



NORTH PARK COMMUNITY PLAN UPDATE ZONING CODE CHANGES

As part of the North Park Community Plan Update process, the Mid-City Planned District Ordinance (MCPDO) zoning regulations are being rescinded and the community plan land uses will be implemented through the Citywide Land Development Code (LDC) zoning.

As part of the City's effort to make major updates to the Land Development Code that was adopted by the City Council in 2000, the MCPDO was used as guiding regulations to help create the current development standards for residential and commercial uses contained in the LDC. Included in the update to the LDC was the planned transition from PDOs and the use of citywide zoning to implement community plans.

As part of the North Park 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 (See zoning code matrix).

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 community plan update process. 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:
 - Change CN-1-5 zone to allow up to 73 du/acre
 - 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
- Chapter 13 Community Commercial (CC) Use Tables:
 - Permit Museums in CC-3 zones

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- 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 Element prohibited 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.
- Chapter 13 CN-1- 3 thru 5 Development Regulations:
 - 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.
 - Change Maximum Front Setback to 5 feet.
- 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.

Draft Zoning Map

The following changes to the zoning map have been applied:

- Change CC-3-8 zone to CN-1-5 zone in the following areas in order to reduce the maximum height limit from 100 feet to 65 feet:
 - 30th Street between Howard and Lincoln
 - University Avenue, from Idaho Street to west of Florida Street
 - University Avenue, east of 32nd Street to Interstate-805 boundary
- In the area west of Florida Street between Howard and Lincoln, change the zoning from RM-3-8 (maximum density of 74 du/acre) to RM-3-7 (maximum density of 44 du/acre)
- In the area north of Adams Avenue and west of Arizona Street, change the parcels from RS-1-7 (1/5000) to RM-1-1 (1/3000) to reflect existing majority multi-family development.
- On 30th Street, the parcels that are on the west side just south of Upas Street that contain the plumbing company and other business, redesignate from single-family to neighborhood commercial to reflect the existing uses.