



# LDC CHANGES

## EXCLUSIONARY ZONING (EZ) RELATED ITEMS

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10.21.22

# WHAT'S CHANGED?

Future Land Use Amendment (Ord. 211357) – Not effective yet

- Removes Single Family (SF) FLU category

Zoning Map and Text Change (Ord. 211358) – Not effective yet AND Effective Now

- Removes RSF-1 – RSF-4 zoning districts from LDC
- Re-zones all properties currently designated RSF-1 – RSF-4
- Creates Neighborhood Residential (NR) zoning district, establishes standards
- Adds definition and standards for “neighborhood-scale multi-family”

Other Changes (Ord. 211359) – Effective Now

- Lot splits / Lot line adjustments / Minor subdivisions
- Development Compatibility
- Occupancy limits
- Bedroom limit
- Density in U-1
- Side setbacks in U-4 – U-7
- Neighborhood-scale multi-family added as permitted use in transect zones

# EFFECTIVE IMMEDIATELY

- Lot Splits / Lot Line Adjustments / Minor Subdivisions – clarifying language
- Development compatibility amendments
  - Development within 100-ft of single-family districts no longer limited to 3 stories or 36-ft (\*Note – still applies to properties within 100-ft of U1 and certain historic districts)
  - Requirement for decorative masonry wall (or equivalent landscaping) between single-family and multi-family removed
  - Bedroom limit removed
- Occupancy Limitation – removed
- Density in U-1
- Side setbacks in U-4 – U-7 (5' to 0')
- Neighborhood Residential (NR) zoning district created, standards established
- Adds definition and standards for “neighborhood-scale multi-family”
- Neighborhood-scale multi-family as permitted use transects / density in transects

# NOT EFFECTIVE

- Removal of SF Land use and RSF zoning districts
- Re-zoning of RSF properties