

## **Text Change Updates – 12-10-20**

**Plot Plan/Site Plan request for “Tier Zero” to address Change of Use** – This request is being considered as an element of the October 20<sup>th</sup> Text Change authorization for increased flexibility in site plan review process. It will be evaluated along with the impacts of TC 14-19 implementation and options will be included in that forthcoming amendment.

### **Recently Approved**

TC 4-20 - Infill Setback and Building Height, would amend infill front setback; return to former height method for all development.

TC 10-20 - Streamlined City Council authorization for UDO text changes (TC); treat zoning condition text amendments (TCZ) like Conditional Use (CU) rezoning.

TC 11-20 - Tenant Notification- will require notification to tenants in addition to owners of properties near application subject property. **Staff currently working on finalizing implementation requirements and producing required signage for multi-tenant posting of sites with 3 or more units.**

### **Ongoing Text Changes in Public Review**

TC 8-20 Short Term Rental would permit whole-house and partial house rental. City Council granted an extension for PC review time. Planning Commission - January 12<sup>th</sup>

TC 14-20 Community Garden On-Site Sales - Allowing farm stands to sell produce grown on-site at community gardens. PC Text Change Committee in January

TC 15-20 Campus District - Removing height restrictions and removing Campus Districts from Permissible use table to allow Campus Master Plans to designate those parameters like a Planned Development, also remove requirement for a street and block plan from the submittal requirements. Set for January 5th Public Hearing at City Council

TC 18-20 Quasi-judicial City Council Matters - Would move approval authority of some quasi-judicial processes from City Council to Board of Adjustment. PCC Text Change Committee in January

### **Text Changes in Drafting Phase**

TC 5-20 Expanded Housing Options “Missing Middle” –Changes intended to increase housing options and address 'missing middle' housing choices. Allow townhouses by right in R-2, R-4 and R-6; Energy efficiency / density bonus for townhouses; Allow duplexes by right in R-2, R-4, R-6; Allow triplex and quads by right in R-2, R-4, R-6. Text change currently being drafted after receiving further guidance from Council. **Staff will present at a future meeting with DSAC to discuss findings.**

TC 16-20 Flood prone Area Regulations - Would amend the floodplain regulations of the UDO to be more consistent with the state floodplain ordinance. Currently being drafted.

TC 17-20 Equitable Transit Overlay District - Replace the Transit Overlay District (TOD) with the Equitable Transit Overlay District (ETOD), would amend the Part 10 Raleigh Unified Development Ordinance to replace the Transit Overlay District (TOD) with the Equitable Transit Overlay District (ETOD) to reflect the Equitable Development Around Transit (EDAT) planning process and prepare for application to bus rapid transit routes. Currently being drafted.