Possible 2020 UDC Amendment Items

- Throughout the 7 Taskforce Meetings, several items for potential amendments were discussed. As these items were more global and required more discussion, Taskforce members agreed to document and table these items until the 2020 UDC Amendment process.
- A summary of the items and discussion is provided

Height:
- Discussion regarding how height is measured. Current UDC defines height:
  - Height, building. The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deckline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.
- Taskforce members discussed changing the height measurement to top of the roof pitch.
- As this change impacts more than just RM and MF districts and create non-conforming structures, the taskforce agreed to table this for more discussion and input during the 2020 UDC amendment process

Percent of Lot Coverage and Dwellings Attached versus Detached:
- Discussion of setting lot coverage at a certain percentage similar to “R-1” and “R-2”. 60% was discussed.
- Discussion of requiring multiple units, if permitted in the zoning district, to be within one structure.
- Concerns from other council districts regarding construction of monolithic structures in the middle of residential blocks.
- Concerns regarding creating non-conforming structures.
- Taskforce agree to table this for more discussion and input during the 2020 UDC amendment process

Site Plan Requirements:
- Taskforce discussed the requirement for a site plan to be submitted for a building permit so that neighborhoods are notified.
- Questions were asked about current code requirements and notification
  - Staff stated that a site plan is required to be submitted with a building permit
  - The UDC was updated in the last couple of years to require notification to neighborhood associations of permits that have been applied for or issued.
  - The typical timeframe for review of residential projects is 30 days. This gives time for neighborhoods to see that a permit was applied for, request to review the site plan and reach out to meet with the proposed developer.
- Taskforce members discussed requiring a site plan to be submitted prior to a building permit being applied for and requiring notification to neighborhoods.
- As this is a policy change that impacts all zoning districts, the Taskforce agreed to table this for more discussion and input during the 2020 UDC amendment process.
Water Management/LID requirements:

- Taskforce members discussed requiring more stormwater analysis, such as requiring a water management study with a building permit for multiple residential units.
- Taskforce members also discussed code amendments that would require the use of LID features rather than encourage.
- As this has a more global impact and needs more input from other departments and engineering community, the Taskforce agreed to table this for more discussion and input during the 2020 UDC amendment process.