

ZONING ORDINANCE FUTURE AMENDMENTS LIST – 2016

August 17, 2017

Possible topics identified at Commission meetings

1. Review Floor Area Ratio Ordinance and possibly amend the "Exceptions" section.
2. Review/amend lot coverage section of the Town Code pertaining to what gets counted towards lot coverage and what does not.
3. Consider amending the 50% remodel definition to match the Ross Valley Fire Department definition "significant remodel".
4. Revisit the Residential Second Unit Ordinance to consider decreasing the minimum size limits, removing the requirement that the property survey be recorded, increasing the maximum square footage and eliminating/amending the parking requirements.
5. Review the Tree Ordinance for clarity and possibly amend.
6. Consider eliminating the covered parking requirement.

Commissioner Green's list

1. Tree Ordinance to make it clearer what trees must be regulated, how to apply and what might be a Permit (OTC) 8.36.040,
 - a. "Legacy Tree"
2. Tandem parking - propose where not safe, limiting tandem parking
3. Covered parking
4. FAR and Lot Coverage
5. A Green Building Ordinance
6. Require Solar based on Report?
7. Ordinances to preserve the Natural State of the area
8. "Significant Remodel" and having to obtain OTC permits?
9. Pastori- Willow Traffic issues
10. "4th Floor/Story" Ordinance and its analysis
11. Side setback - parking and analysis
12. Substandard lots analysis
13. 2nd story Living Space + Retail below analysis
14. Defining Design Review in today's environment
15. Transport Planning

16. Ordinances that cause a lot of hearings on a common topic

- a. Whether those should be amended,
- b. Whether there can be over the counter (OTC) permits for some of this?
 - i. Cuts cost of common issues.

Staff's List

Consider including a section that retires incomplete applications within a set time limit so that the file/plans can be recycled.

Relocate the 50% remodel definition to the property alphabetical order in the Definitions section of the code.

Consider amending the tree ordinance so the Commission has the authority to approve tree removal permits for projects that obtain discretionary permits from the Planning Commission.

Consider decreasing the accessory structure height limit to below the 15 feet allowed now.

Include an expiration time period for Use Permits that are not activated.

Include an expiration time period for Design Review permits.

Have Town Council consider banning the installation of new outdoor wood burning fire places.

Consider removing the requirement for a Use Permit for any modification of properties failing to meet the minimum size and width requirements (must include a fiscal impact analysis).

Add Shadow Creek properties to the list of PDD Zoned sites in the tables if the tables end up not being eliminated.

Add to the Building Section of the Town Code the requirement that a Certified Access Specialist Report (CASP) for Commercial properties should be required prior to issuance of building permits for significant remodels.

Amend Town Code § 17.040.010, Lot Coverage, to include language regarding impervious surfaces to match the lot coverage definition in the Code.

Consider eliminating the SF RMP Zone Chapter.

17.048.020 include Upland Residential Zones as residential areas where second units are permitted.

Amend noise table in Town Code § 8.20.050(B)(1) to have the same times listed as Town Code § 8.20.060(C).