

UNIVERSITY PARK

ZONING ORDINANCE UPDATE

Key Changes Summary

While the zoning ordinance update project focuses mostly on clarifying existing regulations and improving the ordinance's organization and format, a few more substantive changes are proposed. These recommended changes stem from discussions with the project steering committee and are intended to help make the ordinance easier to understand and to address issues that have arisen in administering existing regulations. All proposed substantive changes are identified within the draft ordinance through underlines, ~~strike-throughs~~ and **footnotes**. This handout also summarizes the key changes.

Reorganization

The ordinance has been reformatted and reorganized. Separate articles are now included for each group of residential, commercial and special-purpose districts. Regulations that are incorporated into the general development standards article of the current ordinance (e.g., parking, garages/driveways and screening) have been "elevated" to constitute their own article within the new ordinance. New illustrations have been added to help convey the intent of regulations, particularly within Article 2 (Residential Districts).

EXISTING ORDINANCE

Article 1. General Provisions
Article 2. Development Review Bodies
Article 3. Development Review Procedures
Article 4. District Regulations
Article 5. General Development Standards
Article 6. Nonconformities
Article 7. Enforcement
Article 8. Definitions

PROPOSED ORDINANCE

Article 1: Introductory Provisions
Article 2: Residential Districts
Article 3: Commercial Districts
Article 4: Special Districts
Article 5: Uses
Article 6: Parking
Article 7: Garages and Driveways
Article 8: Fences, Walls and Screening
Article 9: Review and Approval Procedures
Article 10: Administration and Enforcement
Article 11: Measurements and Definitions

Residential Districts

Article 2 includes several subtle but important changes. These proposed revisions will affect new construction in the city's residential zoning districts. The recommended changes are as follows:

Because the method for measuring **top plate height** is proposed to be changed (see Sec. 11.3.13 on p. 11-5), the maximum top plate height allowance in all SF (single-family detached) districts is proposed to be reduced by 4 inches (See Table 2-4 on p. 2-6). Table 2-4 also includes regulations governing the maximum area of a **third-story wall** facing an interior side lot line. The current ordinance establishes these limits based on lot width; the proposed ordinance establishes limits based on zoning.

Rear setback regulations for garages have been clarified and illustrated for single-family, townhouse and duplex lots. This proposed clarification maintains the existing minimum 20-foot setback requirement for garage entries facing an alley, but allows upper stories of garage buildings to be closer to the rear property line (12.5 feet). See Tables 2-6, 2-10 and 2-14 on pages 2-8, 2-14 and 2-19, respectively.

Front façade articulation requirements in Sec. 2.4.9 have been simplified. Under the proposed draft, these requirements would apply in all SF districts rather than only on narrow lots, as is the case today.

Top plate heights in multi-family (MF) districts have been revised and simplified (see Table 2-17 on p. 2-23), and the **MF district building design** requirements have been clarified and simplified (see Sec. 2.7.6 on p. 2-25).

The existing "**extended ridgeline**" roof requirement has been eliminated, as have the **minimum roof pitch** requirements for double-pitched (gambrel and mansard) roofs (see Table 2-19 on p. 2-26).

Under the draft regulations, **dormer requirements** would apply only to third-story dormers facing interior side lot lines. Other dormers facing interior side lot lines are subject to window setback, size, and location requirements for the district (see Table 2-20 on p. 2-26).

Impervious lot coverage limits have been added to all residential (and nonresidential) districts. These are not new city requirements, but they are a new addition to the zoning ordinance (see Sec. 2.9 on p-27 and elsewhere in the draft). The **setback and encroachment** regulations of Sec. 2.10 on p. 2-27 have been simplified and consolidated for all residential districts.

Uses

All of the proposed ordinance's use-related regulations have been consolidated into a single article (Article 5). This article includes a **use table** identifying which uses are allowed in which zoning districts (pp. 5-2 to 5-3). The **use categories** included in this table have been updated and modernized. Minor changes have been proposed, but these changes are intended to clarify existing practice, not change where uses are allowed. All of the use categories identified in Table 5-1 are defined in the pages immediately following the table.

The **accessory use regulations** included in Article 5 have been edited for clarity. Changes to existing regulations governing the location of **air conditioner condensers** and similar mechanical equipment are included in Sec. 5.3.6 (p-5-11). The changes apply to SFA (single-family attached/townhouse) districts and generally provide additional flexibility. The **home occupation regulations** of Sec. 5.3.8 (p-12) have been expanded and moved from the definition section of the current ordinance, although the new language merely attempts to reflect the intent of current city policy.

Parking

Several clarifying edits have been included in the Article 6, but the proposed changes do represent a substantive change from current zoning practice.

Garages and Driveways

New illustrations have been added to Article 7. The key edits and changes are as follows:

The regulations of Sec. 7.2.1 (p. 7-2) governing **garage locations** have been clarified and simplified and a minimum 3-foot side and rear setback requirement has been added for **street-facing detached garages** (see Sec. 7.2.2 on p. 7-2).

Driveway setback requirements have been revised to allow placement closer to interior property lines (see Sec. 7.3.1 on p-7-5) and **circular driveway** requirements have been added for narrower lots (see Sec. 7.3.2 on 7-5).

Fences and Walls

The most significant change in Article 8 is a new provision allowing **fences and walls** located within a lot's building envelope (the area in which buildings are allowed to be placed) to exceed the fence and wall height limits that apply when such fences and walls are located in yard areas or along property lines (see Sec. 8.3.6 on p. 8-2).

Review and Approval Procedures

Article 9 includes all of the ordinance's zoning-related approval procedures. The changes identified in this article are technical and clarifying in nature. No substantive modifications to existing processes are proposed.

Administration and Enforcement

Article 9 expressly identifies all of the remedy and **enforcement options** available to the city when seeking to enforce the zoning ordinance (Sec. 10.2, p-10-3). This article also includes a more robust set of regulations governing "nonconformities" (See Sec. 10-3, p-10-5). **Nonconformities** are situations that arose lawfully but that no longer meet current city regulations).

Measurements and Definitions

The method for measuring **top plate height** is proposed to be changed (see Sec. 11.3.13 on p. 11-5),