

## OTHER ZONING ORDINANCE AMENDMENTS

As part of the AUD Program Ordinance Amendment package, the following associated and/or minor amendments are proposed:

**Building Heights:** Zoning Ordinance sections §28.66.050, §28.69.050, §28.72.050, and §28.73.050 are proposed to be amended to restrict building height to 45 feet unless the building is a Community Benefit project.

**Inclusionary Housing Units:** Amend section §28.43.040 in the Inclusionary Housing Ordinance to include an additional exception exempting Employer Sponsored Housing projects from the inclusionary housing requirements.

**Open Yard Encroachment:** Amend section §28.87.062.C in the General Provisions section of the Zoning Ordinance to clarify open yard encroachment requirements in the Single-Family, Two-Family (R-2), and Multi-Family (R-3/R-4) residential zones.

**Uncovered Balconies:** Amend §28.21.081.A.g to remove item number 1 stating, “*Uncovered balconies may encroach up to two (2) feet into any setback*”. This provision is not appropriate for this section of the code and has made its application problematic. A similar provision is currently found in the General Provisions section of the Zoning Ordinance where its application is more appropriate.

**Open Space:** Amend sections §28.21.081.A.2.b (10) and §28.21.081.B.5.c. to include language consistent with §28.21.081.A.1.f. as follows, “...*or other cantilevered architectural or building projections not providing additional floor area...*”.

**Common Open Area:** Amend §28.21.081.A.3 to clarify that the common open area requirement applies to lots developed with four or more dwelling units. Also, amend §28.21.081.A.3 and §28.21.081.B.4 to clarify that front setback (not the front yard) shall be excluded from the common open area.