designated by the City Council expressly within these zoning regulations, shall not be subject to variances by the Board of Zoning Adjustments, <b><u>but shall instead be handled through those respective processes.</u></b></p>
<p>Article 4, Section 4.6.C</p>	<p>It may be unclear whether prohibited sign types may be allowed by a variance</p>	<p>In Section 4.6.C Authority, in number 2, delete "items 3 and 4" and insert in lieu thereof "items 3, 4, and 5". At the end of the section, insert a new number as follows. "5. The variance process shall not be used to allow prohibited sign types, including billboards."</p>

<p>Article 6. Zoning Districts &amp; Zoning Maps. Section 6.3.B "Interpretation of Zoning District Boundaries", 1. and 3.</p>	<p>"1. Where zoning district boundary lines coincide or approximately coincide with streets, alleys, canals, or streams, the boundary line is the centerline of the street, alley, canal, or stream. If the actual location of such street, alley, canal, or stream varies slightly from the location as shown on the Official Zoning Map, then the actual location controls."</p>	<p>Insert "river" to the boundry line list as follows: "1. Where zoning district boundary lines coincide or approximately coincide with streets, alleys, canals, <u>river</u>s or streams, the boundary line is the centerline of the street, alley, canal, or stream. If the actual location of such street, alley, canal, <u>river</u> or stream varies slightly from the location as shown on the Official Zoning Map, then the actual location controls." 3. Where a zoning district boundary line does not coincide or approximately coincide with a street, alley, canal, <u>river</u>, stream, or lot line, the location of the zoning district boundary line is determined by reference to the scale of the Official Zoning Map. In such a case, if the location of the zoning district boundary line cannot be clearly determined by reference to the scale of the Official Zoning Map, the City Planning Commission has the power to determine the location of the zoning district boundary line.</p>
<p>Article 10. Historic Core Neighborhoods Non-Residential Districts, Section 10.2.B.1 "Existing Hotels in the Vieux Carre Districts</p>	<p>"a. An existing hotel in a Vieux Carré District may be maintained, structurally altered, or extended within its legal non-conforming footprint, provided that there is no increase in the number of sleeping rooms or suites, and said maintenance, alteration or extension is in accord with applicable district regulations including, but not limited to, height and open space requirements and provided further that such extension is limited to the accommodation of accessory uses. A conditional use is required for such alterations or extension in accordance with Section 4.3."</p>	<p>Delete Article 10, Section 10.2.B.1 "Existing Hotels in the Vieux Carre Commercial or Service Districts" and in lieu thereof in Article 25. NonConformities, <b>Section 25.3.G "Restoration and Expansion of Certain Non-Conforming Uses"</b>, <b>add Item 11.</b> <u>"11. Expansion of Existing Hotels in the Vieux Carre Districts. An existing hotel in a Vieux Carré Commercial or Service District may be maintained, structurally altered, or extended within its legal non-conforming footprint, provided that there is no increase in the number of sleeping rooms or suites, and said maintenance, alteration or extension is in accord with applicable district regulations including, but not limited to, height and open space requirements and provided further that such extension is limited to the accommodation of accessory uses. A conditional use is required for such alterations or extension in accordance with Section 4.3."</u></p>
<p>Article 10. Historic Core Neighborhoods Non-Residential Districts, Section 10.2.A "Permitted and Conditional Uses", Table 10-1; Permitted and Conditional Uses</p>	<p>"Day Care Home - Small &amp; Large" are listed twice in the Use table - once under Residential Use and again under Commercial Use"</p>	<p>Delete duplicative listing</p>



Article 10. Historic Core Neighborhoods Non-Residential Districts, Section 10.2.A "Permitted and Conditional Uses", Table 10-1; Permitted and Conditional Uses	Pet Day care not authorized in Historic Core, but is authorized in even the most restrictive Historic Urban Districts.	Classify Pet Day care as a permitted use in all the non-residential Historic Core districts.
Article 10. Historic Core Non-Residential Districts, Section 10.2 "Use", Table 10-1: Permitted and Conditional Uses	Reconcile inconsistency regarding uses allowed in the underlying district vs uses allowed in the RDO	Amend Article 10. Historic Core Non-Residential Districts, Section 10.2 "Uses", in column labeled "HMC-1", in the line labeled "Medical/Dental Clinic" change the "C" to "P"
Article 10. Historic Core Non- Residential Districts, Section 10.2 "Use", Table 10-1: Permitted and Conditional Uses	Allow traditional Large Motor Vehicle Dealerships in more districts. Allow Small Motor Vehicle Dealerships with inventory entirely within buildings in more districts.	Amend Article 10. Historic Core Non- Residential Districts, Section 10.2 "Use", Table 10-1: Permitted and Conditional Uses, in the column labeled "Uses" under the section labeled "COMMERCIAL USE" to add a row labeled "Motor Vehicle Dealership, Small"
Article 10. Historic Core Non- Residential Districts, Section 10.2 "Use", Table 10-1: Permitted and Conditional Uses	Allow traditional Large Motor Vehicle Dealerships in more districts. Allow Small Motor Vehicle Dealerships with inventory entirely within buildings in more districts.	Amend Article 10. Historic Core Non- Residential Districts, Section 10.2 "Use", Table 10-1: Permitted and Conditional Uses, in the column labeled "HMC-2" and the row labeled "Motor Vehicle Dealership, Small", insert " <b><u>P</u></b> "
Article 10. Historic Core Neighborhoods Non-Residential Districts, Section 10.3 "Site Design Standards", Table 10-2: Bulk and Yard Regulations	HMC-1, HMC-2 and HU-MU District have Minimum Open Space ratio requirements of .30 for Mixed Use and a Minimum Permeable Open Space requirement of 15% of the lot area.	Amend Article 10, Section 10.3 "Site Design Standards", Table 10-2: Bulk and Yard Regulations, to delete the row labeled "Minimum Permeable Open Space"
Article 10. Historic Core Neighborhoods Non-Residential Districts, Section 10.3 "Site Design Standards", Table 10-2: Bulk and Yard Regulations	Add a footnote to the Minimum Open Space Ratio in all District in Table 10-2 indicating that "all open space shall be permeable".	Amend Article 10, Section 10.3 "Site Design Standards", Table 10-2: Bulk and Yard Regulations, for all districts with Minimum Open Space Ratio requirements insert "footnote 2", which states, "all required open space shall be permeable".

Article 11. Historic Urban Residential Districts, Section 11.3.A.2 "Front Yard Build to Line Requirement"	Need to address how to calculate front yard build to line when there is no current or historic development on the block face.	Amend Article 11. Historic Urban Residential Districts, Section 11.3.A.2 "Front Yard Build to Line Requirement" to add item <b><u>"d. Should calculation of the required front yard setback be unable to be determined by the methods identified in item a above, the Director of the Department of Safety and Permits shall determine the setback based on his/her best judgment given the development pattern in the immediate surrounding area."</u></b>
Article 11. Historic Urban Residential Districts, Section 11.3.A.3:	Corner side yard build-to-line does not have a plus or minus three (3) foot variation that front yard has	Provide that a corner side yard build-to-line has a +/- 3 ft. variatoin (same as front yard)
Article 11. Historic Urban Residential Districts, Section 11.3.B "Site Design"	"1. The following standards shall apply to all sites, except single and two-family residential dwellings: a. All buildings shall provide a clearly identifiable entry from the public sidewalk at the front (primary street) elevation."	For corner properties clarification is needed as to what is considered the front (primary street) elevation; alternatively, language is necessary to define the term for consistency with the CZO's currently use of "frontage" .
Article 12. Historic Urban Non-Residential District, Section 12.2 "Uses", Table 12-1: Permitted and Conditional Uses	Reclassify Medical/Dental Clinic from conditional to permitted to address inconsistencies with RDOs	Amend Article 12. Historic Urban Non-Residential Districts, Section 12.2 "Uses", Table 12-1: Permitted and Conditional, under the column labeled "HU-B1A" and the row listing "Medical/Dental Clinic" delete "C" and insert <b><u>"P"</u></b>
Article 12. Historic Urban Non-Residential Districts, Section 12.2 "Uses", Table 12-1: Permitted and Conditional	Add "Use" to the Table Title	Amend Article 12. Historic Urban Non-Residential Districts, Section 12.2 "Uses", Table 12-1: Permitted and Conditional, add "Use" after "Conditional" in the table title
Article 12. Historic Urban Non-Residential Districts, Section 12.2 "Uses", Table 12-1: Permitted and Conditional	Allow traditional Large Motor Vehicle Dealerships in more districts. Allow Small Motor Vehicle Dealerships with inventory entirely within buildings in more districts.	Amend Article 12. Historic Urban Non-Residential Districts, Section 12.2 "Uses", Table 12-1: Permitted and Conditional, in the row labeled "Motor Vehicle Dealership, Small" and the column labeled "HU-MU", delete "C" and replace with <b><u>"P"</u></b>

<p>Article 12. Historic Urban Neighborhood Non-Residential Districts, Section 12.3.A.1 "General Regulations", Table 12-2: Bulk &amp; Yard Regulations</p>	<p>Currently there are conflicting regulations in the HU-MU District with regard to front yard setback requirement. Table 12-2 requires a 0' build to line except when adjacent avg. is greater than 5'. Section 12.3.B.j notes that the siting and design requirements are illustrated in Figure 12-2, &amp; Figure 12-2 requires a maximum setback of 5'.</p>	<p>Allow 0 to 10 ft. front yard setback for both the HU-B1, HU-MU Districts. Modify the same requirements in Article 15 for MU-1 and MU-2.</p>
<p>Article 12, Table 12-2</p>	<p>The HU-B1A, HU-B1, and HU-MU Districts do not have yard requirements listed for MF uses</p>	<p>Make the yard requirements the same as Mixed Use developments – all 3 districts</p>
<p>Article 12, Table 12-2</p>	<p>There is no lot area per dwelling unit requirement for Dwelling Above the Ground Floor in HU-B1A and HU-B1</p>	<p>Make 800 sf per dwelling unit</p>
<p>Article 13. Suburban Neighborhoods Residential Districts, Section 13.2 "Uses", Table 13-2 Bulk and Yard Regulations, in the column labeled S-LRS2, in the Row labeled "Minimum Required Aggregate of Side Yards (Percent of Lot Width)</p>	<p>A minimum 6 foot side yard is required, the aggregate states: "Residential: 20% to a maximum required aggregate of 10'". With the 6 foot minimum, there would never be an instance where only a total of 10 feet could be provided.</p>	<p>Amend Article 13. Suburban Neighborhoods Residential Districts, Section 13.2 "Uses", Table 13-2 Bulk and Yard Regulations, in the column labeled "Bulk and Yard Regulations" delete the listing for "Maximum Required Aggregate of Side Yards (Percent of Lot Width) and the regulations in that row associated therewith.</p>
<p>Article 13. Suburban Residential Districts, Section 13.3.A.1 "General Regulations", Table 13-2: Bulk &amp; Yard Regulations</p>	<p>Minimum Space between MF buildings conflicts with the maximum spaces between buildings in SRM-1 and SRM-2.</p>	<p>Amend Article 13. Suburban Residential Districts, Section 13.3.A.1 "General Regulations", Table 13-2: Bulk &amp; Yard Regulations, in the column labelled "Bulk Regulations", to delete "Maximum Space Between MF Buildings" and regulations associated therewith.</p>
<p>Article 13. Suburban Residential Districts, Section 13.3.A.1 "General Regulations", Table 13-2: Bulk &amp; Yard Regulations</p>	<p>Minimum Space between MF buildings conflicts with the maximum spaces between buildings in SRM-1 and SRM-2.</p>	<p>Amend Article 13. Suburban Residential Districts, Section 13.3.A.1 "General Regulations", Table 13-2: Bulk &amp; Yard Regulations, in the row labelled "Minimum Space between MF Buildings", in the columns labelled "SRM-1" and "SRM-2" after "60", to delete the phrase "for residential facades"</p>

<p>Article 13. Suburban Residential Districts, Section 13.3.A.1 "General Regulations", Table 13-2: Bulk &amp; Yard Regulations</p>	<p>In Article 13, where the bulk/yard/etc. requirements are different in "Lakewood South and the West Side of Bellaire Drive in Lakewood North" and "Country Club Gardens and Lakewood North except that portion West of Bellaire Drive," a map or defined boundaries needs to be provided.</p>	<p>Insert boundaries: <u>Lakewood South and the West Side of Bellaire Drive in Lakewood North: the Pontchartrain Expressway, Railroad tracks, Orleans- Jefferson Parish line, Veterans Highway, Bellaire Drive</u>  <u>Country Club Gardens and Lakewood North except that portion west of Bellaire Drive</u>  <u>Lakewood North portion: Bellaire Drive, Veterans Highway, Fleur de Lis Drive, and Interstate 10</u>  <u>Country Club Gardens boundaries: Orleans-Jefferson Parish Line, Railroad tracks, Pontchartrain Expressway, the southern boundary of the S-LRS3 District, and Palmetto Street</u></p>
<p>Article 13. Suburban Residential Districts, Section 13.3.A.1 "General Regulations", Table 13-2: Bulk &amp; Yard Regulations, "Minimum Height of Townhouse &amp; MF First Floor"</p>	<p>Clarify that the 8ft minimum height of first floor is the height at which the first residential floor must be built. It does not mean ceiling height.</p>	<p>Amend Article 13. Suburban Residential Districts, Section 13.3.A.1 "General Regulations", Table 13-2: Bulk &amp; Yard Regulations, in the column labelled "Bulk Regulations", to delete "Minimum Height of Townhouse &amp; MF First Floor" and regulations associated therewith.</p>
<p>Article 13, Section 13.3.B Building Design Standards</p>	<p>1.b. In the S-LRS1 Lakeview Single-Family Residential District, all single- and two-family dwellings having rear alley access shall be prohibited from having front facing garages, carports, and/or parking areas, and curb cuts in or to a front yard. All single- and two-family residences having no rear-alley access shall be permitted to have front facing garages and or parking areas, but such front facing garages or parking areas, whether or not they are connected to the main structure, must be located at least five (5) feet behind the front façade of the principal building.</p>	<p>b. In the S-LRS1 Lakeview Single-Family Residential District, all single- and two-family dwellings having rear alley access shall be prohibited from having front facing garages, carports, and/or parking areas, and curb cuts in or to a front yard. All single- and two-family residences having no rear-alley access shall be permitted to have <del>front facing</del> garages and or parking areas, but such <del>front facing</del> garages or parking areas, whether or not they are connected to the main structure, must be located at least five (5) feet behind the front façade of the principal building.</p>
<p>Article 14. Suburban Non-Residential Districts, Section 14.1.E "Purpose of the S-LC Lake Area General Commercial District"</p>	<p>The purpose statement indicates no front yard setback requirements; however, Table 14-2 indicates a required 20' front yard setback</p>	<p>Amend Article 14. Suburban Neighborhood Non-Residential Districts, Section 14.3 'Site Design Standards', Table 14-2 Bulk and Yard Regulations, in the row labeled "Front Yard" in the columns labeled "S-LC" and "S-MU" to delete "20'", and to insert in lieu thereof "none, to a maximum of 12"</p>

Article 14. Suburban Non-Residential Districts, Section 14.2 "Uses", Table 14-1: Permitted and Conditional Uses	Need additional footnotes to reflect the use restrictions in Section 14.2.B.	Article 14, Section 14.2.B - PERMITTED AND CONDITIONAL USES, add an additional footnote to reflect the use restrictions in Section 14.2.B: In Section 14.2.A (Table 14-1), in the Districts columns, delete "S-LB1 <sup>5</sup> " and insert in lieu thereof "S-LB1 <sup>5&amp;7</sup> ", delete "S-LB2 <sup>5</sup> " and insert in lieu thereof "S-LB2 <sup>5&amp;8</sup> ", and delete "S-LC" and insert in lieu thereof "S-LC <sup>9</sup> ".
Article 14. Suburban Non-Residential Districts, Section 14.2 "Uses", Table 14-1: Permitted and Conditional Uses	Revisit Motor Vehicle Dealership - allow traditional motor dealerships in more districts - allow dealerships with inventory entirely inside buildings in more districts	Amend Article 14. Suburban Non-Residential Districts, Section 14.2 "Uses", Table 14-1: Permitted and Conditional Uses, in the column labeled "Uses" and the title labeled "COMMERCIAL USE", to add a row labeled "Motor Vehicle Dealership, Small"
Article 14. Suburban Non-Residential Districts, Section 14.2 "Uses", Table 14-1: Permitted and Conditional Uses	Revisit Motor Vehicle Dealership - allow traditional motor dealerships in more districts - allow dealerships with inventory entirely inside buildings in more districts	Amend Article 14. Suburban Non-Residential Districts, Section 14.2 "Uses", Table 14-1: Permitted and Conditional Uses, in the row labeled "Motor Vehicle Dealership, Small" and the columns labeled S-B1, "S-B2", S-LB1, "S-LB2" and "S-LC" , insert the letter <b><u>P</u></b>
Article 14. Suburban Neighborhood Non-Residential Districts, Section 14.2 "Uses", Table 14-1: Permitted and Conditional Uses, in the column labelled " S-LP Suburban Lake Area Neighborhood Park"	Add boat launch to SLP	Amend Article 14. Suburban Neighborhood Non-Residential Districts, Section 14.2 "Uses", Table 14-1: Permitted and Conditional Uses, in the column labelled " S-LP Suburban Lake Area Neighborhood Park" in the row labelled "boat launch" to insert <b><u>P</u></b> .
Article 14. Suburban Non-Residential Districts, Section 14.3.A.1. "General Regulations", Table 14-2: Bulk and Yard Regulations	No minimum lot area per dwelling unit standards for S-B1, SB-2	Amend Article 14, Suburban Non-Residential Districts, Section 14.3 "Site Design Standards", Table 14-2: Bulk & Yard Regulations, in the row labeled "Minimum Lot Area", in the column for "S-B1", to delete "10,000 sf" and to insert in lieu thereof "SF: 3,125 sf/du, 2F: 1,750 sf/du, Townhouse: 2000 sf/du, Non-Residential: 10,000 sf."
Article 14. Suburban Non-Residential Districts, Section 14.3.A.1. "General Regulations", Table 14-2: Bulk and Yard Regulations	No minimum lot area per dwelling unit standards for S-B1, SB-2	Amend Article 14, Suburban Non-Residential Districts, Section 14.3 "Site Design Standards", Table 14-2: Bulk & Yard Regulations, in the row labeled "Minimum Lot Area", in the column for "S-B2", to delete "10,000 sf" and to insert in lie thereof "SF: 3,125 sf/du, 2F: 1,750 sf/du, MF - 3 Units: 1,500 sf/du, MF-4 Units: 1,200 sf/du, MF - 5+ Units: 1,000 sf/du, Townhouse: 2000 sf/du, Non-Residential: 10,000 sf."

Article 15. Commercial Centers and Institutional Campus Districts, Section 15.2 "Uses", Table 15-1: Permitted and Conditional Uses	Revisit Motor Vehicle Dealership - allow traditional motor dealerships in more districts - allow dealerships with inventory entirely inside buildings in more districts	Amend Article 15. Commercial Centers and Institutional Campus Districts, Section 15.2 "Uses", Table 15-1: Permitted and Conditional Uses, in the row labeled "Motor Vehicle Dealership, Large" and the column labeled "C-1" to insert " <b><u>C</u></b> "
Article 15. Commercial Centers and Institutional Campus Districts, Section 15.2 "Uses", Table 15-1: Permitted and Conditional Uses	Revisit Motor Vehicle Dealership - allow traditional motor dealerships in more districts - allow dealerships with inventory entirely inside buildings in more districts	Amend Article 15. Commercial Centers and Institutional Campus Districts, Section 15.2 "Uses", Table 15-1: Permitted and Conditional Uses, in the row labeled "Motor Vehicle Dealership, Large" and the column labeled "C-2" to delete "C" and to insert " <b><u>P</u></b> "
Article 15. Commercial Centers and Institutional Campus Districts, Section 15.2 "Uses", Table 15-1: Permitted and Conditional Uses	Revisit Motor Vehicle Dealership - allow traditional motor dealerships in more districts - allow dealerships with inventory entirely inside buildings in more districts	Amend Article 15. Commercial Centers and Institutional Campus Districts, Section 15.2 "Uses", Table 15-1 Permitted and Conditional Uses, in the row labeled "Motor Vehicle Rental Established" and the column labeled "C-1" to insert " <b><u>C</u></b> "
Article 15. Commercial Centers and Institutional Campus Districts, Section 15.2 "Uses", Table 15-1: Permitted and Conditional Uses	Revisit Motor Vehicle Dealership - allow traditional motor dealerships in more districts - allow dealerships with inventory entirely inside buildings in more districts	Amend Article 15. Commercial Centers and Institutional Campus Districts, Section 15.2 "Uses", Table 15-1 Permitted and Conditional Uses, in the row labeled "Motor Vehicle Rental Established" and the column labeled "C-2" ,to delete "C" and to insert " <b><u>P</u></b> "
Article 15. Commercial Centers and Institutional Campus Districts, Section 15.3 "Site Design Standards", Table 15-2: Bulk and Yard Regulations	No minimum lot area per dwelling unit standards for C-1 District	Amend Article 15. Commercial Center & Institutional Campus District, Section 15.3 "Site Design Standards" Table 15-2 Bulk & Yard Regulations, in the row labeled "Minimum Lot Area" in the column labeled "C-1" to delete "3,000 sf" and to insert in lieu thereof, "Dwelling, Above the Ground Floor: 1,000sf/du, Non-Residential: 3,000 sf"
Article 15. Commercial Centers and Institutional Campus Districts, Section 15.3 "Site Design Standards", Table 15-2: Bulk and Yard Regulations	No minimum lot area per dwelling unit standards for C-2 District	Article 15. Commercial Center & Institutional Campus District, Section 15.3 "Site Design Standards" Table 15-2 Bulk & Yard Regulations, in the row labeled "Minimum Lot Area" in the column labeled "C-2" delete "3,000 sf" and insert in lieu thereof, "Dwelling, Above the Ground Floor: 1,000sf/du, Non-Residential: 5,000 sf"

Article 15. Commercial Centers and Institutional Campus Districts, Section 15.3 "Site Design Standards", Table 15-2: Bulk and Yard Regulations	No minimum lot area per dwelling unit standards for C-3 District	Article 15. Commercial Center & Institutional Campus District, Section 15.3 "Site Design Standards" Table 15-2 Bulk & Yard Regulations, in the row labeled "Minimum Lot Area" in the column labeled "C-3" delete "5,000 sf" and insert in lieu thereof, "Dwelling, Above the Ground Floor: 800 sf/du, Non-Residential: 5,000 sf"
Article 15. Commercial Center & Institutional Campus District, Section 15.2.A "Permitted and Conditional Uses", Table 15-1 Permitted and Conditional Uses",	Article 15. Commercial Center & Institutional Campus District, Section 15.2.A "Permitted and Conditional Uses", Table 15-1: Permitted and Conditional Uses, in the column labeled "Uses", in the row for "Dwelling, Existing Single Family" classify these uses as permitted in the C-1, C-2 and C-3 Districts.	Article 15, Section 15.2.A - PERMITTED AND CONDITIONAL USES, to allow existing single- and two-family uses in C-1 to C-3 districts as permitted uses, in Section 15.2.A (Table 15-1), insert the letter <b>"P"</b> in the row for "Dwelling, Existing Single-Family", insert the letter <b>P/C<sup>7</sup></b> in the rows for "Dwelling, Established Two-Family" and "Dwelling, Established Multi-Family", in the columns "C1", "C2" and "C3".
Article 15. Commercial Centers and Institutional Campus Districts, Section 15.3.A.1, "General Regulations", Table 15-2: Bulk and Yard Regulations, "Front Yards for MU-1 and MU-2"	Indicated "None" which means no setback should be provided rather than no setback requirement.	Article 15. Commercial Centers and Institutional Campus Districts, Section 15.3.A.1, "General Regulations", Table 15-2: Bulk and Yard Regulations, in the row labeled "Front Yard", in the columns labeled "MU-1" and "MU-2", delete the word "None" and insert in lieu thereof, <b><u>"Section 15.3.A.2"</u></b> . In Section 15.3.A.2, insert the following: <b><u>"d. Should calculation of the required front yard setback be unable to be determined by the methods identified in item a above, the Director of the Department of Safety and Permits shall determine the setback based on his/her best judgment given the development pattern in the immediate surrounding area."</u></b>
Article 15. Commercial Centers and Institutional Campus Districts, Section 15.3.A.2 "Front Yard Build-To Line Requirement", item a.	Addresses front yard setback	Article 15. Commercial Centers and Institutional Campus Districts, Section 15.3.A.2 "Front Yard Build-To Line Requirement", item 1a. Immediately following "C-3," and immediately prior to "and" insert <b><u>"MU-1, MU-2,"</u></b>
Article 15. Commercial Centers and Institutional Campus Districts, Section 15.3.B "Building Design Standards"	Not appropriate for "non-residential" use types other than office or retail, such as schools and other institutional buildings that may be located within these districts	Article 15. Commercial Centers and Institutional Campus Districts, Section 15.3.B "Building Design Standards", item 1.a, after the phrase "oriented to the" and before the word "street", insert the word "primary" and delete the remainder of the sentence, "or to the corner if the structure is on a corner lot".
Article 15, Section 15.2.A Permitted and Conditional Uses, Table 15-1	Social Club or Lodge is listed in both Commercial and Institutional sections.	Delete the row in the Commercial section and keep the permissions as listed in the Institutional section

Article 16. Centers for Industry, Section 16.2 "Uses", Table 16-1: Permitted and Conditional Uses	Mini-Warehouses should it be expanded to more industrial districts	Article 16, Section 16.2 - PERMITTED AND CONDITIONAL USES, to allow mini warehouses in industrial districts: in Section 16.2 (Table 16-1), insert the letter " <b>P</b> " in the row for the use "Mini-Warehouse" in the columns "HI", "MI <sup>2</sup> ", and "BIP".
Article 17. CBD, Section 17.3 "Uses" Table 17-1: Permitted and Conditional Uses	Reclassify Stormwater Management (Principal Use) from a conditional use to a permitted use	Article 17. CBD, Section 17.3 "Uses", Table 17-1: Permitted and Conditional Uses, in the columns labeled "CBD-1, CBD-2, CBD-3, CBD-4, CBD-5, CBD-6 & CBD-7" in the row listing "Stormwater Management (Principal Use), delete "C" and insert " <b>P</b> "
Article 17. CBD, Section 17.3 "Uses", 17.3.B.1.a. "Required Uses for Ground Floor of Structures with Frontage on Multi-Modal Pedestrian Corridors"	Existing language "a. In all CBD Districts, at least twenty-five percent (25%) of the floor area of the ground story of a structure on a lot that abuts a multi-modal pedestrian corridor, as defined in Section 17.6, shall be allocated for occupancy by one (1) or more of the uses listed below. Only the net floor area of the uses listed below, not including corridors or other spaces used in common with other uses, is counted in determining the amount of floor area allocated. Single-family dwellings, two-family dwellings, educational facilities, and townhouses are exempt from this use restriction..."	Article 17, CBD, Section 17.3.B.1 "Required Uses for Ground Floors of Structures with Frontage on Multi-Modal/Pedestrian Corridors", delete subsections "a" and "b" in their entirety and insert in lieu thereof, " <b><u>In all CBD Districts, on sites that have at least fifty (50) feet of frontage along a multi-modal pedestrian corridor as defined in Section 17.6, at least twenty-five percent (25%) of the floor area of the ground story of a structure shall be allocated for occupancy by a commercial use authorized in the district and/or the related ancillary uses of a hotel/motel (as provided in Article 26), and/or the amenity components of a multi-family residence. Only the net floor area of the uses not including corridors or other spaces used in common with other uses, is counted in determining the amount of floor area allocated. Single-family dwellings, two-family dwellings, educational facilities, and townhouses are exempt from this use restriction.</u></b> "
Article 17. CBD, Section 17.3 "Uses", 17.3.B.1.b. "Required Uses for Ground Floor of Structures with Frontage on Multi-Modal Pedestrian Corridors"	Existing language "b. For the purpose of meeting these space requirements, space will qualify only if it is at street level and is directly accessible to the public from a sidewalk or other public pedestrian way."	See above



<p>Article 17. CBD, Section 17.3 "Uses", 17.3.B.2 "Required Uses for Properties Abutting Canal Street"</p>	<p>Existing language: "a. In all CBD Districts, where a lot abuts Canal Street, at least seventy percent (70%) of the Canal Street frontage of the ground floor of any structure on the lot shall be allocated for occupancy by one (1) or more <i>of the uses listed above in Section 17.3.B.1.a.</i> "</p>	<p>Article 17. CBD, Section 17.3 "Uses", B.2 "Required Uses for Properties Abutting Canal Street", item (a), in the second line, after the phrase "occupancy by", delete the phrase "of the uses listed above in Section 17.3.B.1.a" and insert in lieu thereof, "<b><u>commercial uses and or multi-family amenity components</u></b>".</p>
<p>Article 17. Central Business Districts - Figure 17-2 Maximum Building Height</p>	<p>Mississippi River Heritage Park - bounded by John Churchill Chase, Convention Center Boulevard, Gaiennie Street, St Peter Street, is zoned OS-N which has a height of 35'. However, the park is included on the height map in the CBD - Table 17-2 and appears to be regulated by the that map.</p>	<p>Amend the CBD Height Map (Figure 17-2) to classify CBD parks with the letter "A" indicating a 35 ft. height limit. These include Duncan Plaza and Mississippi River Heritage Park.</p>
<p>Article 17. CBD, Section 17.5.C "Whole Building Sustainability"</p>	<p>"17.5.C Whole Building Sustainability"</p>	<p>Amend Article 17, Section 17.5.C "Whole Building Sustainability" to delete the word "Sustainability" in the section title and insert in lieu thereof "<b><u>Resiliency</u></b>".</p>
<p>Article 17. CBD, Section 17.5.C "Whole Building Sustainability", 1 "Whole Building Sustainability Public Benefit Formula"</p>	<p>"1. Whole Building Sustainability Public Benefit Formula"</p>	<p>"1. Whole Building <u>Resiliency</u> Public Benefit Formula"</p>
<p>Article 17. CBD, Section 17.5.C "Whole Building Sustainability", C.2 "Whole Building Sustainability Standards and Guidelines"</p>	<p>"C.2 Whole Building Sustainability Standards and Guidelines"</p>	<p>"C.2 Whole Building <u>Resiliency</u> Standards and Guidelines"</p>

Article 17. CBD, Section 17.5.C "Whole Building Sustainability", C.2 "Whole Building Sustainability Standards and Guidelines", a.	"a. Because determination of LEED certification cannot occur until after a building is constructed, the applicant shall submit a binding letter of intent to achieve the required sustainability level together with the development plan and design review application. b. Prior to the approval of any FAR bonus for whole building sustainability, the applicant shall submit..."	"a. Because determination of LEED certification cannot occur until after a building is constructed, the applicant shall submit a binding letter of intent to achieve the required <u>resiliency</u> level together with the development plan and design review application. b. Prior to the approval of any FAR bonus for whole building <u>resiliency</u> , the applicant shall submit..."
Article 17. Central Business District, Section 17.6 "Multi-Modal/Pedestrian Corridor Design Standards", Item D. "Building Design"	Item 8 needs clarity and appears to be duplicative to 17.6.D.9	Amend Article 17. Central Business District, Section 17.6 "Multi-Modal/Pedestrian Corridor Design Standards", Item D. "Building Design", No. 8, delete the extra "." at the end of the first sentence, and, in the second sentence, after the word "access", and prior to the word "is", insert the phrase "to a parking structure", and after the word "along" and before the word "corridors" add the words "multi-modal".
Article 17. Central Business District, Section 17.6 "Multi-Modal/Pedestrian Corridor Design Standards", Item D. "Building Design"	Item 9 needs clarification	Amend Article 17. Central Business District, Section 17.6 "Multi-Modal/Pedestrian Corridor Design Standards", Item D. "Building Design", No. 9, after the word "entrances," and prior to the word "driveways", insert the phrase "curb cuts for off-street parking and loading facilities", and after the word "along", delete the phrase "a pedestrian street" and insert in lieu thereof, "multi-modal corridors".
Article 17. CDB, Section 17.6 "Multi-Modal/Pedestrian Corridor Design Standards"	No design review required to confirm compliance.	Add to Table 4-2: Development Plan and Design Review Thresholds
Article 17. CBD, Section 17.7 "Riverfront Development Design Standards"	No design review required to confirm compliance.	Add to Table 4-2: Development Plan and Design Review Thresholds
Article 17. CBD, Multi-Modal and Canal Street ground floor uses	Clarify whether the ferry terminal is subject to these sections	Exempt public transportation facilities.

<p>Article 17, Section 17.3.B.4 Spacing of Restaurants in CBD-5 District</p>	<p>Article 17, Section 17.3.B.4 Spacing of Restaurants in CBD-5 District  One of the following uses is permitted per blockface within the CBD-5 District:</p> <ul style="list-style-type: none"> <li>a. Restaurant, Standard</li> <li>b. Restaurant, Specialty</li> <li>c. Restaurant, Fast Food</li> <li>d. Restaurant, Carry-Out</li> </ul>	<p>One of the following uses is permitted per blockface within the CBD-5 District:</p> <ul style="list-style-type: none"> <li>a. Restaurant, Standard</li> <li>b. Restaurant, Specialty</li> <li>c. Restaurant, Fast Food</li> <li>d. Restaurant, Carry-Out</li> </ul> <p><b><u>When the restaurant has frontage on more than one blockface, the restriction applies to the blockfaces where the use has public access.</u></b></p>
<p>Article 18. Overlay Zoning Districts, Section 18.1.B "Intent, Relation to Base Zoning Districts, and the Rules Governing the Application of Multiple Overlay(s)"</p>	<p>HUC Historic Urban Corridor <b>Use Restriction</b> Overlay District intersects with the AC-1 Arts and Culture Diversity Overlay District. The first restricts "Indoor Amusement Facilities, the second permits Indoor Amusement Facilities. The general rule is "Whenever a lot and/or development site, as defined below, is covered by more than one overlay zoning district, the regulations of each overlay zoning district shall apply, except that where the regulations of such overlay zoning districts contain an actual, implied or apparent conflict, the more restrictive regulation shall apply unless stated otherwise."</p>	<p>Article 18. Overlay Zoning Districts, Section 18.9.B "Use", add Section 18.9.B.3 "CONFLICT WITH OTHER OVERLAY DISTRICTS" to read as follows: "<b><u>When a property is within both the AC-1 Overlay District and any other overlay district and there is a conflict in the overlay districts' regulations, the regulations of the AC-1 District applies.</u></b>"</p>
<p>Article 18. Overlay Zoning Districts, Section 18.1.B "Intent, Relation to Base Zoning Districts, and the Rules Governing the Application of Multiple Overlay(s)"</p>		<p>Article 18. Overlay Zoning Districts, Section 18.10.B "Use", add Section 18.10.B.3 "CONFLICT WITH OTHER OVERLAY DISTRICTS" to read as follows: "<b><u>When a property is within both the AC-2 Overlay District and any other overlay district and there is a conflict in in the overlay districts' regulations, the regulations of the AC-2 District applies.</u></b>"</p>

<p>Article 18. Overlay Zoning Districts, Section 18.1.B "Intent, Relation to Base Zoning Districts, and the Rules Governing the Application of Multiple Overlay(s)"</p>		<p>Article 18. Overlay Zoning Districts, Section 18.11.B "Use", add Section 18.11.B.3 "CONFLICT WITH OTHER OVERLAY DISTRICTS" to read as follows: "<b><u>When a property is within both the AC-3 Overlay District and any other overlay district and there is a conflict in in the overlay districts' regulations, the regulations of the AC-3 District applies.</u></b>"</p>
<p>Article 18. Overlay Zoning Districts, Section 18.1.B "Intent, Relation to Base Zoning Districts, and the Rules Governing the Application of Multiple Overlay(s)"</p>		<p>Article 18. Overlay Zoning Districts, Section 18.12.B "Use", add Section 18.12.B.3 "CONFLICT WITH OTHER OVERLAY DISTRICTS" to read as follows: "<b><u>When a property is within both the AC-4 Overlay District and any other overlay district and there is a conflict in in the overlay districts' regulations, the regulations of the AC-4 District applies.</u></b>"</p>
<p>Article 18. Overlay Zoning Districts, Section 18.7 "RDO-1 Residential Diversity Overlay District"</p>	<p>Commercial properties are included within the boundaries of the area of applicability of the RDO. The RDO is only intended to be applicable in residential districts.</p>	<p>Amend the official zoning map to show the RDO overlay districts as applying only to residential properties within their boundaries.</p>
<p>Article 18. Overlay Zoning Districts, Section 18.7 "RDO-1 Residential Diversity Overlay District"</p>	<p>The RDO allows medical clinics by right on residential properties where the commercial zoning classifies this use as a conditional use.</p>	<p>In the HMC-1 and HU-B1A Districts, authorize medical and dental clinics as permitted uses.</p>

<p>Article 18. Overlay Zoning Districts, Section 18.13.G "Riverfront Gateway Design Standards and Height Limit Increases", 2.b</p>	<p>"b. Developments shall be designed utilizing energy efficient design or other innovative sustainable design characteristics, sufficient to achieve a recognized green building certification, such as LEED (Leadership in energy &amp; Environmental Design), Home Energy Rating System, Enterprise Green Communities, National Green Building Standard, Energy Star for Buildings Program, Net-Zero Energy Building, or another similar certification approved by the Director of the Department of Safety and Permits, and which is subject to the Whole Building Sustainability Standards and Guidelines contained within Section 17.5.C.2."</p>	<p>replace "sustainable" with "resilient" "b. Developments shall be designed utilizing energy efficient design or other innovative <b>resilient</b> design characteristics, sufficient to achieve a recognized green building certification, such as LEED (Leadership in energy &amp; Environmental Design), Home Energy Rating System, Enterprise Green Communities, National Green Building Standard, Energy Star for Buildings Program, Net-Zero Energy Building, or another similar certification approved by the Director of the Department of Safety and Permits, and which is subject to the Whole Building <b>Resiliency</b> Standards and Guidelines contained within Section 17.5.C.2.</p>
<p>Article 20. Use Standards, Section 20.3.B "Use Standards - Adult Use"</p>	<p>Line 3 exempts VCS Districts - this is a hold over from when the CZO referenced adult uses as conditional uses in the VCS District.</p>	<p>Delete reference to VCS</p>

<p>Article 20. Use Standards, Section 20.3.G "Bar"</p>	<p>This section includes standards for "impact management plans" for bars that are different from restaurants.</p>	<p>Amend Article 20. Use Standards, Section 20.3.G "Bar" to delete and replace in its entirety: "<b><u>1. A bar shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following:</u></b></p> <p><b><u>a. For bars with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.</u></b></p> <p><b><u>b. The bar shall provide exterior security cameras, the location of which shall be indicated in the plan.</u></b></p> <p><b><u>2. A bar shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.</u></b></p> <p><b><u>3. On-site micro-brewing and micro-distillery facilities are allowed in bars. If a bar contains a brewing or distilling facility on-site, a floor plan indicating the area reserved for brewing or distilling shall be submitted along with a description of the facility and capacity.</u></b></p> <p><b><u>4. Bars shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.</u></b></p> <p><b><u>5. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.</u></b></p> <p><b><u>6. Bars with live entertainment are also subject to the standards of this Article. Live entertainment is a separate principal use and subject to separate approval.</u></b></p> <p><b><u>7. If the bar plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plan shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.</u></b></p> <p><b><u>8. Security and operation plans may be revised by the property owner or licensed operator. New plans shall be resubmitted for approval."</u></b></p>
<p>Article 20. Use Standards, Section 20.3.JJJ "Use Standards - Wireless Communication, Antenna, Facility &amp; Tower", item 10. Minor Modifications and Stealth Design for Wireless Communications Antennas</p>	<p>Remove language requiring CPC administrative site plan review for small roof top/façade mounted antennae</p>	<p>Amend Article 20. Use Standards, Section 20.3.JJJ "Use Standards - Wireless Communication, Antenna, Facility, &amp; Tower", item 10., in the introductory paragraph, to delete "subject to site plan and design review approval by the Executive Director of the City Planning Commission in accordance with Section 4.5"</p>

Article 20, Section 20.3.LLL Short Term Rentals General Standards	e. Short term rentals shall be considered dwelling units for density purposes and subject to the minimum lot area per dwelling unit requirement of the applicable zoning district.	e. <b><u>Both Commercial and Residential</u></b> short term rentals shall be considered dwelling units for density purposes and subject to the minimum lot area per dwelling unit requirement of the applicable zoning district.
Article 20, new use standard for "Dwelling, Above the Ground Floor"	Dwelling units that are within multi-story buildings located above non-residential uses on the ground floor or located behind non-residential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, non-residential uses shall be located along the primary street frontage." Does not clarify whether residential uses can have frontage or what percentage of the frontage they can comprise. Could also be located in the building design standards of the districts where these uses are allowed and thus subject to waiver.	Establish new use standard for "Dwelling Above the Ground Floor: "dwellings above the ground floor" may have street frontage, but shall provide at least 1,500 sf for commercial space."
Article 21. On-Site Development Standards, Section 21.4 "Use of Land and Structure"	Add language to address split lot zoning	Amend Article 21. On-Site Development Standards, Section 21.4 "Use of Land and Structure" to read as follows: " <b><u>Section 21.4.F "Lots with Multiple Zoning District Designations" to read as follows: "In the case of lots with multiple zoning district designations, the zoning regulation in place on each portion of the site shall regulate that portion of the site."</u></b> "
Article 21. On-Site Development Standards, Section 21.4 "Use of Land and Structure"	Rename previous Section 21.4.F. to 21.4.G	Amend Article 21. On-Site Development Standards, Section 21.4 rename the subsequent section "View Obstruction" to "21.4.G."
Article 21. On-Site Development Standards, Section 21.6. "Accessory Structures and Uses", P.1 "Attached Garages"	CZO needs to address ground floor parking in definitions via "attached" garages	Amend Section 26. Definition, Section 26.6 to add subsection " <b><u>Garage, Attached. A portion of a principal structure designed or used for storage of motor vehicles that does not contain habitable space.</u></b> "

Article 21. On-Site Development Standards, Section 21.6.P.2.g Accessory Structures, "Detached Garages"	CZO currently only contemplates detached garages - defined in 21.6.P.2.g. as "g. Detached garages shall be located a minimum of five (5) feet from the principal structure on a lot. The distance is measured from the exterior walls of the structures."	Add definition of " <b>Garage, Attached</b> " as recommended above.
Article 21. On-Site Development Standards, Section 21.6. "Accessory Structures and Uses", T.1 "Mechanical Equipment"	Existing setbacks mathmatically are problematic, resulting in a very skinny air handling unit, and existing language doesn't address non-ground level units	Article 21. On-Site Development Standards, Section 21.6 "Accessory Structures and Uses", T.1 "Mechanical Equipment" delete the subsection in its entirety and insert in lieu thereof, " <b><u>a. Ground-based or wall-mounted mechanical equipment including, but not limited to, heating, ventilating, geothermal energy, and air-conditioning (HVAC) units, swimming pool equipment, and back-up electrical generators, may be located only in an interior side or rear yard and shall be located at least two (2) feet from the interior side or rear property line. This two (2) foot distance shall remain open to the sky.</u></b> <b><u>b. Ground-based mechanical equipment is prohibited in a front or corner side yard.</u></b> "
Article 21. On-Site Development Standards, Section 21.6."Accessory Structures and Uses" V" "Murals"	Litigation has indicated that we must delete this section	Delete Section 21.6.V Murals
Article 21. On-Site Development Standards, Section 21.6 "Accessory Structures and Uses", EE.1 "Swimming Pools"		Amend Article 21. On-Site Development Standards, Section 21.6.EE, "Swimming Pools" to insert a new "Item 2" to read as follows: " <b><u>2. Swimming pools must be at least two (2) feet from any lot line.</u></b> " and to renumber item "2." to "3." and "3." to "4.".
Article 21. On-Site Development Standards, Section 21.6 "Accessory Structures and Uses"	Needs to include sheds	Amend Article 21. On Site Development Standards, Section 21.6. "Accessory Structures and Uses", insert " <b><u>21.6.II SHED 1. A shed or accessory structure is permitted in the required rear yard, subject to the area coverage limitations. 2. Kitchen and cooking facilities are prohibited. 3. A shed may contain a bathroom and/or a sink. 4. Use of a shed as a dwelling unit is prohibited.</u></b> "
Article 21. On-Site Development Standards, Section 21.6.W Accessory Structures or Uses - Outdoor Dining	Regulations address outdoor dining but not outdoor smoking areas.	Amend Article 21. On-Site Development Standards, Section 21.6."Accessory Structures and Use" item W. to delete the title "OUTDOOR DINING" and insert in lieu thereof, "OUTDOOR SEATING FOR DINING AND SMOKING"
Article 21. On-Site Development Standards, Section 21.6.W Accessory Structures or Uses - Outdoor Dining	Regulations address outdoor dining but not outdoor smoking areas.	Amend Article 21. On-Site Development Standards, Section 21.6."Accessory Structures and Use" item W. in the introductory paragraph, in the first sentence, following the word "outdoor", delete the word "dining", and replace with " <u>seating</u> ".



Article 21. On-Site Development Standards, Section 21.6.W Accessory Structures or Uses - Outdoor Dining	Regulations address outdoor dining but not outdoor smoking areas.	Amend Article 21. On-Site Development Standards, Section 21.6."Accessory Structures and Use" item W. 1, following the word "outdoor", delete the word "dining", and replace with " <u>seating</u> ".
Article 21. On-Site Development Standards, Section 21.6.W Accessory Structures or Uses - Outdoor Dining	Regulations address outdoor dining but not outdoor smoking areas.	Amend Article 21. On-Site Development Standards, Section 21.6."Accessory Structures and Use" item W. 2, following the word "outdoor", delete the word "dining", and replace with " <u>seating</u> ".
Article 21. On-Site Development Standards, Section 21.6.W Accessory Structures or Uses - Outdoor Dining	Regulations address outdoor dining but not outdoor smoking areas.	Amend Article 21. On-Site Development Standards, Section 21.6."Accessory Structures and Use" item W. 4, following the word "outdoor", delete the word "dining", and replace with " <u>seating</u> ".
Article 21. On-Site Development Standards, Section 21.6.W Accessory Structures or Uses - Outdoor Dining	Regulations address outdoor dining but not outdoor smoking areas.	Amend Article 21. On-Site Development Standards, Section 21.6."Accessory Structures and Use" item W. 5, on the last line, following the word "Outdoor", delete the word "Dining", and replace with " <u>Seating</u> ".
Article 21. On-Site Development Standards, Section 21.6.W Accessory Structures or Uses - Outdoor Dining	Regulations address outdoor dining but not outdoor smoking areas.	Amend Article 21. On-Site Development Standards, Section 21.6."Accessory Structures and Use" item W. 6, following the word "outdoor", delete the word "dining", and replace with " <u>seating</u> ".
Article 21. On-Site Development Standards, Section 21.6.W Accessory Structures or Uses - Outdoor Dining	Regulations address outdoor dining but not outdoor smoking areas.	Amend Article 21. On-Site Development Standards, Section 21.6."Accessory Structures and Use" item W. 7, following the word "outdoor", delete the word "dining", and replace with " <u>seating</u> ".
Article 21. On-Site Development Standards, Section 21.6.W Accessory Structures or Uses - Outdoor Dining, Figure 21-6: Building to Exception for Outdoor Dining"	Regulations address outdoor dining but not outdoor smoking areas.	Amend Article 21. On-Site Development Standards, Section 21.6.W Accessory Structures or Uses - Outdoor Dining, Figure 21-6: Building to Exception for Outdoor Dining" to delete the word "Dining" from the figure title and replace with "Seating".
Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yards", Table 21:2 Permitted Encroachments into Required Yards, Pool Houses	As written, pool houses are not allowed in interior side yards.	Modify to permit pool house/cabana in the required interior side yard.

<p>Article 21. On-Site Development Standards, Section 21.6.p "Garages, Attached and Detached"</p>	<p>"The following design standards apply to all residential garages. Attached garages are not considered an accessory structure (i.e., they are part of the principal structure) but are subject to the regulations of this section for attached garages."</p>	<p>At the end of the paragraph, insert this additional sentence: "Garages must be constructed in a manner to be accessible to automobiles and provide a corresponding curb cut or alley access, subject to the standards of the Department of Public Works."</p>
<p>Table 21-2 - "Permitted Encroachments into Required Yards"</p>	<p>Table 21-2 does not technically allow trash receptacles or dumpsters in any required yard.</p>	<p>Revise to treat trash receptacles/dumpsters the same permitted encroachments as fire escapes, to allow them in the side and rear yard and in the front yard when it's the only feasible location.</p>

<p>Article 21. On Site Development Standards, Section 21.6.X.1 Outdoor Sales and Display</p>	<p>The use standard in Article 20, Section 20.3.LL <i>specifically mentions it only applies to Motor Vehicle Dealerships, large</i> "20.3.LL MOTOR VEHICLE DEALERSHIP OR MOTOR VEHICLE RENTAL ESTABLISHMENT Motor vehicle dealerships, large and motor vehicle rental establishments shall have a minimum lot size of twenty-thousand (20,000) square feet. Any motor vehicle service and repair facilities shall also comply with the standards of this Article." Article 26 "Definitions" differentiates between small and large motor vehicle dealerships: A. <i>Motor Vehicle Dealership, Small: A dealership which operates entirely within an enclosed building .</i> B. <i>Motor Vehicle Dealership, Large: A dealership which does not operate entirely within an enclosed building. A large motor vehicle dealership shall have a minimum lot size of twenty-thousand (20,000) square feet."</i> <b>But</b> Article 21, Section 21.6.X, <i>seems to allow display of motor vehicles for sale regardless of size .</i></p>	<p>Article 21. On Site Development Standards, Section 21.6.X.1 Outdoor Sales and Display", line one, after the word "and" and before the word "motor" insert "'large"</p>
<p>Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments in Required Yard Areas", Table-21-2: Permitted Encroachments into Required Yards</p>	<p>Add "Sheds" to the chart</p>	<p>Amend Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments in Required Yard Areas", Table-21-2: Permitted Encroachments into Required Yards, in the column labeled "TYPE OF ENCROACHMENT INTO REQUIRED YARD", add a row labeled "<u>Shed</u>"</p>

Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments in Required Yard Areas", Table-21-2: Permitted Encroachments into Required Yards	Establish permissions for Sheds in the front yard and corner side yard	Amend Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments in Required Yard Areas", Table-21-2: Permitted Encroachments into Required Yards, in the column labeled "Front Yard, Corner Side Yard", in the row labeled "Shed", insert " <u>N</u> "
Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments in Required Yard Areas", Table-21-2: Permitted Encroachments into Required Yards	Establish permissions for Sheds in the interior side yard	Amend Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments in Required Yard Areas", Table-21-2: Permitted Encroachments into Required Yards, in the column labeled "Interior Side Yard", in the row labeled "Shed", insert "Y"
Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments in Required Yard Areas", Table-21-2: Permitted Encroachments into Required Yards	Establish permissions for Sheds in the Rear Yard	Amend Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments in Required Yard Areas", Table-21-2: Permitted Encroachments into Required Yards, in the column labeled "Rear Yard", in the row labeled "Shed", insert " <u>Y</u> "
Article 21. On-Site Development Standards, Section 21.7, "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards	"Awning – All Districts Except Historic Core" and "Awning - Historic Core Districts" - Shall be at least 2’ from any lot line - No more than 5’ into a required yard - Minimum clearance of 8’."	Amend Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments Into Required Yards", Table 21:2: Permitted Encroachments into Required Yards Y = Permitted // N = Not Permitted, in the row labeled "Awning - All Districts Except Historic Core", in the first bullet point, insert the language " <b><u>interior side or rear</u></b> " immediately preceding "lot line."
Article 21. On-Site Development Standards, Section 21.7, "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards	"Awning – All Districts Except Historic Core" - Shall be at least 2’ from any lot line - No more than 5’ into a required yard - Minimum clearance of 8’."	Amend Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments Into Required Yards", Table 21:2: Permitted Encroachments into Required Yards Y = Permitted // N = Not Permitted, in the row labeled "Awning - Historic Core Districts", add a bullet point: <b><u>"May encroach into the right-of-way with approval of the Dept. of Property Management."</u></b>
Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards	"Balcony and Gallery – All Districts Except Historic Core" - Shall be located at least 2’ above ground - No more than 4’ into a required yard"	Amend Article 21. On Site Development Standards, Section 21.7 "Permitted Encroachments Into Required Yards", Table 21:2: Permitted Encroachments into Required Yards Y = Permitted //N = Not Permitted, in the row labeled "Balcony and Gallery - All Districts Except Historic Core", delete the first bullet point stating, "Shall be located at least 2' above ground" as this requirement is nonsensicle.

<p>Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards</p>	<p>"Balcony and Gallery – All Districts Except Historic Core - Shall be located at least 2’ above ground - No more than 4’ into a required yard"</p>	<p>Amend Article 21. On Site Development Standards, Section 21.7 "Permitted Encroachments Into Required Yards", Table 21:2: Permitted Encroachments into Required Yards Y = Permitted //N = Not Permitted, in the row labeled "Balcony and Gallery - Historic Core Districts", add the following additional bullet point: <b><u>"May encroach into the right-of-way with approval of the Dept. of Property Management."</u></b></p>
<p>Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards</p>	<p>Encroachments into rear yards should not include galleries (structures with footings)</p>	<p>Amend Article 21. On Site Development Standards, Section 21.7 "Permitted Encroachments Into Required Yards", Table 21:2 Permitted Encroachments into Required Yards Y = Permitted //N = Not Permitted, in the row labeled "Balcony and Gallery" - All Districts Except Historic Core" to delete the language "and Gallery".</p>
<p>Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards</p>	<p>Encroachments into rear yards should not include galleries (structures with footings)</p>	<p>Amend Article 21. On Site Development Standards, Section 21.7 "Permitted Encroachments Into Required Yards", Table 21:2 Permitted Encroachments into Required Yards Y = Permitted //N = Not Permitted, in the row labeled "Balcony and Gallery" - Historic Core Districts" to delete the language "and Gallery".</p>
<p>Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards</p>	<p>Encroachments into rear yards should not include galleries (structures with footings)</p>	<p>Amend Article 21. On Site Development Standards, Section 21.7 "Permitted Encroachments Into Required Yards", Table 21:2 Permitted Encroachments into Required Yards Y = Permitted // N = Not Permitted, in the column labelled "Type of Encroachment Into Required Yard", after the row labeled "Gazebo", insert a row labeled "Gallery - Historic Core Districts, Historic Urban Districts, Central Business Districts" and include the bullet point " - <b><u>May encroach into the right-of-way with approval of the Department of Property Management"</u></b></p>
<p>Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards</p>	<p>Encroachments into rear yards should not include galleries (structures with footings)</p>	<p>Amend Article 21. On Site Development Standards, Section 21.7 "Permitted Encroachments Into Required Yards", Table 21:2 Permitted Encroachments into Required Yards Y = Permitted // N = Not Permitted, in the column labelled "Type of Encroachment Into Required Yard", in the row labeled "Gallery - Historic Core Districts, Historic Urban Districts, Central Business Districts" in the columns labelled "Front Yard, Corner Side Yard" "Interior Side Yard" and "Rear Yard", insert the yard encroachments permissions "Y", "N", and "N".</p>

<p>Article 21. On-Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards</p>	<p>Needs to include sheds</p>	<p>Add a new row "<u>shed</u>" to table 21-2. In the columns labelled "Front Yard, Corner Side Yard" "Interior Side Yard" and "Rear Yard", insert the yard encroachments permissions "N", "Y", and "Y".</p>
<p>Article 21 - On Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards</p>	<p>Separate Patios &amp; Terraces.</p>	<p>Amend Article 21. On Site Development Standards, Section 21.7 "Permitted Encroachments Into Required Yards, Table 21:2 Permitted Encroachments into the Required Yards Y = Permitted // N = Not Permitted, in the column labeled "Type of Encroachment Into Required Yard", in the row for "Patis and Terraces", delete the words "and Terraces". After the listing for "Tennis Court/Game Court" add a row labeled "Terrace" and include the bullet point "-At least 2' from any property line."</p>
<p>Article 21 - On Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards</p>		<p>Amend Article 21. On Site Development Standards, Section 21. 7 "Permitted Encroachments Into Required Yards, Table 21:2 Permitted Encroachments into the Required Yards Y = Permitted // N = Not Permitted, in the row labelled "Terrace" in the column labeled "Front Yard, Corner Side Yard" add "N".</p>
<p>Article 21 - On Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards</p>		<p>Amend Article 21. On Site Development Standards, Section 21. 7 "Permitted Encroachments Into Required Yards, Table 21:2 Permitted Encroachments into the Required Yards Y = Permitted // N = Not Permitted, in the row labelled "Terrace" in the column labeled "Interior Side Yard" add "Y".</p>
<p>Article 21 - On Site Development Standards, Section 21.7 "Permitted Encroachments into Required Yard Areas", Table 21-2: Permitted Encroachments into Required Yards</p>		<p>Amend Article 21. On Site Development Standards, Section 21. 7 "Permitted Encroachments Into Required Yards, Table 21:2 Permitted Encroachments into the Required Yards Y = Permitted // N = Not Permitted, in the row labelled "Terrace" in the column labeled "Rear Yard" add "Y".</p>
<p>Article 21. On-Site Development Standards, Section 21.7. Permitted Encroachments into Required Yards"</p>	<p>Needs to include canopies</p>	<p>Amend Article 21. On Site Development Standards, Section 21.7 Permitted Encroachments Into Required Yards, Table 21-2: Permitted Encroachments into Required Yards Y = Permitted // N = Not Permitted, in the row labeled "Awning – All Districts Except Historic Core", add the language "s and Canopies" immediately following "Awning"</p>

<p>Article 21. On-Site Development Standards, Section 21.7. Permitted Encroachments into Required Yards"</p>		<p>Amend Article 21. On Site Development Standards, Section 21.7 Permitted Encroachments Into Required Yards, Table 21-2: Permitted Encroachments into Required Yards Y = Permitted // N = Not Permitted, in the row labeled "Awning - Historic Core Districts", add the language "s and Canopies" immediately following "Awning"</p>
<p>Article 21, Section 21.6.Z Pool House/Cabana</p>	<p>5. Kitchen and cooking facilities are prohibited. However, a wet bar may be provided, limited to the following features:</p> <ul style="list-style-type: none"> <li>a. A counter area with a maximum length of seven (7) feet.</li> <li>b. The counter area may include a bar sink and an under-counter refrigerator.</li> <li>c. The counter area may include an overhead cupboard area not to exceed seven (7) feet in length.</li> <li>d. No cooking facilities are permitted in the wet bar area.</li> </ul>	<p>Delete counter and cupboard length restrictions.</p> <p>Delete restriction on size of refrigerator.</p>
<p>Article 21, Section 21.6.T Mechanical Equipment</p>	<p>1. Ground-based mechanical equipment including, but not limited to, heating, ventilating, geothermal energy, and air-conditioning (HVAC) units, swimming pool equipment, and back-up electrical generators, may be located only in an interior side or rear yard and shall be located at least five (5) feet from a rear lot line and three (3) feet from any side lot line, where at least two (2) feet of that distance remains open to the sky. Ground-based mechanical equipment is prohibited in a front or corner side yard.</p>	<p>At the end of number 1, add: <b><u>Mechanical equipment setbacks in this section only apply to mechanical equipment in required interior and rear yards and do not apply if there are no yard requirements.</u></b></p>

<p>Article 21, Section 21.8.C.15 Sidewalk Use</p>	<p>f. Sidewalk cafés are permitted as accessory to licensed restaurants (all types), bars, and retail goods establishments that sell food products, and are subject to the following standards. Sidewalk cafes are prohibited for legal non-conforming bars in residential zoning districts, except for those in a RDO Residential Diversity Overlay District.</p>	<p>f. Sidewalk cafés are permitted as accessory to licensed restaurants (all types), bars, <del>and</del> retail goods establishments that sell food products, <b><u>and other similar businesses that sell food and beverages for consumption on premises</u></b>, and are subject to the following standards</p>
<p>Article 22. Off-Street Parking and Loading, Section 22.4.A "General Requirements", Table 22-1: Off-Street Vehicle and Bicycle Parking Requirements</p>	<p>Bike Parking requirements too high for many larger uses like hotels.</p>	<p>For Hotels/Motels, in the column for required short-term bicycle spaces, delete "1 per 5 guest bedrooms" and insert in lieu thereof "1 per 20 guest bedrooms"</p>
<p>Article 22. Off-Street Parking and Loading, Section 22.4.A "General Requirements", Table 22-1: Off-Street Parking Requirements</p>	<p>Table 22-1 lists "Rehabilitation Facility" as a specific use requiring parking, yet the use is not defined nor permitted in any district.</p>	<p>Amend Article 22. Off-Street Parking and Loading, Section 22.4.A "General Requirements", Table 22-1: Off-Street Parking, under the column labeled "Use", to delete the term "Rehabilitation Center" and the standards associated therewith.</p>
<p>Article 22. Off-Street Parking and Loading, Section 22.4.A "General Requirements", Table 22-1: Off-Street Parking Requirements</p>	<p>Clarify heading of bike space requirement table - required short term vs. % of long term</p>	<p>Amend Article 22. Off-Street Parking and Loading, Section 22.4.A "General Requirements", Table 22-1: Off-Street Vehicle and Bicycle Parking Requirements, in the column header for the third column, to delete the phrase, "Minimum Required Bicycle Spaces" and to insert in lieu thereof "Total Required Bicycle Spaces".</p>
<p>Article 22. Off-Street Parking and Loading, Section 22.4.A "General Requirements", Table 22-1: Off-Street Parking Requirements</p>	<p>Clarify headings in bike space table</p>	<p>Amend Article 22. Off-Street Parking and Loading, Section 22.4.A "General Requirements", Table 22-1: Off-Street Vehicle and Bicycle Parking Requirements, under the column header "Minimum Required Bicycle Spaces", in the column labelled "Percentage of Long Term Bicycle Spaces" delete the column heading and insert in lieu thereof "Percentage of Total Required as Long Term Spaces".</p>
<p>Article 22. Off-Street Parking and Loading, Section 22.4.A "General Requirements", Table 22-1: Off-Street Vehicle and Bicycle Parking Requirements</p>	<p>Need parking standards for youth hostel</p>	<p>Amend Article 22. Off-Street Parking and Loading, Section 22.4.A "General Requirements", Table 22-1: Off-Street Vehicle and Bicycle Parking Requirements, in the column labeled "Use", delete the terms "Hotel/Motel" and insert in lieu thereof "Hotel/Motel/Hostel"</p>



<p>Article 22. Off-Street Parking and Loading, Section 22.5.A "Exemptions and Flexibilities - Exemptions from Vehicle Parking Requirements", nos. 5 &amp; 6</p>	<p>Exemptions are based on square footage (first 5,000 square feet of floor area); however, some of the standards are not square footage based, like schools where the requirement is based on number of classrooms.</p>	<p>5. The first three-thousand (3,000) square feet in gross floor area for commercial uses in the HMC-2 District are exempt from the vehicle parking requirements of Table 22-1.</p> <p>6. The first five thousand square feet in gross floor area for commercial uses in the HU-B1, HU-MU and MU-1 Districts are exempt from the vehicle parking requirements of Table 22-1. Those commercial uses five-thousand (5,000) square feet or less in gross floor area located within a shopping center configuration are not eligible for this exemption and shall provide the required vehicle parking for a shopping center.</p> <p><b><u>7. When a commercial use's parking requirement is not based on on square feet of floor area, the amount of exempt parking spaces shall be calculated based on the ratio of the SF exemption to the GFA of the use, including all ancillary uses.</u></b></p>
<p>Article 22. Off-Street Parking and Loading, Section 22.5.B, "Exemptions and Flexibilities - On-Street Spaces to Count Toward Parking Requirements"</p>	<p>"1. In the HU-MU, C1, C2, and MU-1 Districts, on-street parking spaces located along the front or side property line may be counted toward required off-street parking spaces for commercial uses." Need to add MU-2 zoning district</p>	<p>Amend Article 22. Off-Street Parking and Loading, Section 22.5.B, "Exemptions and Flexibilities - On-Street Spaces to Count Toward Parking Requirements", Item 1., after "MU-1," and before "Districts" to insert <b><u>"and MU-2"</u></b></p>
<p>Article 22. Off-Street Parking and Loading, Section 22.5.B, "Exemptions and Flexibilities - On-Street Spaces to Count Toward Parking Requirements"</p>	<p>"1. In the HU-MU, C1, C2, and MU-1 Districts, on-street parking spaces located along the front or side property line may be counted toward required off-street parking spaces for commercial uses." Need to add C3 zoning district</p>	<p>Amend Article 22. Off-Street Parking and Loading, Section 22.5.B, "Exemptions and Flexibilities - On-Street Spaces to Count Toward Parking Requirements", Item 1., after "C2," and before "and" insert <b><u>"C3"</u></b></p>
<p>Article 22. Off-Street Parking and Loading, Section 22.5.C "Exceptions from Bicycle Parking Requirements"</p>	<p>"1. The Director of Safety and Permits may authorize a reduction in the number of required bicycle parking spaces, or a modification of the <i>standard</i> in this Article, <i>upon finding there are physical limitations or subsurface conditions that would make accommodating such bicycle spaces infeasible.</i>"</p>	<p>Amend Article 22. Off-Street Parking and Loading, Section 22.5.C "Exceptions from Bicycle Parking Requirements", Item 1., after the phrase "modification of the", to delete the word "standard" and to insert in lieu thereof <b><u>"design standards"</u></b>, and after the word "Article," to delete the remaining text and to insert in lieu thereof, <b><u>"where normal compliance is impractical or impossible, or a design proposal offers superior results."</u></b></p>

<p>Article 22. Off-Street Parking &amp; Loading, Section 22.7 "Required Off-Street Loading Spaces"</p>	<p>Existing language fails to create an exemption of the off-street loading requirements for properties along Multi-Modal Corridors with no access from a non-Multi-Modal Corridor.</p>	<p>Amend Article 22. Off-Street Parking &amp; Loading, Section 22.B "Required Off-Street Loading Spaces", add letter "F" to read as follows, <b><u>"F. If, as determined by the Director of the Department of Safety and Permits, a property along a Multi-Modal Corridor has no means of access except for along multi-modal streets, the property is exempt for all off-street loading requirements."</u></b></p>
<p>Article 22. Off-Street Parking &amp; Loading, Section 22.8 "Design of Vehicle Parking Spaces", B.2. Non-Residential Uses, b.</p>	<p>"b. Parking is prohibited on the public right-of-way or between the street line and the nearest point of the front façade of any building or within five (5) feet of the front property line when located on a corner lot for non-residential uses in all Historic Core Districts, non-residential uses in all Historic Urban Neighborhood Districts, the MU-1, MU-2, and the C-1 Districts. A driveway leading to a required off-street parking space may be located in a required yard area."</p>	<p>Amend this sentence to clearly prohibit parking between the building and front/corner side property lines.</p>

<p>Article 22. Off-Street Parking and Loading, Section 22.8.B. "Non-Residential Uses"</p>	<p>Section 22.8.B, specifically subsection 22.8.B.2, provides standards for development of required, accessory vehicle parking on a separate lot of record within 300' of a principal use, subject to the standards stated within this Section. Pursuant to those standards, Section 22.8.B.2.a.ii provides language which serves to comprehensively modify the Use Table of all underlying zoning districts to reclassify such accessory parking lots providing required parking spaced within 300' of the principal use served as Permitted Uses, within non-residential zoning districts and as Conditional Uses within residential zoning districts. Any proposed parking lots which provide non-required accessory or non-accessory parking space are regulated by the standards of the underlying zoning district and are not contemplated by the language of Section 22.8.B.2.</p>	<p>Amend Use Tables to reflect classification of required accessory parking as Permitted and CU, subject to the 300 foot standard in appropriate districts</p>
<p>Article 22. Off-Street Parking and Loading, Section 22.8.B.1 (b) "Permitted Vehicle Parking Locations - Residential Use - Front Yard"</p>	<p>fails to include multi-family residential</p>	<p>b. For <b>all residential</b> <del>single family, two family, and townhouse</del> dwellings, required vehicle parking spaces ...</p>

<p>Article 22. Off-Street Parking and Loading, Section 22.8.B.1 (b) "Permitted Vehicle Parking Locations - Residential Use - Front Yard"</p>	<p>"b. For single-family, two-family, and townhouse dwellings, required vehicle parking spaces are permitted in private driveways or parking pads, but are prohibited on the public right-of-way or between the street line and the nearest point of the front façade of any building or within five (5) feet of the front property line when located on a corner lot. A driveway leading to a required off-street parking space may be located in a required yard area."</p>	<p>b. For <del>single-family, two-family, and townhouse</del> <b>all residential</b> dwellings, required vehicle parking spaces are permitted in private driveways or parking pads, but are prohibited on the public right-of-way or between the street line and the nearest point of the front <b>and/or corner side</b> façade of any building <del>or within five (5) feet of the front property line when located on a corner lot</del>. A driveway leading to a required off-street parking space may be located in a required yard area.</p>
<p>Article 22. Off-Street Parking and Loading. Section 22.8.D "Access Requirements for Off-Street Parking Areas", Figure 22-3: Sight-Distance Triangle for parking Structure Driveways</p>	<p>Figure 22-2 Footnotes "5. A sight-distance triangle shall be provided for each driveway access point for a parking structure. The triangle is measured from the point where each side of the driveway intersects the property line. At the point of intersection at each side of the driveway and the property line, a line of ten (10) feet in length shall be drawn toward the interior of the structure to form the sight-distance triangle. Parking, fencing, landscape, or other obstructions taller than one (1) foot in height that would block the view of the driver are prohibited in the sight-distance triangle. (See Figure 22-3: Sight-Distance Triangle for Parking Structure Driveways)"</p>	<p>Clarify footnote as follows: 5. A sight-distance triangle shall be provided for each driveway access point for parking <b>within a structure</b> <del>a parking structure</del>. The triangle is measured from the point where each side of the driveway intersects the property line <b>as shown in Figure 22-3</b>. <del>At the point of intersection at each side of the driveway and the property line, a line of ten (10) feet in length shall be drawn toward the interior of the structure to form the sight-distance triangle</del>. Parking, fencing, landscape, or other obstructions taller <b>than two (2) feet</b> <del>one (1) foot</del> in height that would block the view of the driver are prohibited in the sight-distance triangle. (See Figure 22-3: Sight-Distance Triangle for Parking Structure Driveways). Clarify the method for measuring sight distance triangles.</p>

<p>Article 22. Off-Street Parking and Loading, Section 22.8.E "Design of Vehicle Parking Spaces - Surfacing"</p>	<p>"2. All single-family and two-family dwellings are permitted to construct driveways that consist of two (2) concrete wheel strips, each of which is at least eighteen (18) inches wide and at least twenty (20) feet long. A permeable surface, such as turf, shall be maintained between such wheel strips. (See Figure 22-4: Parallel Parking Strips)"</p>	<p>Existing language implies that every residence is allowed a driveway if it's constructed of paving strips. Modify to provide: "2. <b>Where driveways and parking spaces are permitted for</b> All single-family and two-family dwellings, <b>the driveway or parking space may (alternatively)</b> <del>are permitted to construct driveways</del> that consist of two (2) concrete wheel strips, <b>provided that</b> each of which is at least eighteen (18) inches wide and at least twenty (20) feet long. A permeable surface, such as turf, shall be maintained between such wheel strips. (See Figure 22-4: Parallel Parking Strips)"</p>
<p>Article 22. Off-Street Parking &amp; Loading, Section 22.8.E 'Surfacing'</p>	<p>Reference the Building Code requirement for permeable paving in 22.8.E "Surfacing"</p>	<p>Article 22. Off-Street Parking &amp; Loading, Section 22.8.E 'Surfacing', add item 4. "<b>4. Except where otherwise indicated above, permeable paving shall be consistent with the standards for "Permeable and Pervious Paving Materials" in the new amendments to the building code.</b>"</p> <p>Delete 22.8.E.1 and 3. In Section 22.8.E. Surfacing, in the first sentence, delete "twenty (20) feet long" and insert in lieu thereof "eighteen (18) feet long"</p>
<p>Article 22 - Parking for Tennis Courts</p>	<p>There is no parking requirement specifically for tennis courts</p>	<p>Add a requirement of 1 space per court</p>
<p>Article 22 - Sec. 22.11.A.1 - RESIDENTIAL DRIVEWAYS, EXCLUDING MULTI-FAMILY AND TOWNHOUSE DWELLINGS</p>	<p>Need size of parking pad for residential uses</p>	<p>In Section 22.11.A.1 specify that a residential parking pad size is 8.5 by 18 ft. Pad setback should be the same as driveway setback at 1 ft. For parking strips, clarify that they are part of a parking pad which must still be 8.5 by 18 ft.</p>
<p>Article 22. Off-Street Parking and Loading, Section 22.9.A "Design of Bicycle Parking Spaces - Location", No. 4</p>	<p>"4. Short-term bicycle parking spaces shall be located no more than fifty (50) feet from the principal building entrance and at the same grade as the sidewalk or an accessible route."</p>	<p>4. Short-term bicycle parking spaces shall be located no more than fifty (50) feet from the principal building entrance and at the same grade as the sidewalk or an accessible route, <b>except where otherwise authorized pursuant to Article 22, Section 22.5.C.</b></p>

<p>Article 22. Use Standards, Section 22.9.A(3) "Design of Bicycle Spaces - Location"</p>	<p>"All required bicycle spaces shall be located on the same lot as the use. Required bicycle spaces may be located on a lot other than the same lot as the use, provided such spaces are located within fifty (50) feet of the main entrance of the use. The property owner may also make suitable arrangement with the Department of <i>Property Management</i> to place bike parking spaces in the public right-of-way. Parking in the public right-of-way shall be within fifty (50) feet of the <i>lot</i>."</p>	<p>"All required bicycle spaces shall be located on the same lot as the use. Required bicycle spaces may be located on a lot other than the same lot as the use, provided such spaces are located within fifty (50) feet of the main entrance of the use. The property owner may also make suitable arrangement with the Department of <b>Public Works</b> <del>Property Management</del> to place bike parking spaces in the public right-of-way. Parking in the public right-of-way shall be within fifty (50) feet of the lot <b>main entrance of the use , except where otherwise authorized pursuant to Article 22, Section 22.5.C.</b>"</p>
<p>Article 22. Off-Street Parking &amp; Loading, Section 22.10 "Design of Off-Street Loading Spaces", Item E. "Access Control and Signs"</p>	<p>"Each required off-street loading space shall be designed with adequate means of vehicular access to a street or alley, in accordance with Article 24, and in a manner that will minimize interference with traffic movement."</p>	<p>Article 22. Off-Street Parking &amp; Loading, Section 22.10 "Design of Off-Street Loading Spaces", Item E. "Access Controls Signs", delete existing language in its entirety and replace with the following: <b><u>"Each required off-street loading space shall be designed to include appropriate signage indicating adequate means of vehicular access to a street or alley, in a the manner in which minimizes interference with traffic movement. Signs shall meet the requirements of Article 24."</u></b></p>
<p>Article 22. Off-Street Parking and Loading, Section 22.11."Driveway and Parking Pad Design", Item. A.1 "Residential Driveways, Excluding Multi-family and Townhouse Dwellings"</p>	<p>Residential Driveways...: S&amp;P has interpreted this section to allow a driveway width equal to the width of the garage, with no limitation on width (except for the limitations in 21.6.P.1). Should be tapered to reduce paving.</p>	<p>"a. A residential driveway that provides access to a <del>detached</del> garage is limited to a maximum of twelve (12) feet in width <b>at the front property line</b>. A driveway apron, the width of the garage, as measured from the garage walls, is permitted to extend for a distance (depth) of twenty (20) feet from the garage doors before tapering back to the required driveway width for access to the additional spaces. Driveways that do not terminate in a garage are limited to twelve (12) feet in width. (See Figure 22-8: Residential Driveway Width)". <b><u>The Department of Safety &amp; Permits Director may exercise discretion of this general rule based on the location of the garage and its distance from the curb.</u></b></p> <p><del>b. A residential driveway that provides access to an attached garage is limited to the width of the garage.</del></p>

<p>Article 22. Off-Street Parking and Loading. Section 22.11.B.1 "Driveway and Parking Pad Design - Curb Cuts"</p>	<p>If most single and two-family dwellings are limited to one curb cut except in the rare circumstances (e.g. Rural Residential/Suburban Neighborhood Districts), how can the CZO require a two-family residence to have two driveways (one per dwelling unit)? One curb cut would encourage paving in the front yard with a driveway that works its way from the curb cut, across the front yard to the other side of the dwelling for the second unit.</p>	<p>In Section "22.11.B. CURB CUTS" after the words "Single-family", delete "and two-family".</p>
<p>Article 22. Off-Street Parking and Loading, Section 22.11."Driveway and Parking Pad Design", Item B.1 "Curb Cuts"</p>	<p>Curb Cuts: existing language fails to specify where is the curb cut width measured from.</p>	<p>Specify that curb cut widths are measured at the property line.</p>
<p>Article 22. Off-Street Parking and Loading, Section 22.11."Driveway and Parking Pad Design", Item B.1 "Curb Cuts" subpart a.i</p>	<p>Requires an area in the drive for the parking space - unclear that the area needs to be outside of the circular drive. Clarify language - add graphic (example: 1312 Killdeer Street for graphic).</p>	<p>Addition of a graphic will further clarify requirement.</p>

<p>Article 22. Off-Street Parking and Loading. Section 22.11.B.4 "Driveway and Parking Pad Design - Curb Cuts"</p>	<p>"4. Notwithstanding any other provisions of this Article, curb cuts for off-street parking or loading facilities are prohibited on the streets listed below (See Figure 22-9: Prohibited Curb Cut Locations). If no other means of vehicle access is available on these streets, a conditional use may be applied for but, as part of the evaluation, the Department of Public Works shall certify that there is no way to provide access on some other street. The following streets are restricted: * * *"</p>	<p>Delete subpart No. 4 in its entirety.</p>
<p>Article 22. Off-Street Parking and Loading. Section 22.11.B.4 "Driveway and Parking Pad Design - Curb Cuts"</p>	<p>Figure 22-9: Prohibited Curb Cut Locations</p>	<p>Delete Figure 22-9: Prohibited Curb Cut Locations in its entirety</p>
<p>Article 22. Off-Street Parking and Loading, Section 22.11.D "Parking Pad Design for Single-family and Two-family Residential Uses", subpart No 3.</p>	<p>The required 3' setback conflicts with the 1 foot setback for the driveway.</p>	<p>Clarify subpart 3 as follows: "3. Parking pads may be located within the required interior side or rear yard but shall be located <b>a minimum of one (1) foot</b> <del>three (3) feet</del> from any lot line."</p>
<p>Article 22 Section 22.11.B.3</p>	<p>3. Curb cuts are prohibited over the critical root zone of any tree. The critical root zone is a circular area which has a radius of twelve (12) inches to every one (1) inch in diameter of trunk taken at four and one-half (4.5) feet above grade, and shall be verified by the Department of Parks and Parkways.</p>	<p>Delete the second sentence. At the end of the first sentence, insert "as determined by the Department of Parks &amp; Parkways"</p>



<p>22.8.A SITE PLAN AND DESIGN REVIEW REQUIRED</p> <p>Site plan and design review conducted by the Executive Director of the City Planning Commission is required prior to any construction, alteration, or addition of any vehicle parking lot or structure providing ten (10) or more vehicle parking spaces and for any loading facility. For purposes of this section, construction, alteration, or addition includes all paving of previously unpaved surfaces, replacement of pavement with new binder and surface courses, construction of curbing, and installation of new parking lot landscape and bicycle parking facilities. Construction, alteration, or addition does not include maintenance activities such as replacement of existing landscape, repair of existing curbing, ordinary repairs, sealing, re-striping, or placement of surface course pavement over previously paved areas.</p>	<p>Design review should not be required on this basis.</p>	<p>Delete entire Section 22.8.A</p>
<p>Article 22. Off-Street Parking and Loading. Section 22.15 "Collective and Alternating Parking"</p>	<p>Hostel not listed along with hotel/motel land uses</p>	<p>Article 22. Off-Street Parking and Loading. Section 22.15 "Collective and Alternating Parking", Table 22-4 "Collective Vehicle Parking Calculation", in the column labelled "LAND USE", delete the term "Hotel/Motel" and insert in lieu thereof "<b><u>Hotel/Motel/Hostel</u></b>"</p>

<p>Article 22, Section 22.5.A.4 and Table 22-2</p>	<p>4. In the Historic Urban Neighborhood Districts, where forty percent (40%) of existing single-family or two-family dwellings on a blockface, as of the effective date of this Ordinance, have been developed with no off-street vehicle parking, a single-family or two-family dwelling on that blockface may be rebuilt without off-street vehicle parking.</p>	<p>Clarify that on blockfaces with no single or two-family dwellings, this exemption does not apply.</p>
<p>Article 22, Section 22.8.E Surfacing</p>	<p>2. All single-family and two-family dwellings are permitted to construct driveways that consist of two (2) concrete wheel strips, each of which is at least eighteen (18) inches wide and at least twenty (20) feet long. A permeable surface, such as turf, shall be maintained between such wheel strips. (See Figure 22-4: Parallel Parking Strips)</p>	<p>Delete “twenty (20) feet long” and insert in lieu thereof “eighteen (18) feet long” for consistency with other sections.</p>
<p>Article 22.11.B.1.A</p>	<p>Circular Drive</p>	<p>Required parking space does not need to be beyond the façade in the case of circular drive. State that this supercedes other sections of CZO.</p>

<p>Article 23. Landscaping &amp; Screening, Section 23.8 "Buffer Yards"</p>	<p>"23.8 Buffer Yards A. Buffer yards maintain an appropriate relationship between adjacent developments by clarifying the delineation between properties, and creating attractive and effective buffers between uses. B. Where the parking lot of a non-residential use or district abuts a residential district, a buffer yard of ten (10) feet shall be provided along the lot line that abuts a residential district." "23.7.A Required Parking Lot Landscape 1. All parking lots of ten (10) or more spaces require a landscape plan as a condition of obtaining a building permit."</p>	<p>Section 23.3.B Content of Landscape Plan requires that landscape plans be prepared by a registered landscape architect, but an amendment is needed to clarify that a plan by a landscape architect is not necessary for buffer yards or parking lots with less than 10 spaces - a plan is required, but it need not be prepared by a registered landscape architect.</p>
<p>Article 23. Landscaping &amp; Screening, Section 23.7 Parking Lot Landscape</p>	<p>The image in Figure 23-4 is confusing unless someone knows the specific requirements, it seems to denote rear yard requirements for all parking lots but only shows a buffer yard next to residential uses.</p>	<p>Revise illustrations to show all requirements.</p>
<p>Article 24. Signs, Section 24.6 Sign Dimension Computations</p>	<p>How to calculate signage for gas stations, especially as related to canopy(s)</p>	<p>Clarify that canopy lettering, numbering and logos which signify a brand shall all be counted</p>
<p>Article 24. Signs. Section 24.11.A. "Awning, Canopy, and Under-Gallery Signs"</p>	<p>Sizes too small for under gallery signs</p>	<p>Amend Article 24. Signs, Section 24.11.A "Awning, Canopy, and Under-Gallery Signs" Item 6.(d), after "limited to" delete "three (3)" and insert in lieu thereof "<b>six (6)</b>".</p>

Article 24, Signs. Section 24.11.A "Awnings, Canopy, and Under Gallery Signs"	"2. All awning or canopy signs shall maintain a minimum clearance of seven (7) feet. <del>Awnings and canopies may not extend beyond a point two (2) feet from the curb line.</del> " This subpart <b>cannot apply in certain circumstances if structures are built to the lot line/don't have a required yard</b>	Amend Article 24. Signs, Section 24.11.A "Awning, Canopy, and Under-Gallery Signs" Item 2., delete the second sentence in its entirety, and insert in lieu thereof <b><u>"Awning and canopy signs must be a minimum of two (2) feet from the curb line."</u></b>
Article 24. Signs. Section 24.11.D. "Projecting Signs", Table 24-1: Projecting Signs.	Stops at CBD-6, but should include CBD-7	Amend Article 24. Signs, Section 24.11.D "Projecting Signs", Table 24-1: Projecting Signs, in the column labeled "District", after the row labeled "CBD-6" insert a row labeled " <u>CBD-7.</u> " Additionally, Amend Article 24. Signs, Section 24.11.D " <b>Projecting Signs</b> ", Table 24-1: Projecting Signs, in the " <u>CBD-7</u> , in the labeled " <b>Projecting Sign Permitted</b> " insert " <u>Yes</u> " and in the column labeled " <b>Projecting Sign Maximum Area</b> ", insert " <u>32sf</u> "
Article 24, Section 24.11.F. "Wall Sign"	Section does not address multi-tenant structures facing an interior side yard	Amend to allow an interior side yard wall sign.
Article 24. Signs. Section 24.13.G.2 'Wall Sign"	Revise the permitted materials to include other appropriate materials	Amend Article 24. Signs, Section 24.13.G.2 "Wall Sign General Regulations" to delete Item c., and insert in lieu thereof " <b><u>Wall signs shall be constructed of wood, metal, plastic or painted on a wall.</u></b> "
Article 24. Signs, Section 24.12.D "Freestanding Signs"	Amend Article 24. Signs, Section 24.12.D "Freestanding Signs", to add a new item 5.	<b><u>"5. For multi-unit non-residential developments, one (1) freestanding sign is permitted per street frontage. For each tenant, the freestanding sign is permitted up to half of the total sign area allowed in the district, as specified in Table 24-2. There is no maximum on the total sign area for the multi-unit development provided that the height limit of the freestanding sign is met."</u></b>
Article 24. Signs., Section 24.12.D. "Freestanding Signs", Table 24-2 Freestanding Signs.	Stops at CBD-6	Amend Article 24. Signs, Section 24.12.D. "Freestanding Signs", Table 24-2: Freestanding Signs, in the column labeled "District", after row labeled "CBD-6" insert a row labeled " <u>CBD-7</u> ". In the row labeled "CBD-7" in the column labeled " <b>Monument Sign Permits</b> " insert " <u>Yes</u> ", and in the column labeled " <b>Monument Sign Maximum Area</b> " insert " <u>44 sf</u> ", and in the column labeled " <b>Monument Sign Permitted Height</b> " insert " <u>6</u> ", and in the column labeled " <b>Pole Sign Permitted</b> ", insert " <u>No</u> "
Article 24. Signs, Section 24.13 "Permanent Signs - Historic Core Neighborhood",	Under-gallery signs are not permitted in this district	Authorize under-gallery signs as a type of projecting sign.

<p>Article 24. Signs. Section 24.14.B. "Billboard Locations", Table 24-3: Permitted Billboard Locations</p>	<p>Stops at CBD-6</p>	<p>Amend Article 24. Signs, Section 24.14.B "Billboard Locations", Table 24:3 Permitted Billboard Locations, in the column labeled "District" at the end of the column add a listing for <b>CBD-7</b>, and in the row labeled "CBD-7", in the column labeled "<b>Billboard Permitted</b>", insert "<b>No</b>"</p>
<p>Article 24. Signs, Section 24.15.B "Classic Signs - Application"</p>	<p>3. The Historic District Landmarks Commission may approve or deny the application within sixty (60) days of the public hearing. 4. The applicant may appeal a decision of the Historic District Landmarks Commission to the City Council within thirty (30) days of notification of the decision.</p>	<p>Amend Article 24. Signs, Section 24.15.B "Application to delete the existing language in its entirety, and to insert in lieu thereof, " 1. An application for classic sign status shall include plans for sign maintenance, renovation, or possible reconstruction. A classic sign application may also be submitted by the Historic District Landmarks Commission, Vieux Carre Commission, City Council, or City Planning Commission. 2. Application for classic sign status for signs within the jurisdiction of the Historic District Landmarks Commission or in any location not subject to the jurisdiction of a local control historic preservation agency shall be subject to the designation of the Historic District Landmarks Commission. The application shall be made to the Historic District Landmarks Commission, who which will schedule a public hearing, where the applicant presents classic sign recommendations to the Historic District Landmarks Commission.</p>
<p>Article 24. Signs, Section 24.15.B "Classic Signs - Application"</p>	<p>1. An application for classic sign status shall include plans for sign maintenance, renovation, or possible reconstruction. A classic sign application may also be submitted by the Historic District Landmarks Commission, City Council, or City Planning Commission. 2. Application for classic sign status shall be made to the Historic District Landmarks Commission, who will schedule a public hearing, where the applicant presents classic sign recommendations to the Historic District Landmarks Commission.</p>	<p>Applications for classic sign status for signs within the jurisdiction of the Central Business District Historic District Landmarks Commission shall be subject to the designation of the Central Business District Historic District Landmarks Commission, which will schedule a public hearing, where the applicant presents classic sign recommendations to the Central Business District Historic District Landmarks Commission. Applications for classic sign status for signs within the jurisdiction of the Vieux Carré Commission shall be subject to the designation of the Vieux Carré Commission, which will schedule a public hearing, where the applicant presents classic sign recommendations to the Vieux Carré Commission. 3. The Historic District Landmarks Commission, Central Business District Historic District Landmarks Commission, or Vieux Carré Commission, as applicable, may approve or deny the application within sixty (60) days of the public hearing. 4. The applicant may appeal a decision of the Historic District Landmarks Commission, Central Business District Historic District Landmarks</p>
<p>Article 24, Section 24.11 "Attached Permanent Signs"</p>	<p>Security Signs</p>	<p>Amend Article 24, Section 24.11 "Attached Permanent Signs", after Section 24.11.G, add a new subsection Section 24.11.H, titled "Security Signs" to read as follows: <b>SECURITY SIGNS</b> <b>All developments are permitted one (1) security sign of no more than six (6) square feet in area, which shall be wall-mounted, per street frontage. No illumination is permitted.</b></p>

Article 24, Signs	Need to accommodate signage for a business that operates only on an upper floor of building when the ground floor already has a business with signage.	Allow upper floors in Historic Core to have signage at the same size as the ground floor (which is based on street frontage.)
Article 25 Non Conforming Uses	Signs for Non-Conforming Uses are not addressed.	Amend Article 25. "Non-Conforming Uses", Section 25.3.G "Restoration and Expansion of Certain Nonconforming Uses", after subsection 11., add subsection 12 to read as follows: SIGNAGE FOR NON-CONFORMING USES Non-conforming uses are allowed to install new signage as is otherwise allowed in the zoning district pursuant to Article 24. Changes to the content of existing, non-conforming signage are governed by Section 25.6 Legal Nonconforming Signs."
Article 25. Section 25.4.C Structural Alterations	3. Structures that are legally nonconforming as to height, floor area ratio, yards, lot area per dwelling unit, or parking may be maintained, structurally altered, or increased in cubical content, provided such alteration or increase in cubical content does not further increase the extent of the nonconformity or permit an increase in the number of dwelling units. Limitations as to cubical content and increase in floor area do not apply to existing industrial uses in the Vieux Carré.	Amend Article 25. Non-Conformities", Section 25.4.C "Structural Alterations" <b>Item 3.</b> , in the second line, after the phrase "does not further increase the extent of the nonconformity," insert the following language: " <b><u>expand, extend or increase a nonconforming building height,</u></b> "

Article 25. Nonconformities, Section 25.5.A.2 "Exceptions for Individual Lots"	"Notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling may be erected on a single legal nonconforming lot provided that the lot is in separate ownership, or does not abut a lot with similar ownership, and it meets all other zoning <i>district</i> bulk requirements with the exception of lot area, lot width and lot depth."	Add the following additional sentence after the word "depth." " <u>However, if the site is a corner lot less than 30 feet in width, the development must provide the required interior side yard but the corner side may be reduced to zero.</u> "
Article 25, Section 25.6.D	The reference to pole signs should note the exception made in Section 24.17	Note the exception for non-conforming pole signs in the ENORC District, as established in Section 24.17
Section 25.5.B Historic Urban Neighborhood Residential Districts	On nonconforming lots within the Historic Urban Neighborhood Residential Districts, a single-family or two-family dwelling may be erected on a single legal nonconforming lot, subject to the following standards:	On nonconforming lots within the <b>Historic Core</b> or Historic Urban Neighborhood Residential Districts, a single-family or two-family dwelling may be erected on a single legal nonconforming lot, subject to the following standards:
Section 25.4.C Structural Alterations	Clarify whether structural alterations may be made to a nonconforming structure as long as it doesn't increase the nonconformity of open space.	In Section 25.4.C.3, after the words "per dwelling unit", insert the words "open space," to clarify that non-substantial structural alterations may be made as long as permeable open space or open space deficiencies are not increased.
Article 25, Section 25.5.B Historic Urban Neighborhood Residential Districts	Create a way to prevent lots from being resubdivided as substandard for two-family use and falsely claiming it will be used for single family use	On nonconforming lots within the Historic Urban Neighborhood Residential Districts, a single-family or two-family dwelling may be erected on a single legal nonconforming lot <b><u>in existence at the time this Zoning Ordinance went into effect, ...</u></b>
Article 25, Section 25.3.C Discontinuation or Abandonment	Add a new number 5.	5. If there are multiple non-conforming uses at a business location, all of those non-conforming uses need to be maintained (ie does not cease for 180 days or more). If one non-conforming use ceases and the other(s) are maintained, the use that ceases cannot be re-established if it has ceased for 180 days or more. The exception is if there is an ancillary use.

<p>Article 26 Definition of Key Lot  Lot, Key. A lot shaped and designed that the principal building area is set back from the public right-of-way on which it fronts, and includes a narrow access corridor connecting the main building area with the public right-of-way. For a key lot, the lot width dimension is measured at the widest dimension of the lot and yard dimensions are calculated from that point of the lot. (See Figure 26-9: Key Lot)</p>	<p>The definition says that the width is measured at the widest part but is silent on how the depth is measured, so I think it defaults to the normal practice of measuring from the street to the rear lot line.</p>	<p>Change term to Flag Lot and specify that the lot depth is measured from the end of the access corridor.</p>
<p>Article 26. Definitions, Section 26.6 "Definitions"</p>	<p>No definition for Security Sign</p>	<p>Amend Article 26, Section 26.6 "Definitions" after the listing for "Sign, Rotating" insert the following definition "Sign, Security. A sign that indicates the presence of surveillance or deterrent measures such as but not limited to cameras, guard dogs, or alarm systems."</p>
<p>Article 26. Definitions, Section 26.6 "Definitions"</p>	<p>Add definition of attached garage</p>	<p>In Article 26, define "Garage, Attached" as "a part of the principal structure designed or used for storage of motor vehicles, that does not contain habitable space."</p>
<p>Article 26. Definitions, Section 26.6 "Definitions", "Dwelling, Townhouse"</p>	<p>"Dwelling, Townhouse. A structure consisting of no less than three (3) dwelling units, with no other dwelling or portion of other dwelling located directly above or below, where each unit has a separate entrance and direct ground level access to the outdoors. These units are connected to other dwelling units by a single party wall with no opening. A townhouse dwelling does not include a multi-family dwelling. A townhouse dwelling refers to the design of a structure and does not reflect the type of ownership of the individual units."</p>	<p>Dwelling, Townhouse. A structure consisting of no less than three (3) dwelling units, with no other dwelling or portion of other dwelling located directly above or below, where each unit has a separate entrance and direct ground level access to the outdoors. These units are connected to other dwelling units by a single party wall with no opening. <u>The primary facade and primary dwelling entrances face a public or private street.</u> A townhouse dwelling does not include a multi-family dwelling. A townhouse dwelling refers to the design of a structure and does not reflect the type of ownership of the individual units.</p>



Article 26. Definitions, Section 26.6 "Definitions", Gross Floor Area	Clarify whether balconies and outdoor space count toward gross floor area for institutional and industrial uses. Definition only speaks to commercial uses.	Section 26.6 Definitions, in the definition for Gross Floor Area, A.10, after the word "commercial" insert ", institutional, and industrial". In A.11, after the word "commercial" insert ", institutional, and industrial".
Article 26. Definitions, Section 26.6 "Definitions", Hotel/Motel & Hostel	Need to work on hotel definition to differentiate from youth hostels or dorm style/bunk sleeping	In the first line of the hotel definition, insert the word "private" prior to the word "room."
Article 26. Definitions, Section 26.6 "Definitions", Residential Care Centers	Three categories of residential care centers anticipated in the parking regulations (Table 22-1) are not defined in the CZO.	<p>Article 26. Definitions. Establish the following subcategories of Residential Care Center in order to calculate the Residential Care Center parking requirements:</p> <p>Nursing Home — A facility that provides, in addition to room and board, those nursing services and procedures employed in caring for the sick or elderly which require training, judgment, technical knowledge, and skills beyond those which the untrained person possesses. It involves administering medications and carrying out procedures in accordance with the orders, instructions, and prescriptions of the attending physician or surgeon. Nursing home residents' rooms may have a private or shared bathroom, but do not contain a kitchen.</p> <p>Assisted Living Facility — A facility that provides, in addition to room and board, personal services such as help in walking and getting in and out of bed; assistance with bathing, dressing, and feeding; preparation of a special diet; and supervision over medications which can be self-administered. Assisted living facilities have private bathrooms, but may or may not provide a private kitchen.</p> <p>Independent Living — A facility with residential units that provide private kitchens and bathrooms, but may also provide board with other limited services such as laundry, personal courtesies such as occasional help with correspondence or shopping, and a helping hand short of routine provision of "assisted living" described above.</p>
Article 26, Definitions	Add definition of "shed"	Define shed as "an accessory structure used as storage space, a shelter for pets but excluding any ferocious animal, or a workshop"
Article 26, Definitions	Add definition of Dwelling, Existing Single-Family	Dwelling, Existing Single-Family. A dwelling with a history as a single family residence that currently exists
Article 26 Definition of "Food Processing"	Definition says that it does not include breweries or wineries. It should also exclude distilleries.	In definition of "food processing" after the word "brewery", insert "distillery,"

<p>Article 26, Section 26.6, Definitions</p>	<p>Deck. A raised platform built above grade on support structures, which is open to the sky and attached to the principal building. A deck is distinguished from a terrace in that a terrace is a raised surface constructed above grade built upon a solid base. Decks eighteen (18) inches above grade are considered part of the principal structure and not an accessory structure.</p>	<p><b>Deck.</b> A raised platform built above grade on support structures <u>with a void between the finished surface and grade.</u> <del>A deck,</del> which is open to the sky and attached to the principal building. A deck is distinguished from a terrace in that a terrace is a raised surface constructed above grade built upon a solid base. Decks eighteen (18) inches above grade are considered part of the principal structure and not an accessory structure.</p>
<p>Article 26, Section 26.6, Definitions</p>	<p>Permeable Open Space. Those areas of a lot open and unobstructed at grade level upward, unless otherwise permitted by this Ordinance. The required permeable open space area shall be substantially covered with grass, live groundcover, shrubs, plants, trees, or permeable outdoor hardscape features or amenities, such as seating areas, un-roofed decks constructed of wood slats over undisturbed ground, pools and patios. Off-street parking and loading areas, driveways or required landscape for parking lots and screening may satisfy permeable open space requirements if permeable paving is used.</p>	<p><b>Permeable Open Space.</b> Those areas of a lot open and unobstructed at grade level upward, unless otherwise permitted by this Ordinance. The required permeable open space area shall be substantially covered with grass, live groundcover, shrubs, plants, trees, or permeable outdoor hardscape features or amenities, such as seating areas, un-roofed decks constructed of wood slats over undisturbed ground, pools and <u>permeable patios and permeable terraces.</u> Off-street parking and loading areas, driveways or required landscape for parking lots and screening may satisfy permeable open space requirements if permeable paving is used.</p>
<p>Article 26, Section 26.6, Definitions</p>	<p>There is no definition for “substantial improvement”</p>	<p>Add <b><u>“Substantial improvement. Any improvement where the value of the work exceeds 50% of the market value of the existing structure.”</u></b></p>

Article 26, Section 26.6, Definitions	Yard, Corner Side. The required minimum distance a principal building shall be located from a corner side lot line or alley. The corner side yard extends along the corner side lot line between the front yard and the rear lot line, for the required minimum depth, as specified for the district in which such lot is located, measured perpendicular to the corner side lot line (See Figure 26-25)	<b>Yard, Corner Side.</b> The required minimum distance a principal building shall be located from a corner side lot line <b><u>including the lot line bordering an alley</u></b> . The corner side yard extends along the corner side lot line between the front yard and the rear lot line, for the required minimum depth, as specified for the district in which such lot is located, measured perpendicular to the corner side lot line (See Figure 26-25)
Article 26, Section 26.6, Definitions	Terrace. A raised impervious or semi-pervious surface, built upon a solid base, such as an earthen mound, designed and intended for recreational use by people and not as a parking space. A terrace is distinguished from a deck in that the raised surface of a deck is built above grade on structural supports.	<b>Terrace.</b> A raised impervious or semi-pervious surface, built upon a solid base <b><u>with no void between the finished surface and grade</u></b> , such as an earthen mound <b><u>or poured concrete</u></b> . It is designed and intended for recreational use by people and not as a parking space. A terrace is distinguished from a deck in that the raised surface of a deck is built above grade on structural supports <b><u>with a void between the finished surface and grade</u></b> .
Article 27, Section 27.2 Applications	Add note to clarify a reasonable accommodations relationship to conditional use or planned developments.	<b><u>F. Those who are eligible for a Reasonable Accommodation can apply for such even if the property is subject to a conditional use or planned development.</u></b>

Multiple Articles	<p>In some districts, Mardi Gras dens are considered to be industrial (which has a consequence re: which design regs are applicable) and others are considered commercial. There needs to be consistent treatment. I think they should be considered industrial because these facilities are typically warehouses that must be enclosed virtually year-round, with no need for the fenestration or other design elements associated with most commercial buildings and other structures that are oriented toward the public. in HU-MU, mardi gras dens are under the "industrial" header and in C-2 they're under the "commercial" header. This is important because it determines the applicability of building design regulations.</p>	Classify Mardi Gras Dens as industrial uses for the zoning districts in which they are authorized.
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