

Proposed Zone Text Amendment (ZTA)

The recommended amendments are further summarized in the tables below.

<u>Summary of Recommended Amendments to the BMC, Title 10, Chapter 1 (Zoning)</u>	
<u>Summary of Recommended Amendments to the BMC, Zoning Use List</u>	
<u>Code Section</u>	<u>Overview of Proposed Amendment</u>
10-1-502: Uses in All Zones (except Residential Zones)	Amends the Land Use Table in nonresidential zones to permit “Multifamily Residential with nonresidential use” with an AUP, where a CUP is currently required. This amendment makes no change to the zones where this use is currently allowed or prohibited.
<u>Summary of Recommended Amendments to the BMC</u>	
<u>Code Section</u>	<u>Overview of Proposed Amendment</u>
10-1-607: Hillside Development Permits	Amends subsections A and D to remove reference to City Council to be consistent with the single appeal of the Director’s decision to Planning Commission.
10-1-631: Neighborhood Character and Compatibility	Amends subsection C to clarify that only discretionary Development Review decisions and any decision to disapprove a ministerial Development Review application are appealable.
10-1-635: Calculation of Density Bonus and Number of Incentives and Concessions	Amends subsection H to make the Planning Commission the review authority on an appeal of the Director’s decision.
10-1-640: Development Standards Modified as Incentive or Concession	Amends subsection D to make the Planning Commission the review authority on an appeal of the Director’s decision.
10-1-641: Application Requirements and Review	Amends subsection B to make the appeal process consistent with BMC 10-1-1907.1 et seq. for a decision regarding a Density Bonus, Incentive or Concession, waiver, modification, or revised parking standard.
10-1-1907.1: Applicability	Removes language that is no longer applicable since the replacement of second dwelling unit permit with the Accessory Dwelling Unit procedures.

10-1-1907.2: Appeal of Director's Decision	Amends subsections A, B, C, and E to update language to acknowledge the Planning Commission as the reviewing body of Director-level decisions, if appealed.
10-1-1907.3: Appeal of Planning Commission's Decision	Amends subsections A, B, C, E, and F to clarify that a Planning Commission's Decision is appealable to the City Council except when such decision is in response to an appeal of a Director's decision and makes related clarifications.
10-1-1908.5: Environmental Review	Amends subsection B to make clarifying changes consistent with the City's environmental review process in Title 9, Chapter 3.
10-1-1909: Submission of Development Review	Amends subsection C to remove reference to City Council to be consistent with the single appeal of the Director's decision to Planning Commission.
10-1-1910: Appeal of Director's Decision	Amends subsection A and removes subsections B and C to clarify that only discretionary Development Review decisions and any decision to disapprove a ministerial Development Review application are appealable and removes duplicative language regarding appeal procedures in subsections A, B, and C.
10-1-1911: Appeal of Planning Commission's Action	Removes duplicative language regarding appeal procedures in subsections A, B, and C and further clarifies that only Development Review applications initially reviewed by Planning Commission may be appealed to City Council.
10-1-1912: Requisites for Appeal	Amends subsections A and C to remove reference to City Council to be consistent with the single appeal of the Director's decision to Planning Commission.
10-1-1928: City Clerk Gives Notice of Hearing	Deletes section entirely to remove duplicative language regarding appeal procedures.
10-1-1929: Action of City Council After Hearing	Deletes section entirely to remove duplicative language regarding appeal procedures.
10-1-1959: Determination of an Administrative Use Permit; Notice and Hearing	Amends subsection D and removes subsections E and F to make the Planning Commission the final review authority on an appeal of the Director's decision.
10-1-1964: Notice of Hearing	Amends subsections 1, 2, and 3 to update the notice of public hearing to 20 days prior to the hearing or other time period required by applicable law.
10-1-1969: City Clerk Sets Hearing by Council	Amends section to clarify existing 10-business day notice requirement for City Council public hearings.

10-1-1994: Public Hearings; Notice	Amends section to update the Planning Commission notice of public hearing to 20 days prior to the hearing or other time period required by applicable law.
10-1-19127: Planned Development Review Process	Amends subsection G to update the Planning Commission notice of public hearing to 20 days prior to the hearing or other time period required by applicable law.
10-1-19200: Minor Fence Exception Permit	Amends subsections C and D to make the Planning Commission the final review authority on an appeal of the Director's decision.
10-1-19201: Major Fence Exception Permit	Amends subsection D to remove the Planning Commission from the appeal process and make the Council the final review authority on an appeal of the Planning Commission's decision.
10-1-2603: Property Development Standards	Amends subsection D to make the Planning Commission the final review authority on an appeal of the Director's decision.