

SUMMARY OF DRAFT ZONING ORDINANCE AMENDMENTS

ARTICLE IV	RESIDENTIAL ZONES
Sec. 36.10.25	Replace companion units with accessory dwelling units and update the requirements for second-story decks to be consistent with Sec. 36.14.75 (Setback and Floor Area Ratio Exceptions).
Sec. 36.14.85	Move architectural projections to Sec. 36.14.95 to clarify they are allowed on new construction.
Sec. 36.14.85	Clarify that architectural projections are allowed on new construction, that second-story eaves are allowed to project into setbacks, and that second-story bay windows, balconies, and decks are only allowed to project into the front setback.
ARTICLE V	COMMERCIAL ZONES
Sec. 36.18.35	Add a maximum floor area ratio which is consistent with the maximum floor area ratio for the neighborhood commercial land use designation of the General Plan.
Sec. 36.18.55	Add a maximum floor area ratio which is consistent with the maximum floor area ratio for the general commercial land use designation of the General Plan.
ARTICLE VI	INDUSTRIAL ZONES
Sec. 36.20.05	Clarify that Emergency Shelters are permitted in the MM (General Industrial) district and not the ML (Limited Industrial) district to be consistent with other sections of the Zoning Ordinance.
ARTICLE XIV	STANDARDS FOR SPECIFIC LAND USES
Sec. 36.30.15	Remove language that prohibits service stations from selling alcohol to be compliant with state law.
ARTICLE X	PARKING AND LOADING
Sec. 36.32.50	Correct a formatting error in the required parking table to set a parking requirement for medical services under 20,000 square feet.
ARTICLE XII	SIGNS
Sec. 36.36.50	Add language to allow signage that is not oriented to be primarily viewed from the public right-of-way for properties with limited street frontage.
ARTICLE XVI	ZONING ORDINANCE ADMINISTRATION
Sec. 36.52.10	Remove unnecessary text.
Sec. 36.52.15	Clarify which projects require Council authorization through the Gatekeeper process and add Gatekeeper submittal requirements.
Sec. 36.52.20	Add a new section to outline the Gatekeeper hearing process and identify when a change to a project would require reauthorization by the City Council.
Sec. 36.52.50	Remove unnecessary text.
Sec. 36.52.55	Clarify which projects require Council authorization through the Gatekeeper process and the Gatekeeper submittal requirements.
Sec. 36.52.60	Add a new section to outline the Gatekeeper hearing process and identify events which can cause a project to require reauthorization by the City Council.
Sec. 36.52.65	Remove unnecessary text.