

RICAP 7 – SUMMARY OF AMENDMENTS UNDER CONSIDERATION

DRAFT

Presentation to DRAC, July 17, 2014

Minor Changes to Current Policy		
	1. Design Review	Address minor changes following Type III review
	2. Application submittals	Preclude concurrent pre-app and land use submittal
	3. Floor Area	Distinguish between use area limits and scale of buildings
	4. Household Living	Clarify limits for non-family members
	5.&6. Height Measurement	(1) Address shed roofs (2) Evaluate base point methodology
	7. Ladd's Addition Historic Guidelines	Update street tree plan map
Technical Items, Clarifications, and Corrections		
100's Base Zones	8.&9. Open Space Zone Standards	Clarify applicable development standards for (1) institutions and (2) conditional uses
	10. Transitional Sites	Update standards for overall clarity and consistency
	11. Stepped Retaining Walls	Evaluate options to address lots with steeply sloping front yards
	12. Recycling Areas	Clarify requirement for institutions
	13. Amenity Bonus for Play Equipment	Update code to remove reference to parks bureau approval
	14. Height exceptions	Clarify application of exception for elevator shafts
	15.&16. Residential landscape buffer	Clarify (1) allowed projections and (2) required minimum width
200's Add'l Regs	17. Family Daycare	Make code terminology consistent with state regulations
	18. Drive through facilities	Clarify measurement of required stacking lane
	19. Elderly Housing	Remove reference to obsolete coordinator position
	20. Landscape Standards	Clarify applicability of landscape hierarchy
	21. Non-conforming situations	Revise figure to match code requirement
	22. Non-conforming upgrades	Clarify ability to exclude costs for energy efficiency improvements
	23. Parking for certain Conditional Uses	Allow CU review to establish parking requirement
	24. Garage setback in multi dwelling zones	Resolve inconsistent parking regulations with base zone
	25. Mass Shelters	Remove reference to obsolete certification process

Technical Items, Clarifications, and Corrections (continued)			
400's Overlays	26.	Buffer overlay fences in setback	Clarify whether fences are allowed in the landscape buffer
	27.,28., & 29.	Design Review exemptions	(1) clarify when painting is exempt (2) clarify RF equipment exemption (3) clarify solar exemption for flat roofs.
	30.	Community Design Standards	Clarify limits for alteration of facades
	31.	Environmental Regulations	Clarify use of term "modifications" as applied to environmental standards vs base zone standards
	32.	Historic Review	Clarify that alterations through structural minor label program may trigger review
	33.	Main Street Overlay	Clarify which sites are subject to main street and node overlay regulations
	34.& 35.	Scenic Resources	Clarify (1) how regulations apply in right of way and (2) tree removal exemption for 12" diameter trees
500's Plan Districts	36.	Marquam Hill	Clarify threshold for when open area requirement applies
	37.&38.	NW Hills/Linnton	Update (1) lot confirmation and (2) lot dimension methodology to align with more recent base zone regs
	39.	Airport	Remove duplicate standard for woodland conservation
Code Administration	40.	Building Permits	Clarify overly broad statement regarding when a building permit is required.
	41.	Neighborhood Contact	Establish time limit for valid neighborhood contact
	42.	Design Review	Evaluate alteration value thresholds, e.g. exclude interior work
	43.	Historic Guidelines	Clarify the appropriate guidelines for Central City historic areas
	44.	Definitions	Combine energy-related terms under one general heading

Tentative Project Timeline

PSC Workplan Hearing	August 26, 2014 6:00PM
Public Discussion Draft	Jan 2015
Proposed Draft	March 2015
PSC Hearing	April 2015
Recommended Draft	May 2015
CC Hearing	June 2015
Effective	July 2015