

SUMMARY OF DRAFT ZONING ORDINANCE AMENDMENTS

ARTICLE III	GENERAL REGULATIONS
Sec. 36.06.50	Amend the section to specify that dual urban opportunity (DUO) developments are exempt from Planning permit requirements. Alphabetize items.
ARTICLE IV	RESIDENTIAL ZONES
Sec. 36.10	Amend the section to include DUO developments as an intended use in the R1 District.
Sec. 36.10.05	Amend the section to add “DUO development” as a permitted land use in the residential land use table. Alphabetize items.
Sec. 36.10.15	Amend the section to specify that minimum R1 lot sizes do not pertain to lots created by urban lot splits.
Sec. 36.10.20	Amend the section to specify that minimum R1 lot frontage does not pertain to lots created by urban lot splits.
Sec. 36.10.25	Amend the section to specify that the R1 development standards do not pertain to DUO developments. Amend the table for additional clarity.
Sec. 36.10.30	Amend the section to remove the requirement for a Development Review Permit for development on a site with a nonconforming structure.
Sec. 36.10.35	Amend the section to clarify that the lot standards and Planned Unit Development requirement only pertain to subdivisions where three or more lots are created and one lot does not provide the R1 minimum frontage. Refer to urban lot splits sections for two-lot subdivisions.
Sec. 36.12.65	Amend the section to add a DUO housing site definition and clarify the multi-family residential site definition.
Sec. 36.12.80	Amend the section to provide a reference to the DUO housing site sections for information on the maximum number of units on a DUO housing site.
Sec. 36.13.10	Add a new section (Dual urban opportunity housing) to establish DUO housing sites and to state the purpose of the following sections.
Sec. 36.13.15	Add a new section (Rental term) to establish the minimum rental term for dwelling units on dual urban opportunity housing sites.
Sec. 36.13.20	Add a new section (Dual urban opportunity developments) to establish standards for DUO developments.

Sec. 36.13.25	Add a new section (Eligibility) to establish eligibility requirements for DUO developments.
Sec. 36.13.30	Add a new section (Sale of units) to state that the units of a DUO development cannot be sold separately.
Sec. 36.13.35	Add a new section (Maximum number of units) to state the maximum number of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) on DUO housing sites.
Sec. 36.13.40	Add a new section (Development standards) to establish development standards for DUO developments.
Sec. 36.13.45	Add a new section (Exceptions) to establish development standard and parking exceptions for DUO developments.
Sec. 36.13.50	Add a new section (Findings for denial) to establish findings for which the City may deny an application for a DUO development.
Sec. 36.13.55	Add a new section (Urban lot split) to establish standards and requirements for urban lot splits.
Sec. 36.13.60	Add a new section (Map Act compliance) to state that urban lot splits must comply with the Subdivision Map Act.
Sec. 36.13.65	Add a new section (Eligibility) to establish eligibility requirements for urban lot splits.
Sec. 36.13.70	Add a new section (Urban lot split standards) to establish standards for new lots created by urban lot splits.
Sec. 36.13.75	Add a new section (Owner occupancy) to state that a property owner must occupy one of the units as their primary residence for a minimum of three years after having subdivided their lot with an urban lot split.
Sec. 36.13.80	Add a new section (Retained structure setbacks on lots created by urban lot splits) to specify that setback requirements do not apply for legal, existing dwellings that are retained on a lot that is subdivided with an urban lot split.
ARTICLE X	PARKING AND LOADING
Sec. 36.32.80	Amend the section to establish parking requirements for DUO developments.
ARTICLE XVI	ZONING ORDINANCE ADMINISTRATION
Sec. 36.56.75	Add a new section (Closure of inactive permits) to specify when an inactive planning application will be considered withdrawn and closed out.

ARTICLE XVII	DEFINITIONS
Sec. 36.60.11	Amend the section to add definitions for “DUO development” and “DUO housing site.”
Sec. 36.60.45	Amend the section to add a definition for “urban lot split.”