

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2015-002 Subchapter F: ERC and TOD Zoning

Description: Consider an amendment to Title 25 of the City Code to change regulations to clarify that Subchapter F does not apply to property zoned East Riverside Corridor (ERC) or Transit Oriented Development (TOD) district.

Proposed Language: See attached draft ordinance.

Summary of proposed code changes:

- Will clarify that Subchapter F does not apply to ERC or TOD zoning districts.

Background: Initiated by Planning Commission on April 28, 2015

The East Riverside Corridor Regulating Plan (in which property is zoned ERC) and transit oriented developments (in which property is zoned TOD) each have their own land use regulations, including compatibility regulations, that supersede regulations that apply to the rest of the city, including Subchapter F (McMansion standards). However, it was never made explicit that property included in these special area regulating plans should be exempted from Subchapter F, which has caused some confusion. In practice, staff does not apply Subchapter F standards to property in the above mentioned special area plans, but a change to the code would clarify that such is the case.

Staff Recommendation: Approve proposed ordinance.

Board and Commission Actions

September 15, 2015: Recommended by the Codes and Ordinances Subcommittee on a 5-0 vote (Commissioner Seeger absent).

September 22, 2015: Recommended by the Planning Commission on an 11-0 vote (Commissioner Seeger absent).

Council Action

October 15, 2015: A public hearing has been set.

Ordinance Number: NA

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