

ATTACHMENT 2

“STRIKEOUT/UNDERLINE” VERSION

Text in Orange with a ~~strikeout~~ = deleted text

Text in Blue with an underline = added text

Chapter 16

Sections:

- 16.08.030 Single-family Residential Design Standards and Design Features
- 16.08.040 Multi-family Residential Design Standards and Design Features
- 16.16.030 Planned Residential Development Design Standards and Parameters
- 16.16.040 Transit Development Oriented Overlay

16.08.030 Single-family Residential Design Standards and Design Features.

The following standards and design features and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be ~~compiled~~complied with or satisfied in all new single-family residential subdivisions. Standards are mandatory requirements for all new single-family residential subdivisions. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated in the project's design. In some instances, there will be no design feature(s) identified for a particular standard. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control.

16.08.040 Multi-family Residential Design Standards.

The following standards and design features and the City's ~~Multi-Family Residential~~ and Mixed-Use Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be ~~compiled~~complied with or satisfied in all multi-family residential developments. Standards are mandatory requirements for all multi-family residential developments. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated into the project's design. In some instances, there will be no design feature(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted ~~Multi-Family Residential~~ and Mixed-Use Objective Design Standards, the most recently adopted revision shall control.

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16.16.030 Planned Residential Development Design Standards and Parameters.

The following standards and parameters and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be complied with or satisfied in all planned residential developments (PRD). In addition to the general provisions of the underlying zone and Chapter 16.16 (Combining and Overlay Districts), a PRD shall comply with the following standards. Parameters are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of parameters shall be incorporated in the project's design. In some instances, there will be no parameter(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control.

16.16.040 Transit Development Oriented Overlay.

- **D. General Development Standards.** New land uses and structures, and alterations to existing land uses and structures within the TOD Overlay District, shall be designated, constructed, and/or established in compliance with the requirements of the base zones and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, with the following exceptions. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Residential Objective Design Standards, the most recently adopted revision shall control: