

**Amendment A: Remove Section 4-11-14 GENERAL REQUIREMENTS – COTTAGE HOUSING DEVELOPMENT in its entirety and strike all references Cottage Clusters as a permitted use in all zones.**

**Amendment B: Remove Section 4-11-15 GENERAL REQUIREMENTS – ACCESSORY DWELLING UNITS in its entirety and strike all references ADU's in the definitions and as a permitted use in all zones.**

**Amendment C: 4-12-2. District Regulations – Single Family Residential District (R-1).**

- (e) Minimum Area of Lot: ~~8,800~~ 7,500 square feet.
- (f) Minimum Width of Lot: ~~60-50~~ feet at front setback line.

**Amendment D: Remove proposed section 4-12-4 DISTRICT REGULATIONS – HIGH DENSITY RESIDENTIAL DISTRICT (R-3) section (f) and 4-12-6. District Regulations - Single Family, Multi-Family Residential and Medical Services District (R-MED) section (f) in their entirety allowing minimum lot size of 2,500 square feet on a corner lot.**

- (f) Minimum Area of Lot – Corner Lots:
  - (i) The lot on which there is erected a detached single-family dwelling or manufactured homes shall contain an area not less than 2,500 square feet.
  - (ii) The lot on which there is erected a two-family dwelling shall contain an area not less than 2,500 square feet.
  - (iii) The lot on which there is erected a multi-family dwelling shall contain an area not less than 925 square feet per dwelling unit and no less than 3,750 square feet in total.-
  - (iv) The lot on which there is erected any other permitted use of the district shall contain an area not less than 3,750 square feet

**Amendment E: Remove proposed changes in section 4-11-10. General Requirements - Off-Street Parking and Loading Requirements section (c)(iii) and revert to original requirements.**

- (c) At the time a structure is being erected or enlarged, or the use of an existing structure is changed, off-street parking spaces shall be provided as follows:
  - (i) Home business - 1 per 200 sq. ft. or fraction thereof.
  - (ii) Residences/Dwelling - There shall be provided off-street parking spaces described as follows (garage may be counted as a parking space):
    - One Bedroom Residences: 1 spaces
    - Two Bedroom Residences: 1.5 spaces
    - Three Bedroom Residences: 1.75 spaces
    - Four Bedrooms and Over: 2 spaces

<b>Zone District</b>	<b>Requirement</b>
<b>GC</b>	0.5 spaces per dwelling unit
<b>R-1</b>	One bedroom dwelling unit: 1 space Two bedroom dwelling unit: 1.5 spaces Three bedroom dwelling unit: 1.75 spaces Four or more bedroom dwelling unit: 2 spaces
<b>All other zone districts</b>	Accessory Dwelling Unit: <ul style="list-style-type: none"> <li>• R-2 zone: 1 space per dwelling unit</li> <li>• All other zones: None required</li> </ul> All other dwelling units: <ul style="list-style-type: none"> <li>• One bedroom dwelling unit: 0.75 spaces</li> <li>• Two bedroom dwelling unit: 1.25 spaces</li> <li>• Three bedroom dwelling unit: 1.5 spaces</li> <li>• Four or more bedroom dwelling unit: 2 spaces</li> </ul>

**Amendment F: Remove proposed section 4-11-10 General Requirements - Off-Street Parking and Loading Requirements. section (e) in its entirety and strike all references to parking credits in all zones.**

~~(e) — Credit for On-Street Parking.~~

~~(i) — Applicability. A credit for on-street parking spaces is allowed in all zones except the R-1 and R-2 zones.~~

~~(i) — Credit. The amount of off-street parking required may be reduced by one off-street parking space for every on-street parking space abutting the frontage of the development. The frontage is limited to one side of the property as determined by the location of the main entrance, pursuant to the definition of frontage in section 4-14-1.~~

~~(ii) — Standards. On-street parking must follow the established or approved configuration of existing on-street parking, except that angled parking may be allowed for some streets, where permitted by the City. One on-street parking space shall be defined as follows:~~

~~(1) — Parallel parking, each 24 feet of uninterrupted curb, where allowed;~~

~~(2) — Forty-five-degree diagonal, each with 14 feet of curb, where allowed;~~

~~(3) Ninety degree (perpendicular) parking, each with 12 feet of curb, where allowed;~~

~~(4) Curb space must be connected to the lot that contains the use;~~

~~(5) Parking spaces will not obstruct a required clear vision area or violate any law; and~~

~~(6) On street parking spaces credited for a specific use may not be used exclusively by that use, but shall be available for general public use at all times. No signs or action limiting general public use of on street spaces is permitted.~~

**Amendment G: 4-12-3 (b) Permitted uses. Strike (iv) to remove Cottage Clusters as a permitted use from R-2.**

**4-12-3 DISTRICT REGULATIONS – MID DENSITY RESIDENTIAL DISTRICT (R-2)**

~~(iv) cottage housing developments, subject to the provisions of section 4-11-14.~~

**Amendment H: 4-11-15 (d) Cottage Housing Developments Standards (v) to read that no structure can be constructed over a utility or ROW easement.**

(v) Setbacks. Accessory dwelling units are exempt from the rear setback requirements of the underlying zoning district provided all of the following are met: ~~with the exception of R-1 where all setbacks must be retained:~~

(1) ~~The building is setback at least 5 feet from rear lot lines. The structure is not constructed over an existing utility or ROW easement.~~

(2) The portion of the building within 10 feet of any rear lot line is less than 15 feet high; and

(3) The building does not have a rooftop deck.

**Amendment I: 4-11-15 (d) Cottage Housing Developments Standards (iii) to read that no off-street parking is required for a single ADU except in R-2 and that the second ADU will require off-street parking in all zones.**

(iii) Parking. No off-street parking is required for a single ADU, except in the R-2 zones, where one off-street parking space is required per ADU. When a second ADU is permitted in R-3, R-5, R-Med and GC zones, one off-street parking space will be required.