

Reconsideration of the Commercial Zone's Transition Area Front Setback



Planning Commission Recommendation January 17, 2013

- When Across Street from R-4, R-6, R-8 Building Front Yard Setback is 15 feet.



City Council Adoption

March 18, 2013

- When Across Street from R-4, R-6, R-8 Building Front Yard Setback is required setback (0 feet).



Council Alternative Directions

- **No Change** – Make no change and leave the code amendment as adopted on March 18, 2013 in Ordinance No. 654.
- **Code Amendment Process** – There are two possible paths to amend the code:
 - *Routine Code Review & Amendment Process* – Direct staff to revisit the specific amendment with the Planning Commission. This would include a public hearing, discussion, and recommendation from the Planning Commission to return to Council. The timeline for this returning to Council would be late 2013/early 2014.
 - *Six-Month Moratorium with Interim Regulation* – Adopt a moratorium for the one provision regarding commercial zone building setbacks that are across the street from R-4, R-6, and R-8 with interim regulations. For the interim regulation staff recommends that the Council adopt the Planning Commission's recommendation of 15-foot setback for all commercial zones.
- The staff recommends the no change alternative.

