

RICAP 7 - SUMMARY

PROJECT TIMELINE			
PSC Workplan Hearing	<i>August 26, 2014</i>	Proposed Draft	<i>March 13</i>
In house draft	<i>November</i>	PSC Hearing	<i>April 28 (tentative)</i>
Public Discussion Draft	<i>January 5, 2015</i>	Recommended Draft	<i>May</i>
Public Outreach	<i>January-February</i>	CC Hearing	<i>June</i>

AMENDMENTS UNDER CONSIDERATION			
Minor Changes to Current Policy			
	1.	Design Review	Address procedure for plan revisions following Type III design review
	2.	Application submittals	Preclude concurrent pre-app and land use submittal
	3.	Floor Area	Distinguish between limits on the size of uses and the overall scale of buildings
	4.	Household Living	Clarify limits for non-family members to better distinguish group living uses
	5.	Height Measurement	(1) Address shed roof height
	6.		(2) Evaluate height methodology, develop research paper for future code project
	7.	Ladd's Addition Historic Guidelines	Update street tree plan map to remove specific tree species references
Zoning Code Chapter	Technical Items, Clarifications, and Corrections		
100's Base Zones	8.	Open Space Zone	Clarify applicable development standards in open space zones for (1) institutions and (2) conditional uses
	9.	Standards	
	10.	Transitional Sites	Update standards for overall clarity and consistency for residentially zoned sites abutting commercial zones.
	11.	Stepped Retaining Walls	Evaluate options to address retaining walls on single family zoned lots with steeply sloping front yards
	12.	Recycling Areas	Add recycling area requirement reference for non single family residential development in single family and open space zones.
	13.	Amenity Bonus for Play Equipment	Update code to remove reference to parks bureau approval
	14.	Eaves in reduced setbacks	Evaluate options to allow eaves to project partially into 3-foot setbacks in multidwelling zones
	15.	Height exceptions	Clarify application of height exception and setbacks for elevator shafts
	16.	Residential landscape buffer	Clarify (1)allowed projections and (2)required minimum width of buffer between commercial development and residential zone
17.			

Zoning Code Chapter	Technical Items, Clarifications, and Corrections (continued)		
200's Additional Regulations	18.	Family Daycare	Make zoning code terminology consistent with state regulations
	19.	Drive through facilities	Change measurement of required stacking lane to be from property line, not curb cut.
	20.	Elderly Housing	Remove reference to obsolete project coordinator position
	21.	Landscape Standards	Clarify applicability of landscape hierarchy (L1-L5, F1-F2, etc.)
	22.	Non-conforming	Correct figures 258-1 and 258-2 to match code requirement for non-conforming situations
	23.	Non-conforming	Clarify method for excluding energy efficiency costs from non-conforming upgrade threshold
	24.	Parking for CU's	Allow the conditional use review to alternatively establish the parking requirements
	25.	Garage setback in multi dwelling zones	Resolve inconsistent setback requirement for garages between the parking chapter (18') and multi-dwelling base zones (<5' or >18')
400's Overlay Zones	26.	Mass Shelters	Remove reference to obsolete ONI certification process
	27.	Buffer overlay fences in setback	Clarify whether fences are allowed in the landscape buffer area
	28.	Design Review exemptions	(1) clarify when painting is exempt
	29.		(2) clarify RF equipment exemption
	30.		(3) clarify solar exemption for flat roofs
	31.	Community Design Standards	Clarify threshold limits for allowed changes to the building façade before design review is required in lieu of meeting Community Design Standards
	32.	Environmental Regulations	Clarify use of term "modifications" as applied to environmental standards vs base zone standards
	33.	Historic Review	Clarify that alterations through State structural minor label program may trigger historic review
34.	Main Street Overlay	Clarify which sites are subject to the main street and node overlay regulations	
500's Plan Districts	35.	Scenic Resources	(1) clarify how regulations apply in right of way and
	36.		(2) clarify tree removal exemption for 12" diameter trees
	37.	Marquam Hill	Clarify when formal open area requirement applies (for non-institutional development)
	38.& 39.	NW Hills/Linnton	Update (1) lot confirmation and (2) lot dimension methodology to align with more recent base zone regulations
700's – 900's Code Administration	40.	Airport	Remove duplicate standard for woodland conversion
	41.	Building Permits	Clarify overly broad statement regarding when a building permit is required.
	42.	Neighborhood Contact	Establish time limit for completed neighborhood contact process to be considered valid
	43.	Design Review	Evaluate alteration value design review thresholds, e.g. exclude interior work
	44.	Historic Guidelines	Correct reference to the appropriate review guidelines for Central City historic areas
	45.	Definitions	Revise how terms are organized/grouped in definition chapter.