

Summary of changes in Council Bill 2022-0592 to be Amended by Substitution:

1. Added UC-MU, UC-E, and R-MU to the Mixed-Use Districts (902.01.A.2). (This was a Schriver's error.)
2. Added UC-MU, UC-E, and R-MU to the Zoning Hierarchy (902.02). (This was a Schriver's error.)
3. Added language regarding sidewalks in UC-MU, UC-E and R-MU (904.09.C.2, 904.08.C.3, and 904.10.C.4):

“Buildings may encroach over the air space above any additional sidewalk width provided on a development parcel provided that the underside of the encroachment is a minimum of two (2) stories above grade.”

This clarifies that if sidewalks are required to meet minimum width on private property, they can be located under building overhangs with a minimum height of the building overhang is two stories.

4. Added Building Reuse bonus points for UC-MU and UC-E (currently only in the R-MU). Amended sections 904.09.C.4 and 904.10.C.6)

6.c Existing building shell is restored and retained.

5. Amended 914.04 Off-Street Parking Exemption/Reduction Areas to change UC-E to a 100 percent reduction for all uses.
6. Amended 915.07.E.2, related to On-Site Energy Generation – Distributed Energy Systems, Building Reuse and Urban Fabric, to clarify that enforcement shall occur upon final inspection, not up to three years later.
7. After 922.15 added the following text:

“The following standards shall apply to the UC-MU, UC-E, and R-MU only.”

This clarifies the new development standards in 922.15 apply to these districts only, not all mixed use districts.