

Section	Text/Topic	Issue	Proposed Fix	Amended Text
20.20.040 & 20.25.040	Outdoor storage in RS/RM zones	Residential code has no clear regulations for outdoor storage	Prohibit outdoor storage on vacant residential lots	<u>20.20.040 (18) Outdoor Storage. Outdoor storage on vacant residential lots is prohibited.</u> <u>20.25.040 (20) Outdoor Storage. Outdoor storage on vacant residential lots is prohibited.</u>
20.25.0215	Front and street-side setbacks	Confusion as to whether setbacks apply only to RM-Core properties in the planned action area	Add punctuation to improve clarity	<b>20.25.0215 Front yard and side-street setback <u>options.</u> in RM-Core zone and RM-20 zone when in downtown planned action area.</b> The following front yard and side-street setback options are available in the RM-Core zone. <u>The following front yard and side-street setback options are also available</u> and in the RM-20 zone when located in the downtown planned action area:
20.26.300(3)	Façade transparency	Requirement for 60% glazing on entire façade is challenging and exceeds intent of pedestrian scale	Require glazing only for pedestrian view plane (between 2' and 8' in height)	(d) Building Entrances and Design. At least one building entrance for an individual building (or individual tenant spaces) shall face each public street frontage or be located within 50 lineal feet from a public street frontage. Directly linking pedestrian access shall be provided between the street right-of-way and each building entrance. No less than 60 percent of the surface area of any street-facing wall <u>located in the pedestrian view plane, defined as the horizontal area between two and eight feet above the exterior grade,</u> shall consist of windows and/or transparent doorways.
20.55.010	Daycare parking standards	Parking ratio is higher than necessary	Require parking on a lower per-classroom basis	(7) Day care centers: <u>one space per 300 square feet of office space and one 1.5 designated drop-off/pick-up spaces or loading area</u> for each 400 square feet of indoor play area and classroom space;