June 30, 2021

PROPOSED ZONING ORDINANCE TEXT AMENDMENT FOR UR URBAN RESIDENTIAL DISTRICT

Staff is proposing Zoning Ordinance text amendments for the UR Urban Residential zoning district, as recommended by the Mixed-Use Zoning Advisory Group (MUZAG) and City staff. MUZAG was reconvened in March 2018 to review development standards for MU-1 Low Intensity Mixed-Use, and MU-2 High Intensity Mixed-Use, and UR Urban Residential to make recommendations for appropriate amendments to the respective districts and MUZAG continued to meet through 2019. The City Council adopted zoning text amendments for UR in August 2018 and for MU-1 and MU-2 in March 2019 incorporating the recommendations from MUZAG. Additional clarifications and amendments to UR are recommended by MUZAG and staff and are as follows:

1) Provide staff authority to grant modifications to certain development standards with a maximum modification of 10%.
2) Update review language, parking lot screening height, and residential fencing to be consistent with the MU-1 and MU-2 districts.
3) Remove minimum building height.
4) Allow a parking reduction for all residential housing types when within one-quarter mile of an existing or planned passenger rail station.
5) Require a transitional height plane only when adjacent to One-Family or Two-Family districts.
6) Remove Enhanced Landscaping point system and table. Require street trees and pedestrian lights along all rights-of-way.
7) Allow medium canopy trees to count towards required parking lot canopy coverage.
8) Update parking garage façades standard to require habitable space for multifamily buildings on the ground floor.
9) Require two façade variations regardless of the building width.
10) Provide clarification on primary and secondary entrance locations.
11) Additional intent statements are included throughout ordinance to clarify the intent of specific standards.
12) Reformat text and include tables in several locations to improve legibility and ease of use.