



Draft Land Development Regulations

Category: Stand-Alone Amendments

Spotlight on Miscellaneous Amendments

Summary: The draft Regulations include a series of amendments that are either minor or complementary to others within the round of proposed changes.

What's in the Proposed Changes: These changes include:

- Modify required setbacks applicable to arterial and collector roads. The change eliminates larger setbacks (50') from most streets and relies on underlying zoning & PUD standards for where homes face. Removes conflict within SEQ standards.
- Update citywide stormwater standards, including for consistency with state regulations. The changes update standards to match current best practices and updated state rules.
- Allow for "limited neighborhood commercial use" within a larger residential building for neighborhoods with Master Plan. Allows for a small space for one or more stores, cafés, studios, etc. within a larger building in a development with an approved master plan.
- Exempt the conversion of a dwelling to a licensed child care facility from housing preservation requirements.
- Modify retaining wall standards. Allows approval of a retaining wall within 5' of a property line subject to DRB review as a conditional use.
- Eliminate DRB review of Bus Shelters within city ROW. Removes requirement for review through LDRs if located within a public ROW [note: all other projects within the City's right-of-way are not reviewed under the LDRs unless they are part of a development application; bus shelters are an anomaly. Structures in the ROW are the responsibility of DPW].
- Amend RV Parking standards. Amendment would allow RVs to be placed (parked) in the same locations as an accessory structure on that same property during the winter.
- Amend Traffic visibility standards for consistency. Change from 30' to 25' to be consistent throughout Regulations
- Update Airport Approach Cones & FAA review. Updates language pertaining demonstration of submittal of project to the Federal Aviation Authority. New language was prepared in consultation with the FAA.
- Amend review standards of Earth Products. Clarifies that maintenance of approved stormwater facilities does not require permits; tidies language concerning exempted activities.
- Amend review standards for Utility Cabinets and Similar. The amendment simplifies language and updates landscaping requirements

- Re-organize standards for drive-throughs. The amendment consolidates standards and improves clarity as to when drive-throughs are permitted / prohibited
- Update & clarify height of Accessory Structures. The amendment clarifies applicability of standards for accessory structures exceeding the height of a principal building.
- Update additional Height Standards for consistency; The amendment updates cross-references to other sections of the LDRs addressing Height of structures and buildings.
- Modify standards for structures requiring setbacks. The amendment clarifies process and links requests for waiver of maximum heights to Site Plan waiver standards.
- Modify setbacks for pre-existing lots. Clarifies review authority and removes redundant text.
- Update setbacks and Buffer Strips Adjacent to Residential Districts for consistency;
- General re-organization, definitions updates, and corrections (throughout)

Where can I find the proposed changes?

See [Public Hearing](#) notice for a complete listing of affected sections

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