

## List of changes requested by Affected Property Owners at June 13, 2018 LUDC

1. 114-1 *Co-Living* shall mean a small multi-family residential dwelling unit that includes **sanitary facilities and provides access to kitchen facilities; however, such kitchen facilities may be shared by multiple units.** Additionally, co-living buildings shall contain amenities that are shared by all users.

Planning Department: No objection to request

2. 114-1 *Live-Work* shall mean residential dwelling unit that contains a commercial or office component which is limited to a maximum of fifty percent (50%) of the dwelling unit area. **Two story Loft units may have an increased work area on the lower level not to exceed 70% of the overall square footage of the unit.**

Planning Department: No objection to request with modification to allow for 70% work area regardless of number of floors. The unit shall include sanitary, kitchen, and sleeping facilities.

3. 114-1 **Loft shall mean a single residential dwelling unit within an apartment building that contains two (2) floors.**

Planning Department: After further analysis, the Planning Department does not recommend inclusion of this definition as number of stories in one unit allows for this height without a need for the definition.

4. 142-741 (a)

General Use Category	
* * *	
Commercial Uses	
* * *	
<u>Outdoor Café</u>	<u><b>AP</b></u>

Planning Department: No objection to request (General Use Category Table)

5. 142-743 (e)  
**Loft Units – 24 feet**

Planning Department: After further analysis, the Planning Department does not recommend inclusion of this as floor to ceiling heights are already regulated.

6. 142-744 Table A

<u>Street Class</u>	<u>Property line abutting</u>	<u>Building Height at which Setback occurs</u>	<u>Minimum Setback from property line</u>	<u>Allowable Habitable Encroachments into setback</u>
* * *				
<u>Class C</u>	<u>Byron Avenue, Carlyle Avenue, and Harding Avenue</u>	<u>Grade to max height</u>	<u>10 feet</u>	<u>5 <u>7</u> feet</u>
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Planning Department: No objection to request

7. 142-745 (a) (9) b.

**Live work units shall only be permitted where there are private entrances from the Clear Pedestrian Path.**

Planning Department: No objection to request

8. 142-745 (a) (12) k

**Required off-street loading may be provided on another site within the TC-C District **and** **or** within 1,500 feet of the site.**

Planning Department: No objection to request with modification to ensure off-street loading is not located in a residential district within 1500 feet.

9. 142- 745 (e) (7)

**Street trees shall be provided at a maximum average spacing of 20 feet on center. Notwithstanding Chapter 126, the maximum average on center spacing may be extended to 28 feet administratively by the Planning Director or designee provided there is no reduction to the number of trees otherwise required with the 20 foot on center requirement above. Street trees not provided may be mitigated pursuant to Chapter 126-7 or planted elsewhere on site. Trees shall**, have a minimum clear trunk of six (6) feet, an overall height of 16 feet, and a minimum caliper of four (4) inches at time of planting. Additionally, the following shall apply:

Planning Department: Recommendation - There are provisions in Chapter 126 that already address the concern. Sec. 126-6 (a) (1) shall apply.

10. 142-745 (g) (5)

**Columns – to allow the ability to split the clear pedestrian path in two when columns are needed.**

Planning Department: No objection to request. Modification would allow for the clear pedestrian path to be divided into two sections and allow for columns in a colonnade. Sections must be ADA accessible.

11. 130-33 (d) (1)

(1) Apartment units and Townhomes:

1. One-half ( $\frac{1}{2}$ ) space per unit for Units between 550 and ~~749~~ 850 square feet;
2. Three-quarters ( $\frac{3}{4}$ ) space per unit for Units between ~~750~~ 851 and ~~1,000~~ 1,250 square feet;
3. One (1) space per unit for Units above ~~1,000~~ 1,250 square feet.

Planning Department: No objection to request

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12. 130-33 (d) (4), (5)

- (4) Hotel: No parking requirement. For accessory uses to a hotel, no parking requirement provided a facility with publicly accessible parking spaces is located within the TC-C District ~~and or~~ within 1,500 feet of the site; otherwise, as per parking district no. 4.
- (5) Office: No parking requirement provided a facility with publicly accessible parking spaces is located within the TC-C District ~~and or~~ within 1,500 feet of the site; otherwise, as per parking district no. 4.

Planning Department: No objection to request with a modification to ensure that parking is not located in a residential District.