

DEVELOPMENT CODE UPDATE

County Council Hearing
November 30, 2022

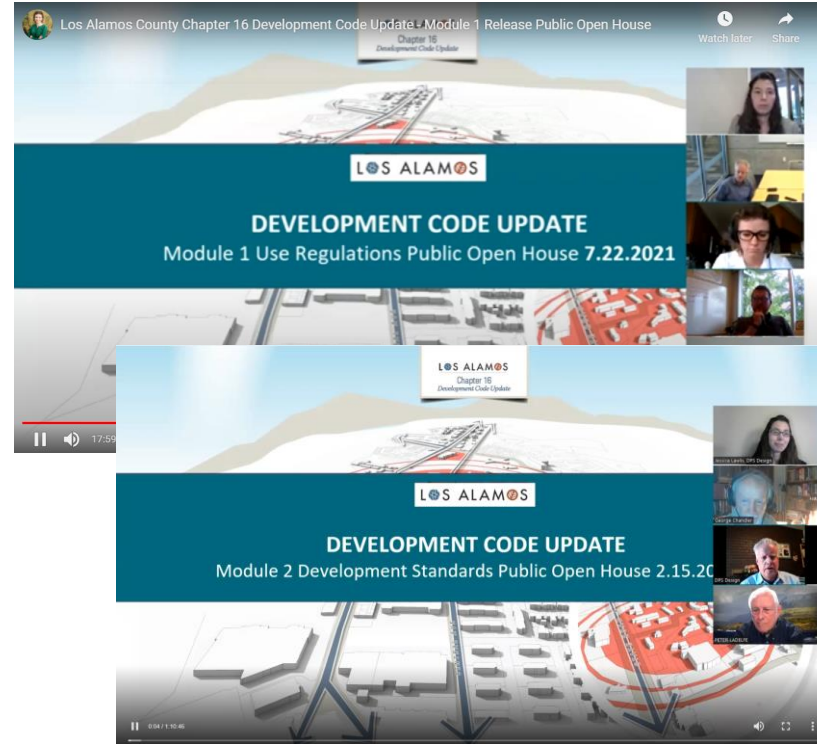
Development Code Update

- Technical Code Review release January 2020
- Module 1 released July 7, 2021
- Downtown Master Plans adopted October 19, 2021
- Module 2 released January 24, 2022
- Module 3 released July 18, 2022
- Joint Council / P&Z Work Sessions October 2022



Development Code Update Process

- 25+ Steering Committee Meetings
- 4 Public Open Houses; 1 for the technical code review, plus 1 for each module
- 9 Public Hearings; 5 P&Z, 4 Council
- 3 Joint P&Z and Council Work Sessions
- 3 days of Office Hours
- Tabling at events like the County Fair



Development Update Goals

- The goal of this project is to align the Development Code with the goals of the Comprehensive Plan and Downtown MPs
- Create a Development Code that is more efficient and transparent with standards that reflect national best practices
- These adjustments aim to encourage the right development, within the appropriate location and suitable design to enhance the public health, safety, welfare, and overall quality of living within Los Alamos County.

Work Session Motions Summary

- Strike options for administrative approvals within DTLA and WRTC
- Allow ADUs within RA, RE, RM, SFR-1, SFR-2, SFR-3, and MFR-L
- Include 10-year amortization for Outdoor Lighting in non-residential zone districts
- Retain Downtown building heights
- Revise off-street parking requirements for multi-family uses to include 1 guest parking space per 10 DUs
- Reduce maximum parking reduction from 50% to 25%
- Strike on-street parking reduction option
- Make neighborhood protection standards applicable to HP-O
- Low Priority Changes
 - Remove written cross-examination
 - Add Vehicle Fuel Sales and Vehicle Washes as conditional uses in DTLA and WRTC
 - Revise parking reductions within PD-O
 - Add parking lot screening for MFR, MU, DTLA, and WRTC zone districts
 - Revise recreational vehicle storage standards

Public Comments Summary

Received some additional comments since the October work sessions:

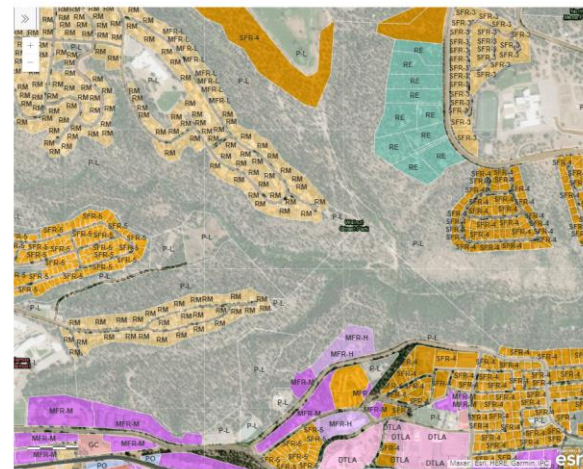
- Grammatical changes were incorporated into the draft
- Several substantive content changes that will be outlined at the end of the presentation

General Document Changes Since Work Sessions

General document cleanup including:

- General grammatical / layout fixes
- Removed all maps, these will be incorporated into the Official Zone Map not replicated within the Development Code document

losalamosconnect.org/2021/06/29/7-8-2021-development-code-update-module-1-release/
Online Public Engagement Platform Customize 21 3 New Edit Post Edit with Elementor
The following shows the proposed zoning and the existing zoning. The proposed zoning conventions truly be found by clicking on a specific property on the map.



Interactive map can be found at:

https://www.arcgis.com/apps/mapviewer/index.html?w_ebmap=911bcb06a09c482ba02392852869994e&extent=-106.3449,35.8703,-106.2438,35.9128

Outdoor Lighting

Notable changes since work sessions:

- Added amortization for all non-residential properties within 10 years
- Removed standard that lighting controls are desirable to dim or turn off lights when they are not in use to reduce light pollution and save energy
- Removed requirements for interior light should be turned off when not in use and window blinds should be utilized to reduce light pollution and trespass.
- Extended Holiday lighting from Nov 1 – Jan 30, all others allowed a 2-week window before / after holiday / celebration.

Module 1: Changes since work sessions

Notable changes:

- Move forward with recommended Downtown heights, reduced maximum parking reduction from 50% to 25%, **P/Z recommended to reconsider 50% for Downtowns**
- Removed admin approvals for Downtown districts
- Changed max height within MU Zone District from 50 to 54
- Changed max height within MFR-H Zone District from 60 to 54
- Added new Airport Protection Overlay
- Clarified HP-O standards / procedures
- Added HP-O protections to neighborhood protection standards
- Clarified PD-O standards and map
- Added ADUs to RA, RE, larger SFR subdistricts (1,2,3) and clarified parking standards
- Clarified no parking of RVs in front yard grass areas

Module 2: Changes since work sessions

Notable changes since work sessions:

- Increased multi-family parking standards to include guest spaces,
- Changes to caps for shared parking
- Parking Lot Screening, add screening in MFR, MU, WRTC, DTLA
- Temporary Signs, see proposed changes
- Amortization of Outdoor lighting

Module 3: Changes since work sessions

Notable changes:

- Removed written requirements for cross-examination at public hearings
- Added clarified Historic Preservation Overlay procedures for demolition, economic hardship and designation of landmarks / district

Planning and Zoning Commission Recommendations Summary

1. Reintroduce allowances for developments within mixed-use districts to reduce minimum off-street parking requirements per the applicable parking reductions by a maximum of fifty percent.
2. Add an exception to the Neighborhood Protection Standards for developments that provide natural transitions, i.e., add "The Community Development Director may waive the required buffer requirements of Table 37, provided the uses triggering the buffering requirement are of similar character and scale."
3. Add a new "Riding Academies, Arenas and/or Stables" use as an approved accessory use in R-A and a conditional use in GC and OS-A zones.
4. Change dimensional standards in Section 16-5(H) Manufactured Home Communities to increase minimum lot width to 20 feet, lower the minimum lot area to 1,600 square foot per space, and raise the maximum lot coverage to sixty percent.

Downtown Districts

Notable changes

- Maximum building height = 54', 4 story equivalent in WRTC
- Maximum building height = 86', 7 story equivalent in DTLA
- 35' when adjacent to low-density residential (RA, RE, SRF and RM)
- Conditionally allowed car washes and gas stations
- Removed the administrative approval requirement for developments under a certain threshold.

Table 15: WRTC Dimensional Standards

| Lot Standards | |
|--------------------------------|-----------------------|
| Lot area, min | - |
| Lot width, min | - |
| Setbacks | |
| A Front, min | 0' |
| B Front, max | 100' |
| Fronting State Route 4 | 15' |
| Fronting Bonnie View | |
| C Side, min | 0' |
| D Side, max | 0' |
| Interior | 100' |
| Street-side | |
| E Rear, min | 0' |
| Heights | |
| F Primary Building Height, max | 54' |
| Adjacent to Residential | See <u>Sec. 16-43</u> |
| Density | |
| Lot coverage, max | |



Table 16: DTLA Dimensional Standards

| Lot Standards | |
|--------------------------------|-----------------------|
| Lot area, min | - |
| Lot width, min | - |
| Setbacks | |
| A Front, min | 0' |
| B Front, max | 15' |
| Fronting Trinity | 100' |
| C Side, min | 0' |
| D Side, max | 0' |
| Interior | 15' |
| Street-side | |
| E Rear, min | 0' |
| Heights | |
| F Primary Building Height, max | 86' |
| Adjacent to Residential | See <u>Sec. 16-43</u> |
| Density | |
| Lot coverage, max | 100% |



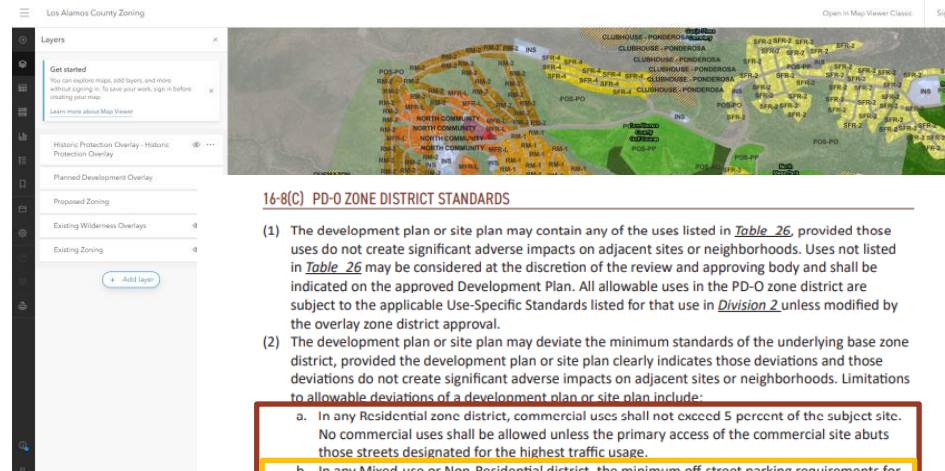
Planned Development Overlay

Interactive map can be found at:

<https://www.arcgis.com/apps/mapviewer/index.html?webmap=911bcb06a09c482ba02392852869994e&extent=-106.3449,35.8703,-106.2438,35.9128>

Notable changes since work sessions:

- Clarified language so development plan / site plan requirements and allowed deviations are clear. Allowed deviation based on existing standards of Sec.16-534.
- Picked up requested limit that mixed-use development in excess of 80% may not qualify for the parking reduction.
- Reduction was increased to 25% for consistency with off-street parking section
- Carried over all existing PDs within the overlay map due to potential redevelopment with ADUs



- 16-8(C) PD-O ZONE DISTRICT STANDARDS**
- The development plan or site plan may contain any of the uses listed in [Table 26](#), provided those uses do not create significant adverse impacts on adjacent sites or neighborhoods. Uses not listed in [Table 26](#) may be considered at the discretion of the review and approving body and shall be indicated on the approved Development Plan. All allowable uses in the PD-O zone district are subject to the applicable Use-Specific Standards listed for that use in [Division 2](#) unless modified by the overlay zone district approval.
 - The development plan or site plan may deviate the minimum standards of the underlying base zone district, provided the development plan or site plan clearly indicates those deviations and those deviations do not create significant adverse impacts on adjacent sites or neighborhoods. Limitations to allowable deviations of a development plan or site plan include:
 - In any Residential zone district, commercial uses shall not exceed 5 percent of the subject site. No commercial uses shall be allowed unless the primary access of the commercial site abuts those streets designated for the highest traffic usage.
 - In any Mixed-use or Non-Residential district, the minimum off-street parking requirements for all uses, except mixed use development with residential development in excess of 80% of their gross floor area, may be modify by 25 percent.
 - In any Non-Residential districts, any Residential site development requirements for single family detached and attached dwellings shall be as prescribed in the SFR-5 zone district to the maximum extent feasible, except that minimum side yard setbacks of zero feet are allowed. Residential development requirements for multiple-family dwellings shall be as prescribed in the MFR-M zone district to the maximum extent feasible in no case shall more than 50 percent of the gross floor area be used for residential uses in an underlying non-residential base zones.
 - In the IND district, residential uses shall not be permitted and the commercial site development requirements of the GC districts shall apply.
 - The development plan or site plan shall comply with the Development Standard of [ARTICLE IV](#) to the maximum extent feasible. Any deviations from these standards shall be clearly indicated in the development plan or site plan and those deviations do not create significant adverse impacts on adjacent sites or neighborhoods.
 - A development plan or site plan may not deviate from the requirements in [Division 5](#) Neighborhood Protection Standards designed to protect abutting properties from potential adverse impacts of development.

Historic Preservation Overlay

Notable Changes:

- Created clearer distinction between standards / procedures



*Most historically recognized community assets, such as Fuller Lodge and Bathtub Row, are currently only federally designated which is why they don't show up on these maps, CDD is working on local designations

Historic Preservation Overlay

Notable Changes from Work Sessions:

- Created new procedures for Economic Hardship Waivers and Historic Demolition Permits

TABLE 49: PROCEDURES SUMMARY TABLE

| APPLICATION TYPE | NOTICE | | | MEETINGS | | REVIEW/ APPROVING BODIES | | | SPECIFIC PROCEDURES |
|--|------------------------|--------|---------------|-------------------------|----------------------|---|-----------------------------------|----------------|------------------------|
| | PUBLISHED NEWSPAPER AD | MAILED | POSTED NOTICE | PRE-APPLICATION MEETING | NEIGHBORHOOD MEETING | COMMUNITY DEVELOPMENT DIRECTOR/ DESIGNEE | PLANNING AND ZONING COMMISSION | COUNTY COUNCIL | |
| X = Required R = Review and Recommend D = Review and Decide AD = Appral Review and Decision | | | | | | | | | |
| Quasi-Judicial Decisions | | | | | | | | | |
| Preliminary Plats | X | X | X | X | | | D | AD | <u>16-74(a)</u> |
| Final Plats | X | X | X | X | | | D | AD | <u>16-74(a)</u> |
| Conditional Use Permits | X | X | X | X | | | D | AD | <u>16-74(b)</u> |
| Discretionary Wireless Telecommunication Facility Permit | X | X | X | X | | | D | AD | <u>16-74(c)</u> |
| Historic Economic Hardship Wavier | | | | | | | D | AD | <u>16-74(d)</u> |
| Major Historic Demolition Permit | X | X | X | X | | | D | AD | <u>16-74(e)</u> |
| Major Historic Property Alteration Certificate | X | X | X | X | | | D | AD | <u>16-74(f)</u> |
| Variances | X | X | X | | | | D | AD | <u>16-74(g)</u> |
| Minor Zone Map Amendments | X | X | X | X | X | | D | AD | <u>16-74(h)</u> |
| Site Plan Adoption / Major Amendments | X | X | X | X | | | D | AD | <u>16-74(i)</u> |
| Development Plan Adoption / Major Amendments | X | X | X | X | X | | D | AD | <u>16-74(j)</u> |

Neighborhood Protection Standards

Figure 37: Neighborhood Protection Standards

- Sets maximum height to 35' if located within 50-75' of any RA, RE, SFR districts
- Added HP-O as a protected lot
- Clarified language to speak to protected lots

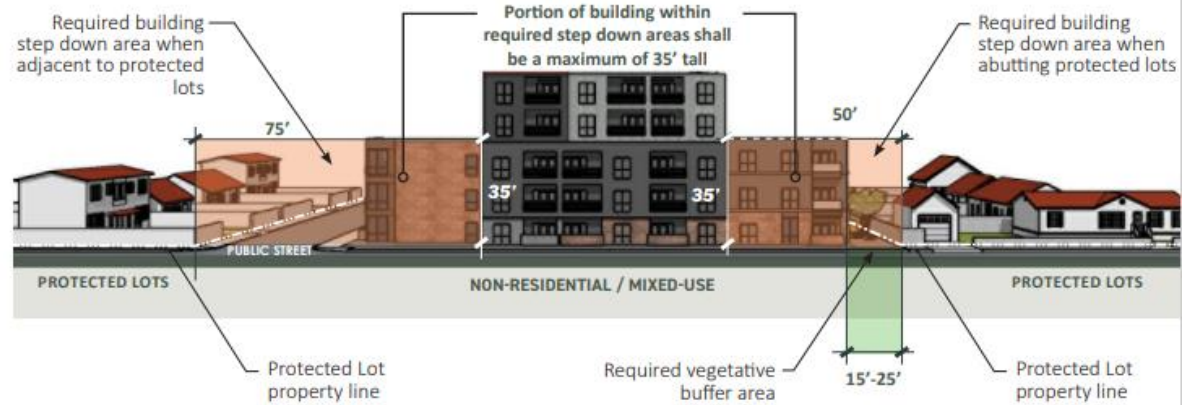


Table 36: Required Landscape Buffers

| Development Occuring within | Abutting Protected Lots within | Required Buffer Along Shared Property Line |
|------------------------------------|--------------------------------|--|
| MFR-L, MFR-M, MHC | RA, RE, SFR, RM, or HP-O | Type A Buffer |
| MFR-H, MU, WRTC, DTLA, GC, PO, INS | RA, RE, SFR, RM or HP-O | Type B Buffer |
| IND | Any non-industrial | Type C Buffer |

HPO Protections

Planning and Zoning Commission recommendations:

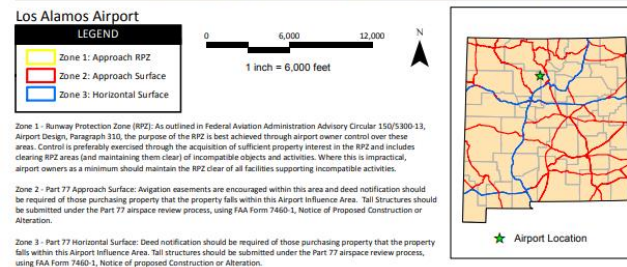
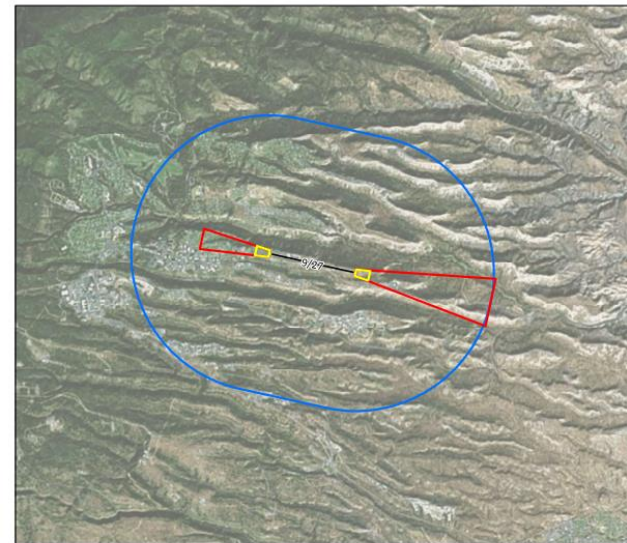
- Revise language to not require buffering between developments of similar character and densities such as townhouses in the WRTC adjacent to SFR zone districts per public comment.
- Potential Revision: Add “The Community Development Director may waive the buffer requirements, provided the uses triggering the buffering requirement are of similar character and scale.”

Airport Operations Overlay

New overlay based on work session discussion

Notable Changes:

- Purpose is to protect the operations of the Airport from encroachment of land uses that could inhibit or restrict present airport operations or negatively affect the future growth and operation of the airport.
- Required development to comply with any applicable Federal regulations as well as any policies and/or guidelines established by the Los Alamos Municipal Airport



Accessory Dwelling Units

Notable changes since work sessions:

ADUs made Permissive in RA, RE, SFR-1, SFR-2, SFR-3, RM and MFR-L

Section 16-18(A Accessory Dwelling Unit Standards

1. The erection of any Accessory Dwelling Unit requires a Building Permit prior to commencing construction.
2. No more than 1 Accessory Dwelling Unit either attached or detached is permitted per lot.
3. The underlying base zone district requirements including lot, setback, and coverage standards shall apply to an Accessory Dwelling Unit.
4. The lot coverage of Accessory Dwelling Units located in a yard shall not exceed 25 percent of the yard area.
5. The square footage of the Accessory Dwelling Unit shall not be more than 800 square feet. The Accessory Dwelling Unit square footage shall not exceed the gross floor area of the primary dwelling, **nor the maximum allowed building heights for accessory structure per the underlying zoning district for detached units.**
6. Detached Accessory Dwelling Units shall be at least 10 feet from the primary dwelling on the lot.
7. ~~Off-street parking shall be provided in the amount of 1 space per unit.~~ **This accessory use shall provide 1 dedicated off-street parking space that shall be provided in a** designated parking area, such as driveways and/or garages, **with no more than 1 tandem space allowed.** No parking shall occur on lawns or sidewalks.
8. ~~All required parking shall occur in designated parking areas, such as driveways and/or garages, with no more than one tandem space allowed.~~ No parking shall occur on lawns or sidewalks.
9. The Accessory Dwelling Unit shall not be subdivided from the primary dwelling or sold under separate ownership from the primary dwelling unless the accessory dwelling unit meets all applicable requirements for a primary dwelling and all dimensional standards for a separate lot.
10. No **variances or administrative deviations** shall be granted for the standards outlined in this section.

MHC Dimensional Standards

Planning and Zoning

Commission Recommendation:

Revise dimensional standards of Table 13 within Sec. 16-5(H) p. 27 Manufactured Home Communities :

- Increase width to 20 ft
- Lower lot area min to 1,600 sf/space
- Raise max lot coverage to 60%

TABLE 13: MHC DIMENSIONAL STANDARDS

| Lot Standards | |
|---------------------------------|----------------------------|
| Lot area, min | 2,600 1600sf / space |
| Lot width, min | 20' |
| Setbacks | |
| A Front, min | 15' |
| B Interior side, min | 5' |
| C Street side, min | 15' |
| D Rear, min | 10' |
| Heights | |
| F Primary Building Height, max | 20' |
| Accessory Structure Height, max | 15' |
| Density | |
| Lot coverage, max | 40.60% |



Use Table

- Based on Public Comment
- Allowances for equestrian facilities within RA zone
- Concerns in particular about the community riding arena at the intersection of Piedra Drive and Piedra Loop

Planning and Zoning Commission

Recommendation:

- Add riding academies, arenas and/or stables in as approved accessory use in R-A, conditional in GC and OS-A, which are the existing entitlements

Parking Methodology

Existing

- Overall parking currently contained in Article IX, Downtown specific parking Sec 16-579

Initial Methodology

- 1 overall parking table for user clarity
- Mixed-use District standards provided an overall 50% reduction to those standards, 1 parking space per unit
- Allowed an additional 25-50% reduction to standards in overall table

| | |
|---|---|
| Residential Uses | |
| Single-family ¹ | 2 spaces per dwelling unit |
| Two-family ¹ | 2 spaces per dwelling unit |
| Multiple-family: up to and including 8 units | 2 spaces per dwelling unit, plus 1 space for each 5 dwelling units; parking spaces in front of garages shall not satisfy the 1 space for each 5 dwelling unit requirement |
| Multiple-family 9 units or more | For dwellings less than 300 square feet of heated area: 1 space per dwelling unit, plus 0.5 unassigned spaces per dwelling unit. For dwellings 300–1,000 square feet of heated area: 1 space per dwelling unit, plus 0.75 unassigned space per dwelling unit. For dwellings 1,000–1,400 square feet of heated area: 1 space per dwelling unit, plus 1 unassigned space per dwelling unit. For dwellings more than 1,400 square feet of heated area: 1 space per dwelling unit, plus 1.2 unassigned spaces per dwelling unit |
| Boardinghouses, dormitories, roominghouses | 1 space per bed, plus 2 spaces per owner or manager |
| Bed and breakfast | 1 space per sleeping room, plus 2 spaces for owner/manager, if applicable |
| Senior citizens, multiple-family dwellings | 1 space per dwelling, plus 1 space for each 10 dwellings for guest or recreation vehicle parking, plus 1 space for each permanent employee at maximum shift level |
| Day care homes and facilities and child care centers | 1 space for each employee |
| Group homes | In addition to spaces otherwise required by this section, the group home will provide 1 off-street space for each employee on the largest shift or in the largest group of employees with overlapping work hours |
| Professional/Office Use | |
| Business park | 1 space for 500 square feet of net usable floor area |
| General, administrative, professional services including, but not limited to, doctors, dentists, medical practitioners, attorneys, engineers, consultants, and photographers | 1 space per 250 square feet of net usable floor area |
| Commercial Uses | |
| Retail uses such as art stores, clothing stores, florist shops, hardware, baker's shop, hobby shops, jewelry stores, photo shops, small markets, variety stores, supermarkets and laundries | 1 space per 200 square feet of net usable floor area |
| Restaurant, cocktail lounge | 1 space for each 100 square feet of net usable floor area |
| Restaurant, drive-in | 1 space for each 100 square feet of net usable floor area plus stalling for 10 cars |

| USE | ONE PARKING SPACE IS REQUIRED PER THE SPECIFIED NUMBER OF SQUARE FEET OF NET USABLE FLOOR AREA, UNLESS OTHERWISE STATED | |
|---------------------------------------|---|---|
| | Any parking not in the rear, offsite, or in or under the building | All parking in rear, offsite, or in or under the building |
| Lodging | 1 space per bedroom | 1 space per bedroom |
| Professional/Office Uses | 350 sf | 450 sf |
| Residential Uses | 750 sf | 950 sf |
| Commercial Uses and Personal Services | 500 sf | 625 sf |
| Home Occupation | 350 sf | 450 sf |

Off-street Parking Post Workshops Revision

Oct 2022 Workshop Motions

- Reduced caps on total allowable parking reductions from required minimums; parking reductions capped to a maximum of 25%
- Increase multi-family housing standard to include guest parking; 1 space per (up to) 1-bedroom units, 1.5 spaces per 2 or more bedroom units plus 1 guest space per 10 dwelling units

| | Land Use | Parking Requirement |
|---------------------------------------|-----------------------------------|---|
| | Residential | |
| Household Living | Dwellings, single-family | 2 spaces per unit |
| | Dwelling, co-housing development | 1 space per unit, plus .25 guest space per unit |
| | Dwelling, cottage development | 1 space per up to 2-bedroom unit 2 spaces per 3 or more bedroom unit |
| | Dwelling, duplex | 2 spaces per unit |
| | Dwelling, townhouse | 2 spaces per unit |
| | Dwelling, triplex | Developments with 10 or more units shall require 1 additional guest parking space per every 10 units. |
| | Dwelling, fourplex | 2 spaces per unit Developments with 10 or more units shall require 1 additional guest parking space per every 10 units. |
| | Dwelling, townhouse | 1 space per up to 2-bedroom unit 2 spaces per 3 or more bedroom unit |
| | Dwelling, live/work | 1 space per unit plus as required for commercial use |
| | Dwelling, multiple-family | 1 space per up to 1 bedroom units 1.5 spaces per 2-bedroom units or more, plus 1 guest space for every 10 units |
| Congregate Living | Assisted Care Facility | 1 space per 3 beds |
| | Dormitory | 1 space per bed, plus 2 spaces per owner or manager |
| | Group Care Facility | 1 space per 3 beds |
| | Group Residential Facility | 1 space per 3 beds |
| | Institutional | |
| Public, Institutional, and Civic Uses | Art gallery, museum, or library | 2 spaces per 1,000 sf |
| | Funeral home or mortuary | 1 space per 3 seats |
| | Institutional and civic buildings | 4 spaces per 1,000 sf |
| | Hospital | 2 spaces per 3 beds |
| | Medical or dental clinic | 6 spaces per 1,000 sf |
| | Private club or lodge | 1 space per 4 persons design capacity |
| | Religious institution | 1 space per 4 persons design capacity |
| | Schools, private | 2 spaces per classroom, plus 1 space per 300 sf administrative space |
| | Schools, public | 2 spaces per classroom, plus 1 space per 300 sf administrative space |
| | High school | 6 spaces per classroom or 1 seat per 3 seats in main auditorium, whichever is greater, plus 1 per 300 sf administrative space |
| | Higher education facility | 4 spaces per 1000 sf |

Off-street Parking

Planning and Zoning members expressed some concern about impacts of proposed reductions, general sentiment to provide reduced parking standards from current

Planning and Zoning Recommendation:

Return to previous draft maximum allowable parking reduction of 50% within mixed-use zone districts.

Off-street Parking Comparisons

| Development | Existing Entitlements | Pre-Oct 2022 Work Session Draft Alt 1: 50% reduction except of multi-family for 1 parking space per unit | Existing Draft (Post Oct 2022 Work Session) | Alt 2: 50% reduction, 1-1.5 spaces plus guest | Alt 3: 50% reduction, 1-1.5 spaces no guest | Alt 4: 50% with reduced retail and restaurant ratio, 1 parking space per unit, increase shared parking to 20% |
|---|-----------------------|---|---|---|---|---|
| Potential Development 160 units with 5,000 sq. ft. of retail | | | | | | |
| Min Requirement | 210 spaces | 177 spaces | 198 spaces | 206 spaces | 190 spaces | 174 spaces |
| Possible Reductions | 42 spaces | | | | | |
| 25% cap | | | 49 spaces | 52 spaces | 47 spaces | 43 spaces |
| 50% cap | | 45 space | | | | 52 spaces |
| Total Required | 168 spaces | 132 spaces | 148 @ 25% cap | 154 spaces | 143 spaces | 131 spaces @ 25 % cap 122 spaces @ 50% cap |
| Townplace Suites | | | | | | |
| Min Requirement | 96 space | 81 spaces | 120 spaces | 81 spaces | 81 spaces | 81 spaces |
| Possible Reductions | - | | | | | |
| 25% cap | | | | | | |
| 50% cap | | | | | | |
| Total Required | 96 spaces | 81 spaces | 120 spaces | 81 spaces | 81 spaces | 81 spaces |
| CB Fox | | | | | | |
| Min Requirement | 45 spaces | 54 spaces | 71 spaces | 59 spaces | 57 spaces | 43 spaces |
| Possible Reductions | 9 spaces | | | | | |
| 25% cap | | 13 spaces | 17 spaces | 15 spaces | 15 spaces | 11 spaces 21 |
| 50% cap | | 23 spaces | 31 spaces | 27 spaces | 31 spaces | 21 spaces |
| Total Required | 36 spaces | 41 spaces @ 25 % cap 31 spaces @ 50% cap | 54 spaces @ 25 %cap 40 spaces @ 25 %cap | 44 spaces @ 25 % cap 32 spaces @ 50% cap | 44 spaces @ 25 % cap 26 spaces @ 50% cap | 32 spaces @ 25 % cap 22 spaces @ 50% cap |
| Buena Caza | | | | | | |
| Min Requirement | 95 spaces | 90 spaces | 110 spaces | 114 spaces | 108 spaces | 78 spaces |
| Possible Reductions | 18 spaces | | | | | |
| 25% cap | | 22 spaces | 28 spaces | 28 spaces | 27 spaces | 20 spaces |
| 50% cap | | | | | | 24 spaces |
| Total Required | 77 spaces | 68 spaces | 82 spaces | 86 spaces | 81 spaces | 58 spaces @ 25 % cap 54 spaces @ 50% cap |

Implications of Workshop reductions
Reducing parking allowances and increasing multi-family requirements increased parking from current requirements in the mixed-use districts (MU, WRTC, DTLA)

Off-street Parking Alternatives

Alternative 1

- P&Z Recommendation #1: Reintroduce allowances for developments within mixed-use districts to reduce minimum off-street parking requirements per the applicable parking reductions by a maximum of fifty percent.

Potential Future Alternatives

- Multi-family parking requirements to be reduced to 1 space per unit in all mixed use districts.
- Retail parking requirements including medical offices and food & beverage to be reduced.
- Increase shared parking reduction from 15 to 20%

Additional Off-street Parking

Workshop Motions

- Reduce max reduction to 25% across the County
- Reduced the options for parking reductions for adjacent on-street parking spaces from Table 30

Alternatives:

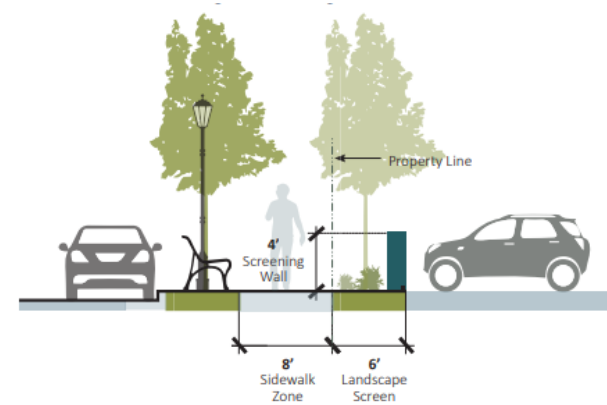
- 50% reduction for mixed use districts, 25% reduction elsewhere, **PZ recommendation**
- 25% reduction everywhere, could result in possibility of reduced reduction in mixed use areas

Parking Lot Screening

Notable changes since work sessions:

- Added required screening of parking lots in multi-family and non-residential districts.

Requires any surface parking lot located within 10 feet of a public street shall be screened from the street by a masonry wall or a landscaped strip at least 6 feet wide containing at least 2 trees and 6 shrubs per 50 feet of the parking lot edge closest to the street, or by other means that the Community Development Director or their designee determines provides equal or better screening of the headlights of parked vehicles.



Public Comments

Sec. 16-73(A)(2) p. 166 Administrative Deviations

- Allow for administrative deviations at any threshold within MRA districts.
- Planning and Zoning Commission recommendation was to not move this forward.

| TABLE 52: ALLOWABLE ADMINISTRATIVE DEVIATIONS | |
|---|--|
| CODE STANDARD | ALLOWABLE MODIFICATION (MAXIMUM PERCENTAGE) |
| Lot area, minimum | 10 |
| Lot coverage, minimum | 10 |
| Setbacks, minimum | 15 |
| Building height, maximum | 10 |
| Off-street parking spaces, minimum | 10 |
| Wall and fence height, maximum | 1' maximum |
| Landscape coverage, minimum | 10 |
| Any other numeric standard | 10 |

Requested Changes per Public Comments

- Change 4-2(C)(VI)(1) SIDEWALKS to strike C) 3 “3. ~~Sidewalks are not required on local streets in zone districts where the minimum lot size is 1 acre or greater or in steep slope areas where sidewalks on 1 side of the street may be approved to reduce excessive slope disturbance, adverse impacts on natural resources, and potential soil erosion and drainage problems according to the County Engineer.~~” Makes code consistent with current public work standards

Public Comments

Western Area

- Concerns about min front setbacks exceeding 20'
- Concerns regarding unconventional sidewalk patterns and
- Desire for prohibitions on front yard fences



Public Comments

Revise the following definitions

- Revise Group Care Facility definition to read “Any congregate residence or facility which provides room and board, programmatic services, care or assistance for ~~up to eight (8)~~ persons that meet the definition of a handicapped person or another person protected against housing discrimination under the federal Fair Housing Act Amendments of 1988 (as amended).”
- Revise Group Residential Facility definition to read “Any congregate residence or facility which provides room and board, programmatic services, care, or assistance for ~~up to 8~~ persons in the criminal justice system or residential facilities to divert persons from the criminal justice system or persons who require such services by reason of the effects of current alcohol or drug abuse”.
- Revise Assisted Care Facility to read “A facility that provides a combination of housing, supportive services, personalized assistance, and health care services designed to respond to the individual needs of those who need help with activities of daily living. Such facilities may include separate bedrooms or living quarters, a central or private kitchen, dining, recreational, and other residential accessory uses. The use does not include a "Hospital" or a "Group Residential Facility".
- Add new definition of Family to read “See Household”.
- Add new definition of Guest House to read “A separate, independent accessory structure located on the same lot as a primary single-family residential dwelling that does not contain a kitchen as defined by this code.”
- Add new definition of Guestroom per existing code to read “A room in a residential dwelling, having no kitchen, for the occupation by one or more guests”.
- Add definition of Guest per existing code to read “A social visitor or any person hiring or occupying a room for living or sleeping purposes.”
- Add new definition of Household to read “One or more persons occupying the premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel or motel, Assisted Care Facility, Dormitory, Group Care Facility or Group Residential Facility house.”

Work Session Motions Summary

- Strike options for administrative approvals within DTLA and WRTC
- Allow ADUs within RA, RE, RM, SFR-1, SFR-2, SFR-3, and MFR-L
- Outdoor Lighting 10-year amortization
- Retain Downtown Building Heights
- Revise off-street parking requirements for multi-family uses to include 1 guest parking space per 10 DUs
- Reduce maximum parking reduction from 50% to 25%
- Strike on-street parking reduction option
- Make neighborhood protection standards applicable to HP-O
- Low Priority Changes
 - Remove written cross-examination
 - Add Vehicle Fuel Sales and Vehicle Washes as conditional uses in DTLA and WRTC
 - Revise parking reductions within PD-O
 - Add parking lot screening for MFR, MU, DTLA, and WRTC zone districts
 - Revise recreational vehicle storage standards

Planning and Zoning Commission Recommendation Summary

1. Reintroduce allowances for developments within mixed-use districts to reduce minimum off-street parking requirements per the applicable parking reductions by a maximum of fifty percent.
2. Add an exception to the Neighborhood Protection Standards for developments that provide natural transitions, i.e., add "The Community Development Director may waive the required buffer requirements of Table 37, provided the uses triggering the buffering requirement are of similar character and scale."
3. Add a new "Riding Academies, Arenas and/or Stables" use as an approved accessory use in R-A and a conditional use in GC and OS-A zones.
4. Change dimensional standards in Section 16-5(H) Manufactured Home Communities to increase minimum lot width to 20 feet, lower the minimum lot area to 1,600 square foot per space, and raise the maximum lot coverage to sixty percent.

Questions?

Appendix A:

Summary of Potential Future Amendments

Potential Future Parking Alternatives

1. Multi-family parking requirements to be reduced to 1 space per unit in all mixed use districts.
2. Retail parking requirements including medical offices and food & beverage to be reduced.
3. Increase shared parking reduction from 15 to 20%

Outdoor Lighting

1. Alt 1: Dim to 50% by 10pm or 1hr after closing
2. Alt 2: Dim to 75% by 10pm or 1hr after closing
3. Strike at this time and pursue additional research.

Minimum Common Open Space

1. Revise 3-2(A)(V) to read "a minimum common open space of 10 percent of the total site area shall be designated and permanently reserved as usable common open space".
2. Revise 2-3(B)(I)(1) MU ZONE DISTRICT STANDARDS number 2. to read "Minimum common open space shall be provided per any applicable standards for the residential uses provided on site pursuant to Use-Specific Standards in Section 3-2(A) may be reduced by 50 percent.

Additional Document Clean-up

1. Revise 3-2(A)(V) to read "a minimum common open space of 10 percent of the total site area shall be designated and permanently reserved as usable common open space".
2. Revise 2-3(B)(I)(1) MU ZONE DISTRICT STANDARDS number 2. to read "Minimum common open space shall be provided per any applicable standards for the residential uses provided on site pursuant to Use-Specific Standards in Section 3-2(A) may be reduced by 50 percent.
3. Add riding academies, arenas and/or stables to Use Table as accessory uses in RA and conditional uses in GC and OS-A
4. Change dimensional standards for Sec 16(H) Manufactured Home Communities to increase min lot width to 20 ft, lower the min lot area to 1,600 sf/space, and raise max lot coverage to 60%
5. Within Neighborhood Protection Standards, provide exceptions to developments that provide natural transitions. Add language "The Community Development Director may waive the buffer requirements, provided the uses triggering the buffering requirement are of similar character and scale."

6. Revise Group Care Facility definition to read "Any congregate residence or facility which provides room and board, programmatic services, care or assistance for persons that meet the definition of a handicapped person or another person protected against housing discrimination under the federal Fair Housing Act Amendments of 1988 (as amended)."
7. Revise Group Residential Facility definition to read "Any congregate residence or facility which provides room and board, programmatic services, care, or assistance for persons in the criminal justice system or residential facilities to divert persons from the criminal justice system or persons who require such services by reason of the effects of current alcohol or drug abuse".
8. Revise Assisted Care Facility to read "A facility that provides a combination of housing, supportive services, personalized assistance, and health care services designed to respond to the individual needs of those who need help with activities of daily living. Such facilities may include separate bedrooms or living quarters, a central or private kitchen, dining, recreational, and other residential accessory uses. The use does not include a "Hospital" or a "Group Residential Facility".
9. Add new definition of Family to read "See Household".
10. Add new definition of Guest House to read "A separate, independent accessory structure located on the same lot as a primary single-family residential dwelling that does not contain a kitchen as defined by this code."
11. Add new definition of Guestroom per existing code to read "A room in a residential dwelling, having no kitchen, for the occupation by one or more guests".
12. Add definition of Guest per existing code to read "A social visitor or any person hiring or occupying a room for living or sleeping purposes."
13. Add new definition of Household to read "One or more persons occupying the premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel or motel, Assisted Care Facility, Dormitory, Group Care Facility or Group Residential Facility house."
14. Change 4-2(C)(VI)(1) SIDEWALKS to strike C) 3 ~~"3. Sidewalks are not required on local streets in zone districts where the minimum lot size is 1 acre or greater or in steep slope areas where sidewalks on 1 side of the street may be approved to reduce excessive slope disturbance, adverse impacts on natural resources, and potential soil erosion and drainage problems according to the County Engineer." Makes code consistent with current public work standards~~

Outdoor Lighting Agenda – Nov 30, 2022

Correlated Color Temperature (CCT)

- *Skyglow & Health Risks*

Lighting & Crime

- *Case Study Research*

Sports Lighting

- *Best Practices*

Amortization

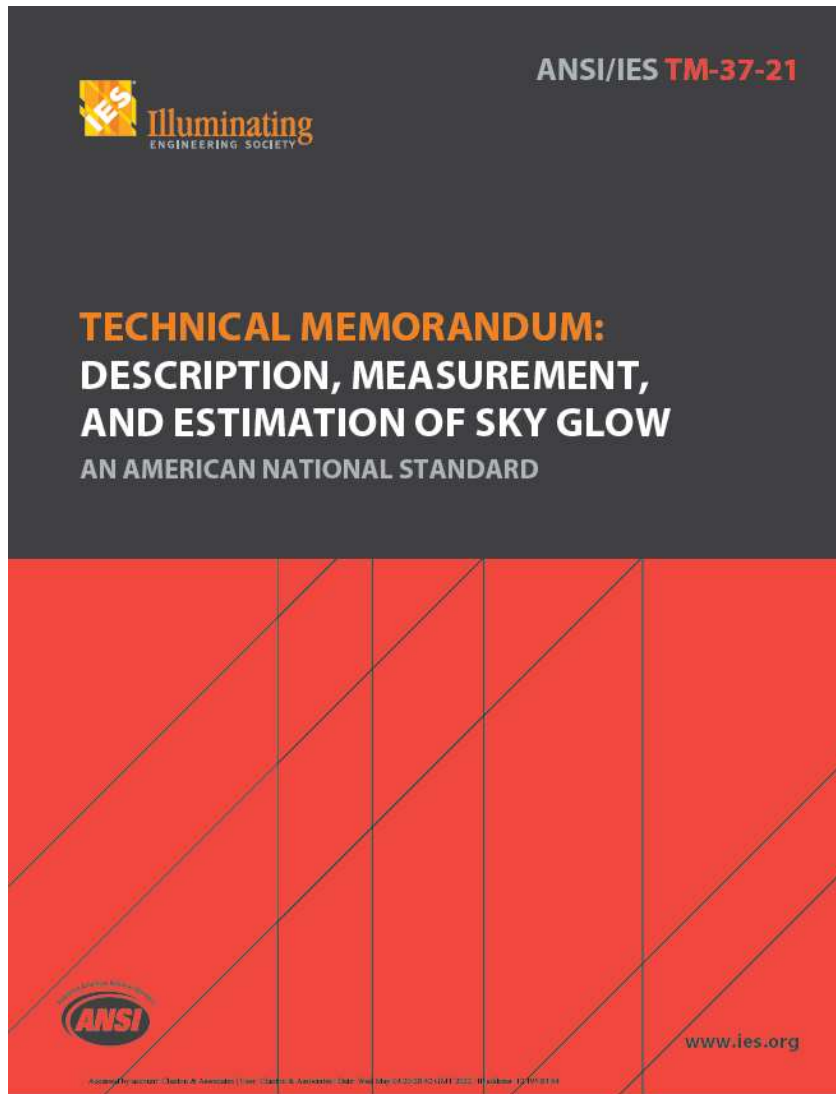
- *Five Step Process*



CLANTON & ASSOCIATES

LIGHTING DESIGN AND ENGINEERING

CCT – Skyglow & Health Risk (TM-37)



1. “The properties of light most relevant to sky glow include the predominant angles of travel (i.e., directional characteristics), quantity emitted, and spectral content.”
2. “CCT provides a convenient shorthand way to describe the appearance of a light source. Close inspection of Table 3-1 shows it is not a reliable metric for properties that depend heavily on the precise group of wavelengths.”
3. “Careful selection and implementation of lighting equipment does, in fact, directly influence the amount and properties of light that ultimately winds up in the night sky, as well as how far that influence extends away from the illuminated area.”
4. “Because blue light is more strongly scattered in the atmosphere, it is more likely to be eventually redirected back toward earth, creating the physical manifestation of sky glow. In addition, advances in biology are showing that many living organisms are sensitive to light at night, and particularly blue light.”

The image shows the front cover of a report. The top half has a dark grey background. In the top right corner, the text 'IES TM-18-18' is printed in white, with 'TM-18-18' in a larger, bold font. In the top left corner is the IES logo, which consists of a yellow square with 'IES' in black, followed by the word 'Illuminating' in a large, stylized font and 'ENGINEERING SOCIETY' in a smaller font below it. The center of the cover features the title 'LIGHT AND HUMAN HEALTH: AN OVERVIEW OF THE IMPACT OF OPTICAL RADIATION ON VISUAL, CIRCADIAN, NEUROENDOCRINE, AND NEUROBEHAVIORAL RESPONSES' in large, bold, white capital letters. The bottom half of the cover is a solid red color, overlaid with a pattern of thin, white diagonal and vertical lines forming a grid-like structure. In the bottom right corner of the red section, the website 'www.ies.org' is printed in white. In the bottom left corner of the red section, there is a small line of white text: 'Reviewed by: Robert J. Dainoff (IES); Charles R. Asmus (IES); Dan F. Mc (IES); (11/18/2018) (1/18/2018) (1/18/2018)'.

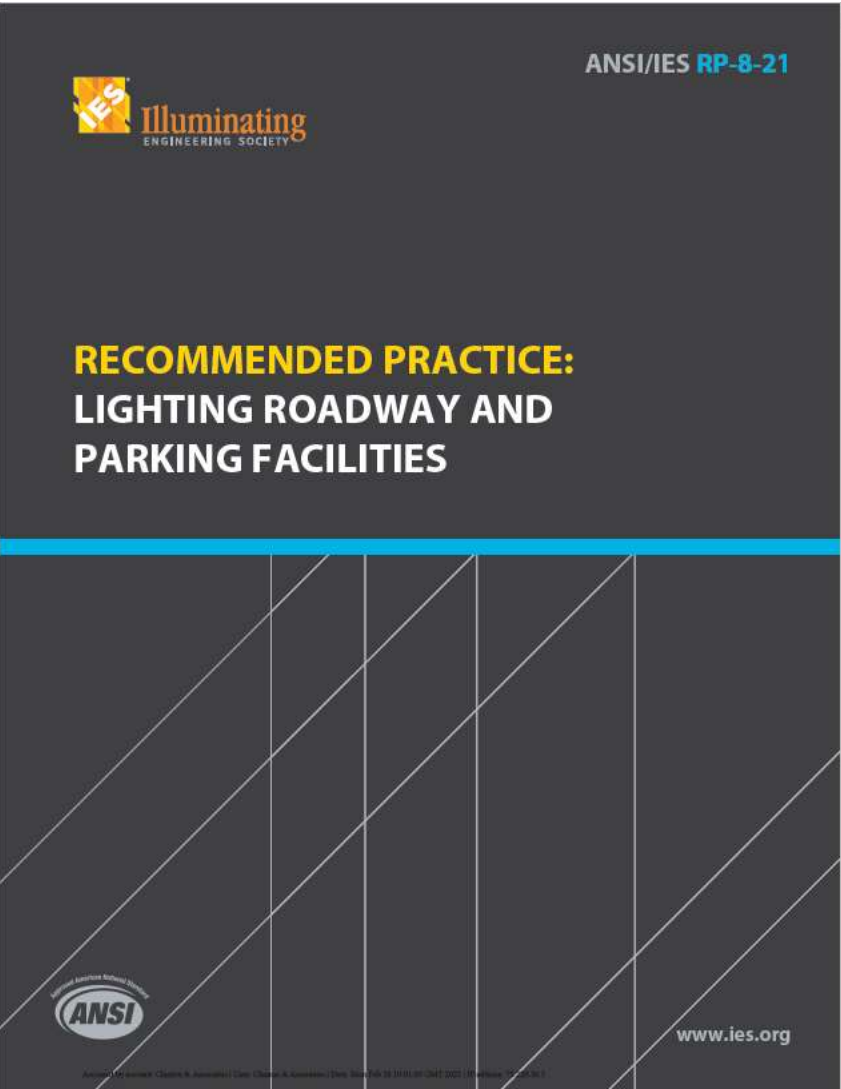
- Related:*

- *Flagstaff, AZ, the first IDA Community in 2001 uses 1800-2200K*
- *California Bill 2382 (August 2022) - State properties would use 2700K maximum and dim to 50% during curfew*
- *Maui, HI, Bill #21 (Oct 2022) –Limits the amount of blue spectrum (400-500nm) to 2% and limits uplight to U0*

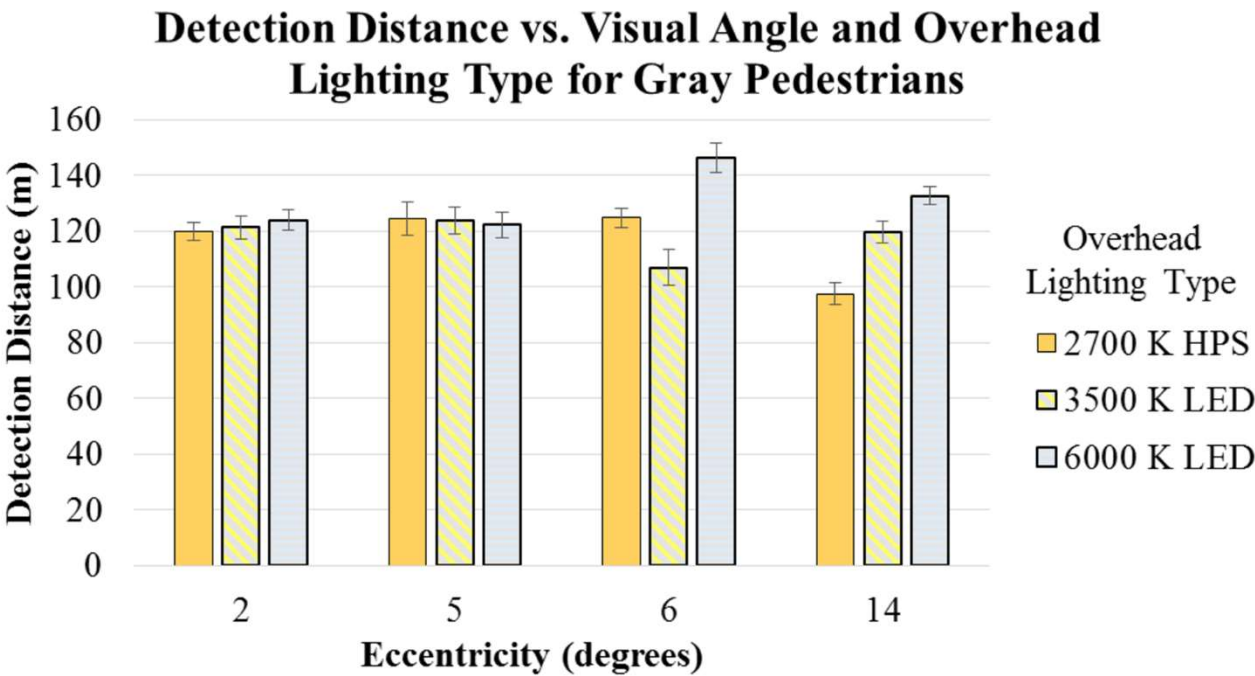
CCT – Skyglow & Health Risk Summary



CCT – Roadway Guidance



“Luminaires are available with many different blends of spectra; from nearly monochromatic yellows and reds to combinations of red, blue and green that appear as white light to many observers. Designers may select the spectral content of luminaires to achieve effects of color in the environment of their projects.”



Lighting – Crime & Safety Studies

Reducing Crime Through Environmental Design: Evidence from a Randomized Experiment of Street Lighting in New York City

University of Chicago Crime Lab New York (2019)

- *Study suggested that improved lighting could reduce crime by 36%*
- *Lighting interventions were accompanied by changes in police presence and patrol behaviors, and also daytime presence of individuals to refuel the light towers*
- *Temporary lights chosen for the study became major sources of light and noise pollution in their neighborhoods*
- *Neighborhood engagement was low and resident opinions mixed*



CLANTON & ASSOCIATES

LIGHTING DESIGN AND ENGINEERING

Lighting – Crime & Safety Studies

Improving Street Lighting to Reduce Crime in Residential Areas

US Dept of Justice – Community Oriented Policing Services (COPS) Report - 2008

- **Glare Control & Uniformity:**
 - “Simply increasing light levels beyond a certain point will neither make an area seem safer nor increase perceptions of safety...” and “...glare and high light levels that make it harder for people to see can increase fear, whereas uniform lighting that eliminates both glare and dark shadows can lead to increased feelings of security”
- **Lighting Improvements:**
 - “The effects of improved street lighting are likely to vary in different conditions. In particular, they are likely to be greater if the existing lighting is poor and if the improvement in lighting is considerable.”
 - “...removing heavy growth around lights, repairing lights, and installing new lights.”
- **Multi-Faceted Approach:**
 - The intervention case studies in the document all discuss neighborhoods where multiple levels of crime reduction effort (community and youth engagement, patrolling, lighting) were performed. Lighting was not the main avenue of intervention, but a component.

Lighting – Crime & Safety Studies

Does Reduced Street Lighting Increase Crime?: Absence of Street Lighting May Prevent Vehicle Crime

Journal of Quantitative Criminology, 2022 (data from 2004 – 2013)

- **Part-Night Lighting:**
 - “Theft from vehicle offenses reduced in streets where street lighting was switched off at midnight”
- **Dimming:**
 - “There was no evidence that lighting changes were associated with changes to the level of violence, robbery, or residential burglary.”
- **Changes to ‘White Light’:**
 - “There was no evidence that white lighting was significantly associated with changes in any type of nighttime crime.”
- **Overall Crime:**
 - “The findings of this study suggest that the mechanism by which street lighting has been proposed to reduce crime—increased visibility at night—may be one that can also increase vehicle crime.”

Lighting – Crime & Safety

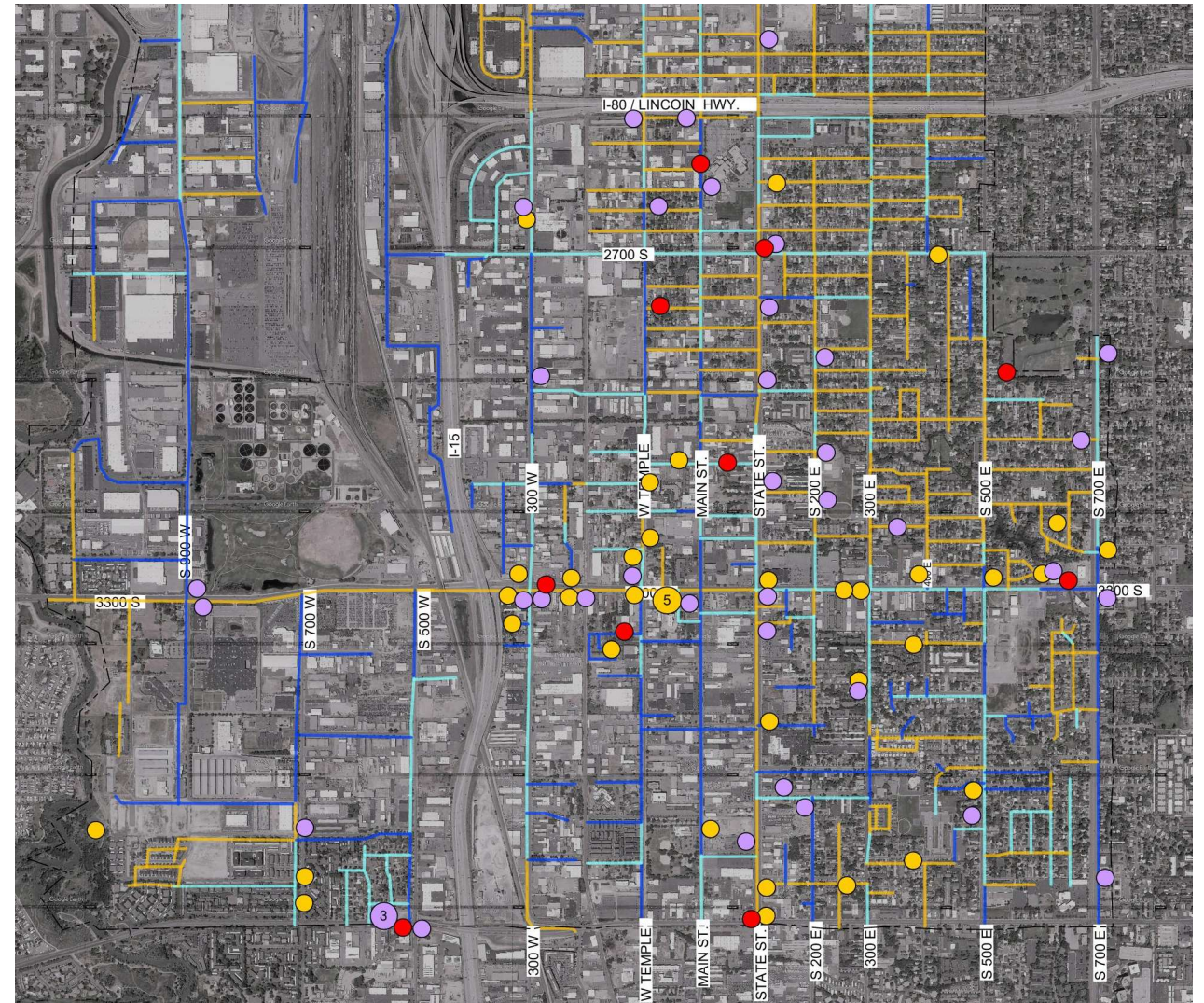
- City of South Salt Lake, Utah
 - Study done by C&A in 2017
 - Areas of higher crime were not linked to the areas with poorer lighting

Types of Crime

- :DRUG AND DISORDER CRIME
- :PROPERTY CRIME
- :VIOLENT CRIME

Street Lighting Conditions

- :ACCEPTABLE CONDITIONS
- :MODERATELY ACCEPTABLE CONDITIONS
- :POOR CONDITIONS



Lighting – Crime & Safety

- Glare & Excessive Brightness Reduce Visibility
- Low Glare and Uniformity Improves Visibility
- Light & Crime Research has Contradictions
- More research is needed for the lighting industry



Lighting – Crime & Safety

- A low level of light provides safety reassurance
 - A study done in 2020 showed 0.5 to 1.0 fc was usually sufficient and reassurance plateaued above that level
- Seattle NEEA LED Street Lighting Research
 - Dimming to 50% went unnoticed by participants
 - Dimming to 25% was not preferred
- Recommendation
 - Dim to 50% by 10pm or 1hr after closing
 - Alt. #1: Dim to 75% by 10pm or 1hr after closing
 - Propose Pilot Study to test dimming.
 - Strike at this time and pursue additional research.



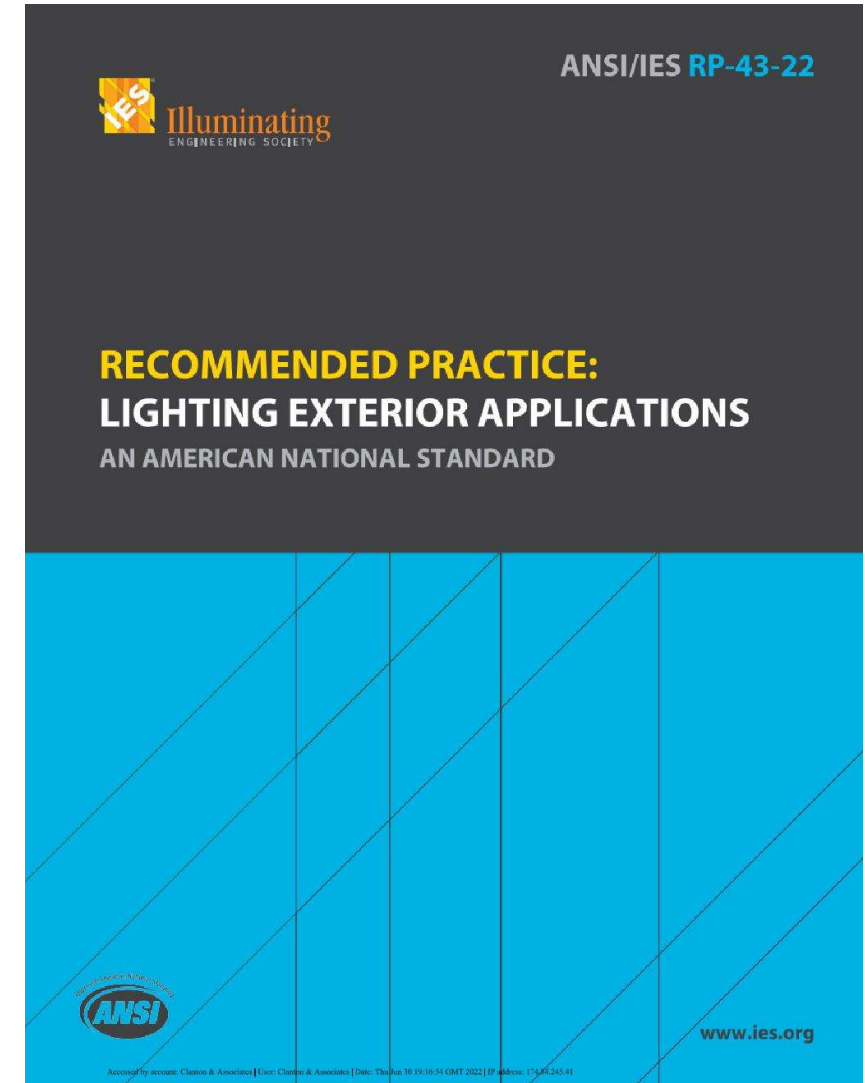
Sports Lighting

- Light Pollution
 - Can be major light pollution source
 - Community vs Professional
- Light Trespass
 - Fields can be assets to the Neighborhood
 - Transitional Lighting
- Why Light
 - Players see to play
 - Spectators see the players
- Typical Lighting
 - Metal Halide vs LED Options



Sports Lighting

- Player Safety
 - Uniformity and Glare
 - Per ANSI/IES RP-6-20 – ““Within the field of play, significant glare can degrade player performance and, in extreme cases, result in potential safety concerns.”
 - Higher CRI
 - Per ANSI/IES RP-6-20 – “In general, most recreational applications do not require the higher color rendering, while professional venues may choose to use a higher CRI.”
- Spectator/Community Safety & Comfort
 - Glare
 - Per ANSI/IES RP-43-22 – “All outdoor sporting fields should consider surrounding community brightness and nuisance glare and should be designed to minimize their contribution to sky glow.”
 - Transition Zone Lighting
 - Per ANSI/IES RP-43-22 – “Because higher illumination levels are associated with outdoor sporting fields and spectator areas, great attention should be given to transitional lighting requirements.”



Sports Lighting

- Sports Types

- A smaller ball for play may need higher and brighter light
 - Per CIBSE Sports Lighting Guide – “The lit space above the playing area should be reasonably uniform. If not, playing objects will appear to accelerate as they pass from a light to a dark zone, causing difficulties in judging flight and speed.”

- Recreational vs Televised

- Class of Play determines lighting needs
 - Per ANSI/IES RP-6-20 – “Lighting should be designed to meet the recommended levels for the highest Class of Play the facility may be used for.”
- Brightness is higher for televised games for the cameras more than the player’s safety

Table 4-1. Class of Play

| FACILITY | CLASS | | | |
|---------------------|-------|----|-----|----|
| | I | II | III | IV |
| Professional | X | | | |
| College | X | X | | |
| Semiprofessional | X | X | | |
| Sport Clubs | X | X | X | |
| Amateur Leagues | | X | X | X |
| High School | | X | X | X |
| Training Facilities | | | X | X |
| Elementary School | | | | X |
| Recreational Event | | | | X |
| Social Event | | | | X |

Class I: Facilities with spectator capacity over 5,000

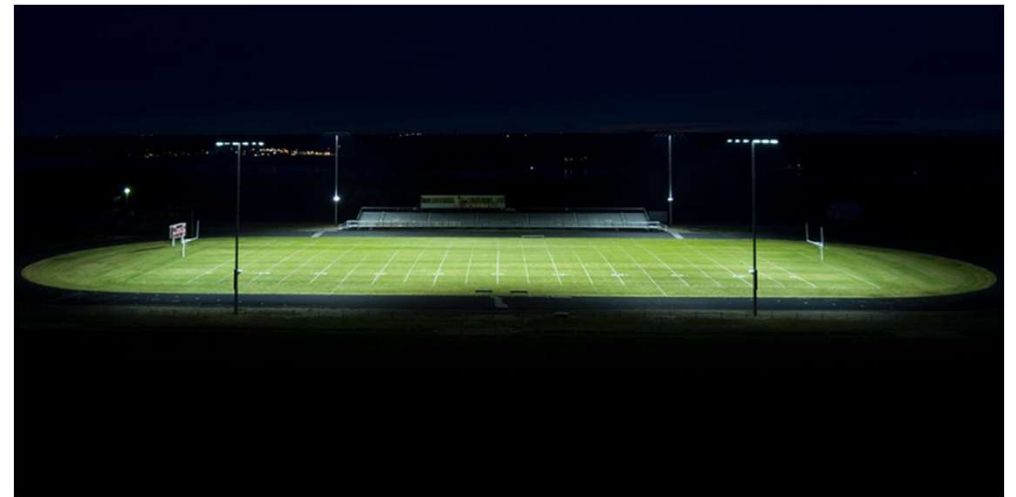
Class II: Facilities with spectator capacity up to 5,000

Class III: Facilities with spectator capacity up to 2,000

Class IV: Facilities with limited or no provision for spectator

Sports Lighting

- Existing Lighting
 - When to make changes
- Recommendations
 - Permitting process for outdoor fields
 - Maximum CCT of 4000K
 - Acceptable even for professional games
 - Values of 3000K-4000K will also work safely
 - Light Trespass & Glare
 - Multiple shielding options
 - Light must remain on the sports facility property
 - Light must not shine above 62 degrees from ground
 - Curfew
 - Lighting off no later than 1 hour after an event



Amortization

1. New Construction must meet code
2. Rezoning and different uses of land must meet code
3. Expansion, Renovation, or Modification $\geq 25\%$ capacity must meet code
4. Repairs/Maintenance exceeding 50% replacement cost must meet code
5. Existing lighting that does not meet code will be considered “legal non-conforming” for 10 years, after which, complaint investigation and enforcement can force compliance for light trespass reasons.

Min Common Open Space

Existing Draft

- If developments include less than 20 units, a minimum common open space of 10 percent of the total site area shall be designated and permanently reserved as usable common open space.
- If developments include more than 20 units, a minimum common open space of 15 percent of the total site area shall be designated and permanently reserved as usable common open space.

Recommendations

- Revise 3-2(A)(V) to read “a minimum common open space of 10 percent of the total site area shall be designated and permanently reserved as usable common open space”.
- Revise 2-3(B)(I)(1) MU ZONE DISTRICT STANDARDS number 2. to read “Minimum common open space shall be provided per any applicable standards for the residential uses provided on site pursuant to Use-Specific Standards in Section 3-2(A) may be reduced by 50 percent.