



## **GOLDEN HILL COMMUNITY PLAN UPDATE ZONING CODE CHANGES**

### **Introduction**

Included as part of the Golden Hill Community Plan Update process the Golden Hill Planned District Ordinance (GHPDO) zoning regulations and are being rescinded and the Community Plan land uses will be implemented through Citywide Land Development Code (LDC) zoning.

In 2000, the City's development regulations went through a major update and modernization, and part of the intent of the LDC update was the phase out PDO's and use citywide zoning to implement community plans, which would happen as part of the community plan update process.

As part of the Golden Hill Community Plan Update process, the change from PDO to Citywide zoning will be included in the documents that will be presented to the City Council for approval, including the zoning map for residential, commercial, and open space. Similarly, the Mid-City PDO is proposed to be rescinded as part of the North Park and Uptown Community Plan updates. Proposed zoning components that apply within North Park and Uptown and not within Golden Hill are noted below.

### **Community Plan Implementation Overlay Zoning (CPIOZ)**

In the June 2015, the revised draft North Park community plan was distributed for public review. As part of that draft there was CPIOZ language included for some uses and development regulations. Language was included in the Land Use Element as well as the Implementation Chapter.

Since the release of the draft document in June 2015, Planning Department and Development Services Department staff have conducted a thorough analysis and review of each CPIOZ regulation, and have determined that the Citywide residential and commercial base zones achieve the intent of the urban design policies, and therefore CPIOZ is not needed to implement the community plan.

### **Draft Zoning Changes**

As part of the documents that will be presented to the City Council for approval, code changes to the Neighborhood and Community Commercial citywide zones will be included. These changes are based upon input received as part of the North Park community plan update process and will be available on a Citywide basis. The code changes are as follows:

- Add an Artisan Food and Beverage Producer as a separately regulated use in Chapter 14.
- Chapter 13 Neighborhood Commercial (CN) Use Tables:
  - Permit Visitor Accommodations in CN zones
  - Add Artisan Food and Beverage Producer under Industrial Separately Regulated as a Neighborhood Use Permit in the CN-1 zones
  - Change CN-1-5 zone to allow up to 73 du/acre (Note: this zone is not being applied within Golden Hill)

(Continue to page 2)



- Chapter 13 Community Commercial (CC) Use Tables:
  - Permit Museums in CC-3 zones
  - Make Eating and Drinking Establishments with a Drive-In or Drive-Thru Component as a CUP and add language in the community plan Land Use and Urban Design Elements prohibiting these uses.
  - Add Artisan Food and Beverage Producer under Industrial Separately Regulated Use as a Limited Use in all CC zones.
- Chapter 13 Foot Note #4: Add: Within the North Park Community Plan area, full alcohol sales are permitted in the CN zones (Note: this footnote does not apply to Golden Hill).
- Chapter 13 CN-1- 3 thru 5 Development Regulations:
  - Change Maximum Front Setback to 5 feet.
  - Change CN-1-5 to allow for 1 unit per 600 square feet of lot area (associated density would be 73 dwelling units per acre) and height would be established at a 65 foot maximum height limit. (Note: this zone not being applied within Golden Hill)
- Chapter 13 CC Development Regulations
  - In the CC-3-4 and CC-3-6 thru CC-3-9 zones: change Maximum Front Setback to 5 feet-
- Revise Section 131.0543 –Setback Requirements for Commercial Zones
- Revise Section 131.0556 – Parking Lot Orientation to require parking for sites under 100,000 be behind buildings.