

City Council Update: Draft CRCRC Recommendations 1/17/2024

Guiding principle: Modify the building code to lessen the impact of new residential construction and remodels on established neighborhoods per community input.

Building Height

- Residential buildings will be no higher than 35 feet at any point (66%)
- The method for measuring allowable building height will be revised by subcommittee to support the 35-foot maximum (66%)
- Subcommittee to develop height specifics that will include:
 - A building envelope, defined by property boundaries and allowable heights, will constrain the permit-able dimensions of a building (56%)
 - The building envelope will include exposed foundation restrictions

Exposed Foundation (at least 27 unprompted comments)

- Foundation exposure within public view from the right-of-way cannot exceed 6'
- Foundation exposure within public view must be screened such that viewable portion does not exceed 2.5 feet (30")

Setbacks (nuanced; about right 66%; too small 23%; too large 11%)

- Change both side yard set-backs to 15ft (currently 10ft and 15ft) to ensure a minimum of 25 ft between houses
- Reduce street facing corner-lot side yard 20 feet (currently 30ft)
- Explore trading 5 feet of front yard setback for 5 feet of backyard setback
- Explore allowing pools in rear setback up to 15 feet from rear property line

Driveways (58% for)

- Remove ordinance restricting corner lot connecting driveways

Fences (46% for height restriction)

- Maximum height is 8 feet unless the Board of Adjustment grants a special exception

Trees

(75% give trees a 4 or 5 priority; 51% "tree ordinance doing enough"; 40% "no"; 9% blank; 82% want a tree planting program)

- Tree ordinance to be revised by subcommittee and will add at minimum:
 - Heritage tree definition of 24" diameter at 4' height
 - Heritage tree removal requires City Council approval
 - Recommend that heritage trees be documented by the City
 - No excavation through the critical root zone of protected and heritage trees

Lighting (57% for)

- Create an ordinance that will build on commercial corridor lighting ordinance to restrict light trespass

Recommend Against Current Actioning Pending Review

- Number of stories
- Overall area of top story (to be handled by building envelope)
- Zoning districts
- FAR
- Impervious cover