

MOTION SHEET

[Kitchen-1]

LDC Amendment Direction:

Context-sensitive criteria for Transition Areas

New Amendment:

Staff is directed to propose potential code and map amendments for consideration at third reading to address need for contextual setbacks where more intensive zones with 0' setbacks (such as MS3) share side and/or rear property lines with R4 house-scale transition zones: (sometimes created when neighborhood streets intersect corridors at an angle and deviate from a perpendicular street grid) in ways that do not materially reduce housing capacity nor significantly change compatibility standards. To achieve this intent, staff should consider, without limitation, amendments that:

- Establish a setback / step back and vegetative buffer requirement for commercially zoned tracts that share side and/or rear property lines with an R4 zoned property to provide remedy toward a more gradual transition between the zoning intensity levels; or

Alternatively:

- Reassign the zoning of the R4 tracts to R3 to trigger draft code compatibility requirements to address this condition; or
- Create a new R3a zoning category which triggers compatibility on the side, but not the rear and allows live/work uses.