



Comments on the R-1 Development Regulation Proposals

The following pages include those proposals identified as changes to the Zoning Ordinance (Development Regulations). As such, they would be mandatory for all new single family residential construction (both one-story and two-story houses). The proposals, prior to adoption, must be rewritten to comply with standard Municipal Code conventions including chapter and section numbering, headings, and references. Changes to the development regulations and the proposal for Individual Review must also be "initiated". That is, the Planning and Transportation Commission or City Council must initiate the formal review and associated public hearing process.

Each proposal includes four sections: a brief description of the existing regulation(s), a brief discussion of the purpose of the regulation, an outline of the proposed regulation(s), and, in some cases, a staff addendum. The staff addendum usually speaks to an alternate approach clarification.