



# COMMUNITY MEETING

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## Land Development Code Update



# What does the LDC Regulate?



## Clearing & Grading

standards for removing vegetation, and for moving earth to prepare the land for buildings or roads

## Conservation

requirements for habitat and open spaces

## Private Open Space

usable open space such as backyards, decks and balconies

## Setbacks & Yards

where buildings can be located on a lot

## Animals

what type and how many animals are allowed

## Lot Coverage

how much of a property can be covered by buildings and how many buildings are allowed

## Height & Bulk

how tall and what form buildings can be

## Safety & Fire Management

requirements for emergency access, infrastructure, site design, and vegetation management

## Subdivisions

standards for parcel sizes, the division of land into smaller lots, and requirements for roads, parks, trails, and other improvements

## Building Type & Density

what type of structures and how many homes are allowed on a lot

## Parking

location and number of vehicle spaces required

## Neighborhood Transitions

how different uses relate to each other

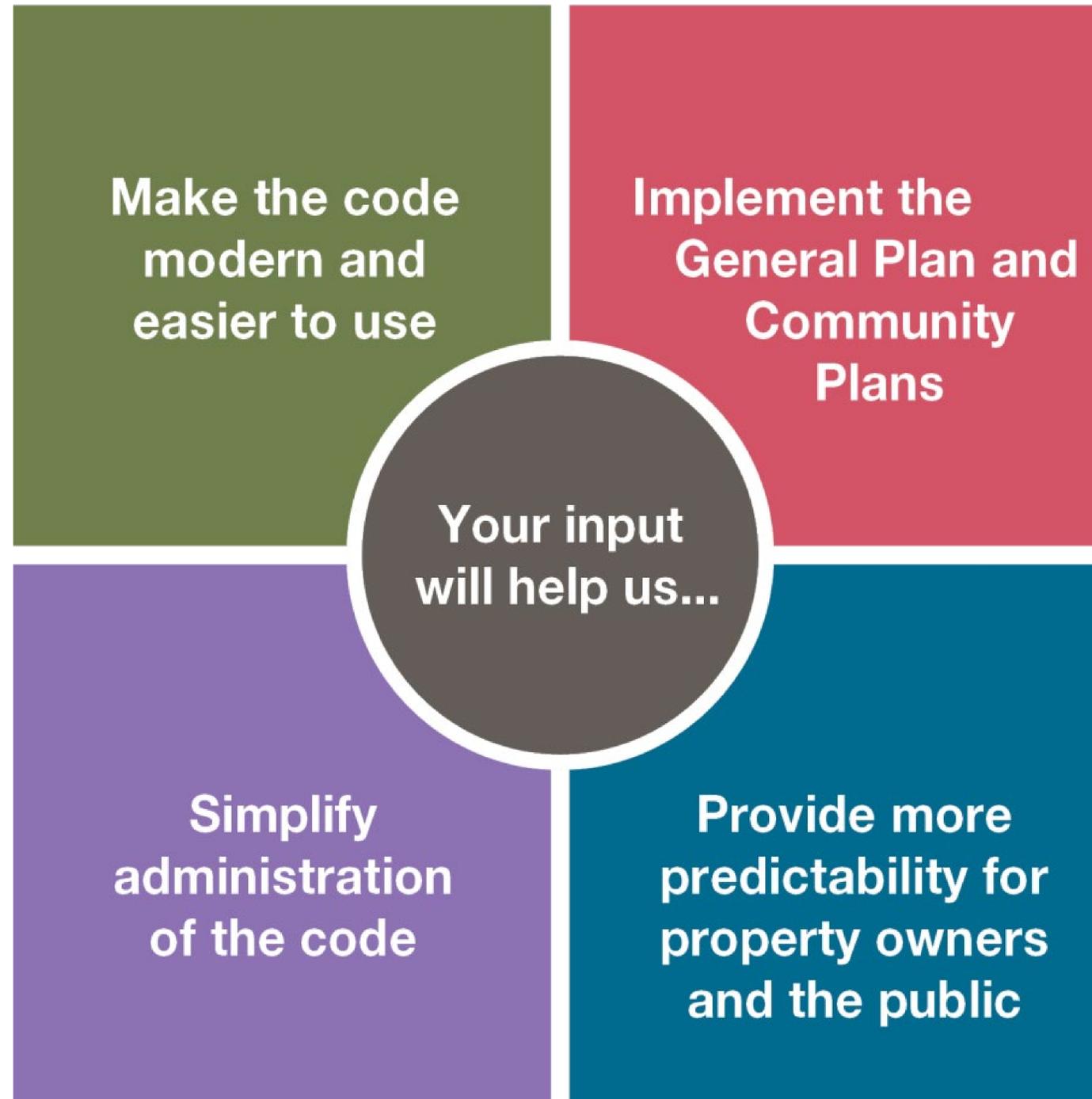
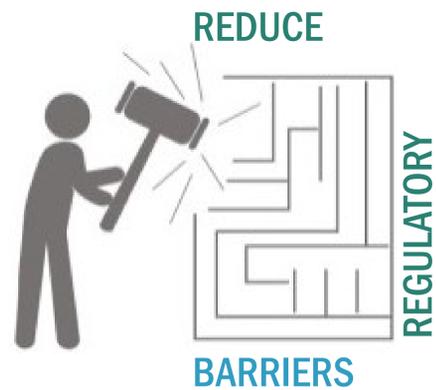
## Public Realm

standards for the relationship between the building and the street



on how to make  
the Code better

# Why is the Update Needed?



# LDC Zoning Ordinance Timeline



2019 / 2020

## Startup & Code Evaluation

- Project Introduction
- Public Workshops: Your Input on Updating the Code
- Code Evaluation - Simplify and Streamline
- Draft New Code Organization with Table of Contents
- Align with Community Plan Updates

2020 / 2021

## Code Update Concepts

- Simplify Permitted Use Tables
- Create Standardized Zone Concepts
- Streamline Permits and Procedures
- Update Overlay Zones Concepts
- Public Workshops: Your Input on Concepts

2021 / 2022

## Drafting the Code

- Public Workshops: Your Input on Draft Zones and Testing of Standards
- Refine, Simplify, and Create Community-Specific Regulations
- Write Proposed Regulations for Review

2022 / 2023

## Public Review & Hearings

- Compile Full Zoning Code
- Produce Public Review Draft Zoning Ordinance
- Public Workshops: Your Input on the Public Review Draft Zoning Ordinance
- Distribute Draft and Final CEQA Document



- Community Planning/Sponsor Groups Recommendation
- Planning Commission Recommendation
- Board of Supervisors Decision



# Implementing County Plans

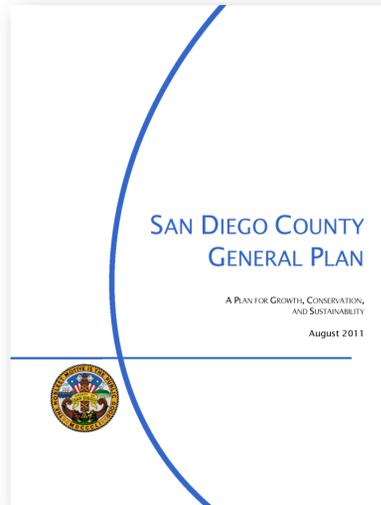


The LDC Update will help implement the policies of the County's existing guiding documents and meet state law. The LDC implements these plans and requirements through zones, regulations, guidelines, incentives and procedures.



## Live Well San Diego

- Focus Area: Built and Natural Environment
- Improve accessibility and connections between destinations (Goal 1)
  - Improve the quality and safety of the built and natural environment (Goal 3)
  - Support availability and affordability of housing (Goal 5)
  - Create more accessible housing (Goal 6)
  - Enhance the quality of the natural environment (Goal 8)



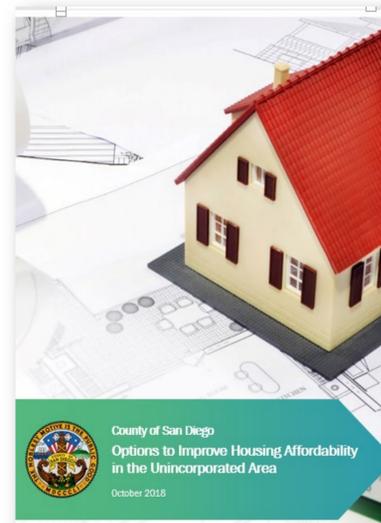
## General Plan Implementation Plan Actions

- Revise the Zoning Ordinance to be consistent with the General Plan Update (1.2.2)
- Amend Zoning Ordinance to meet Regional Housing Needs (3.1.1)
- Establish Mixed Use Zoning compatible with Villages (3.1.2.C and 1.2.1.F)
- Determine if changes are needed to achieve densities in Villages (3.1.3)
- Protect resources from development (5.1.2)
- Additional programs and actions



## Other State Requirements and Programs

- Housing density bonus
- Water Efficient Landscape Ordinance
- Greenhouse Gas (GHG) emission reductions
- Regional Sustainable Communities Strategy consistency
- Solid waste diversion



## Housing Affordability Strategy

- Missing Middle housing types
- Accessory Dwelling Unit regulations
- Density bonus
- Permit processing streamlining
- Regulatory reform
- Transfer of Development Rights Pilot



# Recent Ordinance Updates



The County has recently created or updated ordinances that resulted in permit and processing streamlining, boosted agricultural growth, and brings the Code into compliance with new State housing laws. Below are just some of the key efforts that have taken place in recent years:

## Equine Ordinance



September 11, 2013

- Updated the County's Zoning Ordinance with regard to equine uses.
- Includes a tiered permitting system eliminating the need for a discretionary permit for some horse stables.
- Focused ordinance changes for commercial horse stable regulations, in particular the requirement for a Major Use Permit in certain areas.
- Provides greater permit flexibility.



## Tiered Wineries



August 4, 2010

- Amended existing regulations and created new winery classifications as Packing and Processing Use Types.
- Allows "Boutique Winery" to promote the creation of small wineries, as well as several other winery types.

April 27, 2016

- Amended the Wholesale Limited, Boutique and Small winery regulations including production, structures, uses and permit requirements.



## Agricultural Promotion Program

March 15, 2017

The value of agriculture in the County is \$1.77 billion, with over 200 crops grown. The Board of Supervisors has taken several actions in recent years to boost agriculture including:

- Created a Boutique Winery ordinance;
- Approved a new beekeeping ordinance that allows more beekeeping while protecting the public;
- Adopted an agricultural easement program that preserves agricultural space; and
- Streamlined regulations for uses such as cheese-making, agri-tourism and onsite horticultural sales.

## State Housing Law & Regulations



February 27, 2019

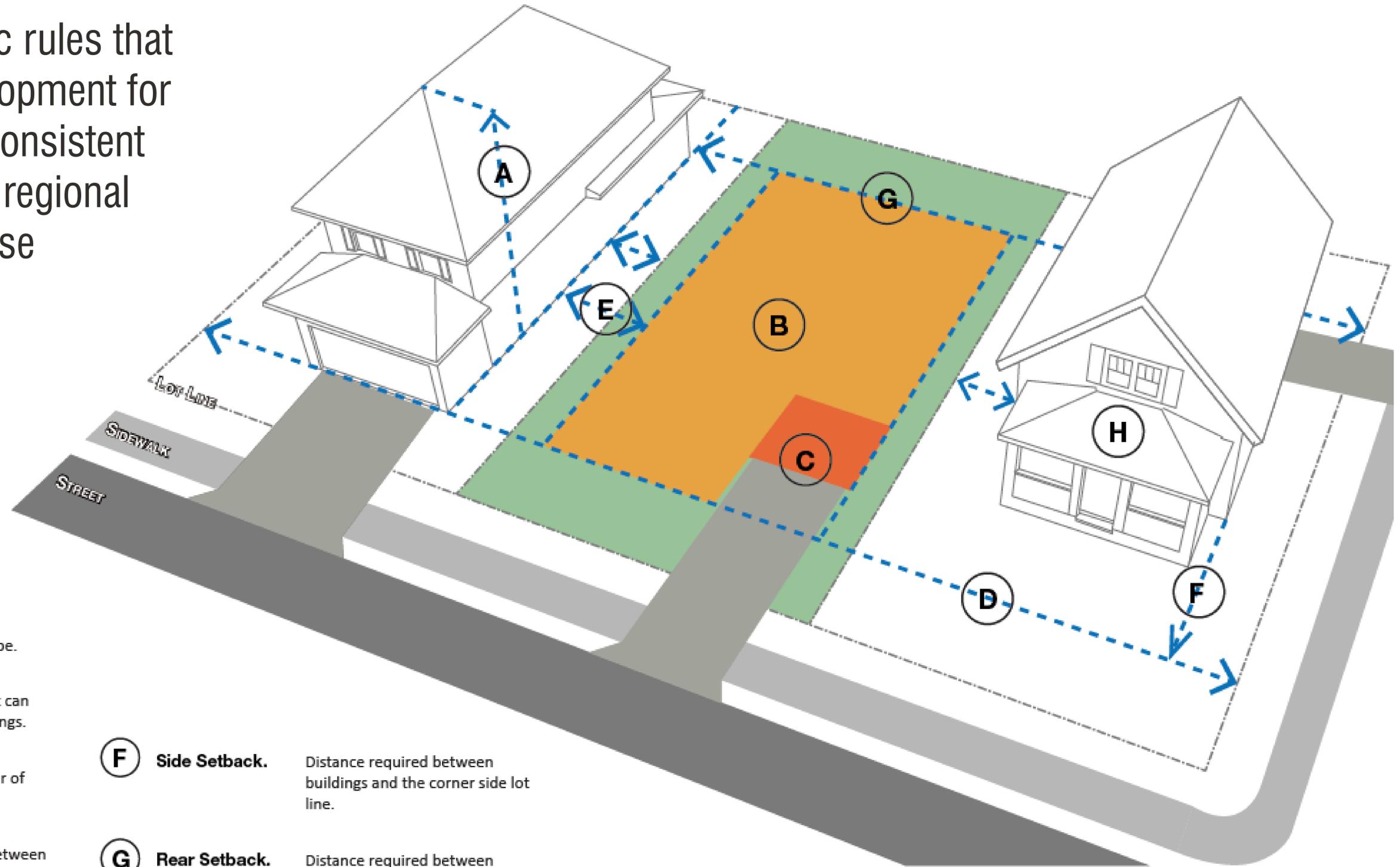
Updated to be consistent with State law, and some Development Regulation updates. Key amendments include:

- Updated second dwelling unit regulations, new accessory use regulations and a new junior dwelling unit section.
- Updates to the Density Bonus regulations and program, including more incentives.
- Allows farm employee housing and guest living quarters to be "by-right" approvals.
- Refines how residential density is calculated.
- Allows all residential buildings types in Village areas including condominiums and apartments.

# What is Zoning?



**Zoning Is:** the specific rules that govern use and development for each parcel of land, consistent with the General Plan regional categories and land use designations



- A Height and Bulk.** How tall and what form a building can be.
- B Lot Coverage.** How much of the lot can be covered by buildings.
- C Parking.** Location and number of spaces required.
- D Front Setback.** Distance required between buildings and the front lot line.
- E Building Separation.** Distance required between buildings and the interior side lot line.
- F Side Setback.** Distance required between buildings and the corner side lot line.
- G Rear Setback.** Distance required between buildings and the rear lot line.
- H Building Type.** What type of home is allowed and how many homes per acre.

# Code by the Numbers



Any given property's "zone" is a combination of the use regulation and the applicable individual designators, compiled in a zone "box."

**3** Communities have a **Form Based Code**

4 designators cover **24** setback designators **71%**

**6** Communities have a **Design Review Board**

3 designators cover **24** animal designators **69%** of parcels

How is the Code implementing your community plan?

**10** heights regulated **18** height designators **4** maximum stories

## TOP ZONING COUNTER QUESTIONS ?

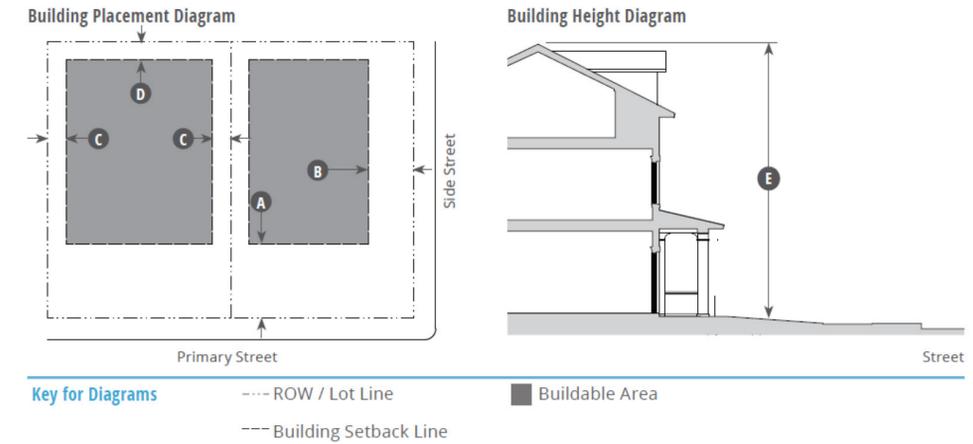
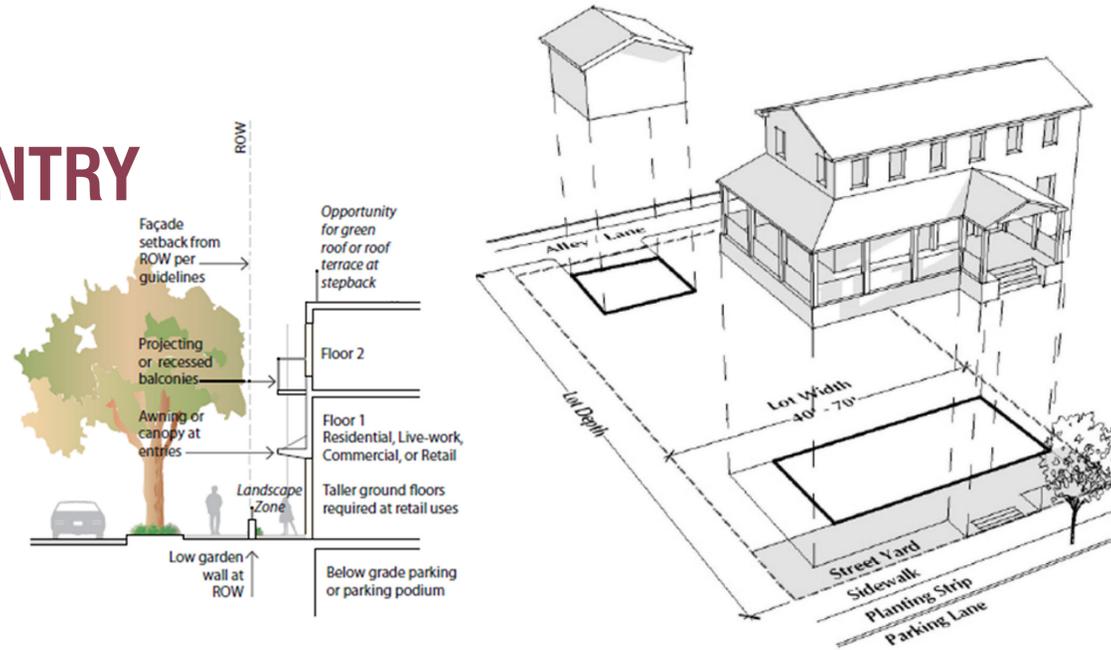
| Topic                                    | Frequency         |
|--|-------------------|
| Setbacks                                 | 80 - 100x per day |
| Accessory Dwelling Units                 | 40 - 50x per day  |
| Accessory Uses                           | 30 - 40x per day  |
| Animal Designators                       | 15x per day       |
| General Plan vs. Zone Density            | 5 - 10x per day   |
| Nonconforming Remodels                   | 1- 3x per day     |
| Sign Regulations                         | 1 - 2x per day    |
| Temporary Event Permits                  | 1 - 2x per day    |
| Form-based Codes                         | 1 - 2x per day    |
| Discretionary Permits                    | 15x per month     |
| Deviations                               | 5x per month      |
| Farm Employee Housing & Employee Housing | 3x per month      |
| Planned Developments                     | 2x per month      |

# Code Update Best Practices



## REVIEWING BEST PRACTICES FROM ACROSS THE COUNTRY

- Simplify organization and standards
- Make it user-friendly
- Improve wayfinding with clear topical headings
- Use tables and diagrams



Sample graphics from other jurisdictions

## Sample tables & simple organization from other jurisdictions

### The American Planning Association Recommends:

- Start with a policy foundation
- Zone like you mean it
- Match regulations to existing patterns
- Be more flexible about uses and housing types
- Quit with all the studies
- Consider simple rules to convert suburban to urban
- Differentiate real from perceived

Source: Zoning Practice, Issue 1 January 2018

| DEVELOPMENT AND DESIGN STANDARDS AND GUIDELINES  |   |   |   |        |
|--|---|---|---|--------|
| 11.23.050 Open Space Requirements  |   |   |   |        |
| South Gate has a variety of parks and open spaces that provide recreation, relaxation, and entertainment opportunities. Additional well-designed accessible open spaces sprinkled throughout the City will create a strong sense of place throughout South Gate, and ensure that open space is within walking distance of new development. |   |   |   |        |
| <b>A. New Development Requirement.</b> All new development in Urban Mixed-Use Zones is required to provide open space. Types of open space allowed include common outdoor open space and private open space, in accordance with Table 11.23-1.   |   |   |   |        |
| Table 11.23-1 Open Space Requirements  |   |   |   |        |
| TYPE OF OPEN SPACE   | REQUIREMENTS  | NOTES   |   |        |
| Common Outdoor Open Space (as a percentage of the lot area)  | Lot Size  | % Common Outdoor Open Space   | 1. Each project shall provide common outdoor space at grade, podium, or roof level.<br>2. Common outdoor open spaces directly accessible and visible from the public right-of-way are encouraged.<br>3. Minimum area for common outdoor open space is 1,000 sf for projects of 21 or more new residential units and 500 feet for all other projects. Minimum dimensions of at least one portion of the open space shall measure 40 feet by 12 feet or greater.<br>4. All common outdoor open space areas shall be well designed. Common outdoor open space may include rooftop decks, court game areas, lot lots, swimming pools, landscaped areas, community gardens, and courtyards. At least 10% of the open space area shall be planting. |        |
|  | ≤10,000 sf  | 10  |   | Exempt |
|  | 10,001 - 30,000 sf  | 15  |   | 5      |
|  | >30,000 sf  | 20  |   | 10     |
| <b>ADDITIONAL STANDARDS FOR PROJECTS OF 21 OR MORE NEW RESIDENTIAL UNITS</b>   |   |   |   |        |
| Common Indoor Open Space   | Each project shall provide at least one community room of at least 500 sf.  | 1. The area shall be located adjacent to, and accessible from, the common outdoor open space.<br>2. Area may contain active or passive recreational facilities, meeting space, exercise rooms, computer terminals or other activity space but must be accessible through a common corridor.   |   |        |
| Private Open Space   | At least 50% of all residential dwelling units shall provide private open space on a balcony, patio, or roof terrace. | 1. Minimum area of private open space is 36 sf with a minimum width of 6 feet.<br>2. Shall be accessed at the same level as a kitchen, dining room, family room, master bedroom, or living room within the unit.<br>3. Modifications or exceptions to the above requirements may be made by the Director where finding can be made that the required private open space meets the overall intent and purpose of this Section. |   |        |
| <b>B. Forms of Open Space.</b> Open space may assume various forms, but all open space should be expansive or uninterrupted, except for passageways or other through-block connections. Required setback areas cannot be used to satisfy open space requirements.  |   |   |   |        |
| <b>C. Configurations.</b> The Director may consider alternate configurations and amounts of open space on a project-specific basis if such changes would be consistent with the intent and goals of this Code.   |   |   |   |        |
| 64   | MARCH 2015 City of South Gate Comprehensive Zoning Code   |   |   |        |

| URBAN MIXED-USE ZONES   |   |
|---|---|
| 11.22.060 Industrial Flex Zone (IF)   |   |
| Table 11.22-1F Development Standards  |   |
| Density   |   |
| Minimum   | Inf   |
| Maximum   | 75 du/acre  |
| Maximum w/ Bonus  | 85 du/acre  |
| Height  |   |
| Maximum   | 5 stories, 55 ft.   |
| Maximum w/ Bonus  | 8 stories, 90 ft.   |
| Floor Area Ratio (FAR)  |   |
| Maximum   | 2.00  |
| Maximum w/ Bonus  | 2.50  |
| <b>Building and Parking Setbacks</b>  |   |
| Primary Frontage, Side Street PL  | 0 ft. to 10 ft. Note 65% of the building shall include a 0 ft. setback and build to the property line, and the remaining building facade may be set back up to 10 feet. |
| Interior PL   | 0 ft.   |
| Alley PL  | 10 ft. adjacent to existing single-family residential.  |
| LI / M2 / M3 PL   | Buffer required (See 11.30.050)   |
| <b>Frontage Types</b>   |   |
| Gallery   | Prohibited  |
| Shopfront   | Allowable   |
| Forecourt   | Prohibited  |
| Terrace / Stoop   | Allowable   |
| Porch   | Prohibited  |
| Front Yard  | Allowable   |
| The purpose of the Industrial Flex (IF) Zone is to continue the industrial job-base in the area, while allowing flexibility to incorporate a mix of uses and job options, supporting innovative industry and living options in close proximity to transit, existing employment centers, and major corridors.  |   |
| <b>A. Physical Character.</b> The physical environment should incorporate light industrial development, research and development (R&D) integrated with office, and local- and regional-level commercial. Development within this zone shall address transitions between uses as well as building forms. Along major corridors, including Firestone Boulevard and Atlantic Avenue, pedestrian-oriented, mixed-use development should incorporate active ground-floor uses, with residential above or behind where feasible.  |   |
| <b>B. Building Form.</b> Buildings should be located near the sidewalk or configured around open space. Along major corridors, including Firestone Boulevard and Atlantic Avenue, buildings should be varied in size, forming a streetscape of up to 5 stories, with bonus allowances for up to 8 stories. Table 11.22-1F (Development Standards) identifies applicable requirements for density, building height, FAR, and setbacks.   |   |
| <b>C. Building Frontage and Active Use Requirements.</b> Table 11.22-1F (Development Standards) identifies building frontage types that are encouraged within the IF Zone. Additionally, the following active use requirements apply:<br>1. Along major corridors, including the Firestone Pedestrian Frontage Overlay, along Firestone Boulevard, and along Atlantic Avenue, approximately 60% of the building frontage should incorporate active pedestrian-oriented uses, including ground-floor retail, service-oriented businesses uses, restaurants, cafes, outdoor seating, and other uses that generate walk-in clientele.<br>2. The Firestone & Otis Mixed-Use Special Treatment Area, at the corner of Firestone Boulevard and Otis Street, should be emphasized as a pedestrian-oriented intersection. Additionally, the Otis Street corridor should be emphasized as a pedestrian and bicycle-oriented street.<br>3. For additional requirements, see Section 11.23.070 (Ground-Floor Retail & Pedestrian-Oriented Uses). |   |
| <b>D. Streetscape/Public Realm.</b> Streetscapes should be urban and comfortable, with wide sidewalks in support of pedestrian activity. Street trees should be of the types that provide shade while allowing views of the ground-floor businesses. Planting should be focused in planting strips or narrow parkways, in large tree wells, or in individual or groups of containers/pots, recognizing the high pedestrian nature of the streetscape. Additionally, the intersection of Firestone Boulevard and I-710, and Firestone Boulevard and Atlantic Avenue, should be designed as gateways.   |   |
| <b>E. Parking.</b> Parking should be through a combination of on-street customer spaces and off-street residential and customer spaces behind or within buildings.  |   |
| <b>F. Special Requirements and Applicable Overlays.</b><br>1. See Chapter 11.26 for Corridor Transition Overlay details, and Chapter 11.27 for Industrial Flex Transitional Overlay details.  |   |
| 48  | MARCH 2015 City of South Gate Comprehensive Zoning Code   |

| 23-2A-1030 Overview of Legislative and Administrative Approvals  |   |                     |                |        | Purpose and Applicability |
|--|---|---------------------|----------------|--------|---------------------------|
| (5) Division 23-11B-6 (Plumbing Code) applies to a structure served by the City's water utility; and   |   |                     |                |        |                           |
| (6) Land use development standards otherwise applicable only within the zoning jurisdiction, when applied through a Development Agreement approved under Division 23-2L-2 (General Development Agreements), pursuant to Texas Local Government Code, Chapters 43 and 212, Subchapter G.  |   |                     |                |        |                           |
| <b>23-2A-1030 Overview of Legislative and Administrative Approvals</b>   |   |                     |                |        |                           |
| (A) <b>Purpose and Applicability.</b> This Section provides an overview of the most significant categories of legislative, quasi-judicial, and administrative approvals established by the Land Development Code. Other approvals may also be required by this Title, depending on the nature and extent of a proposed development. For a description of the characteristics and features of the different categories of decisions, see Section 23-1A-3020 (Classification of Applications and Decisions). |   |                     |                |        |                           |
| (B) <b>Overview Table.</b> Table 23-2A-1030(A) (Overview of Legislative, Quasi-Judicial, and Administrative Approvals) is intended as an aid for using the Land Development Code, but is superseded by other provisions of this Title in the event of a conflict:  |   |                     |                |        |                           |
| Table 23-2A-1030(A) Overview of Legislative, Quasi-Judicial, and Administrative Approvals  |   |                     |                |        |                           |
| Approval Type  | Section, Article or Division  | Advisory Body       | Decision Maker | Appeal |                           |
| Legislative Decisions  | Establishing Citywide Policies & Requirements for Land Use and Development    |                     |                |        |                           |
| Original Zoning  | Division 23-4B-1  | Land Use Commission | City Council   | —      |                           |
| Map Amendments (Rezoning)  | Division 23-4B-3  | Land Use Commission | City Council   | —      |                           |
| Text Code Amendments   | Division 23-2E-1  | Planning Commission | City Council   | —      |                           |
| Comprehensive Plan Amendments  | Section 23-2E-2020  | Planning Commission | City Council   | —      |                           |
| Neighborhood Plan Amendments   | Section 23-2E-2030  | Planning Commission | City Council   | —      |                           |
| 2A-1 pg. 2   | PC/ZAP Discussion Draft September 2017   City of Austin Land Development Code |                     |                |        |                           |