



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Zoning Ordinance Text Amendment Z-TA-3-19 July 12, 2021

Application No Z-TA-3-19: Amend Chapter 3, Section 309.A; Chapter 5, Sections 507.G, 507.G.1.c, and 507.G.4.c; Chapter 13, Sections 1301.B, 1301.C, 1303.A, 1304.F, 1305.A, 1306.A, 1310.A, and 1310, Table 1310.1; of the Zoning Ordinance to expand the WU-Code boundaries citywide; and amend Appendix A (Zoning Fee Schedule) of the Zoning Ordinance to include fees for WU Code.

Staff Recommendation: Staff recommends approval of Z-TA-3-19 as shown in the recommended text in Exhibit A.

WALKABLE URBAN (WU) CODE EXPANSION

Purpose/Background: On July 31, 2015, the Phoenix City Council approved Text Amendment No. Z-TA-8-09 and adopted the related Ordinance No. G-6047, which amended Sections 202, 309, and 507, and created Chapter 13 of the Zoning Ordinance regarding the Walkable Urban Code (WU Code).

On June 6, 2019, the Phoenix Planning Commission initiated a text amendment to amend Chapter 13 to expand the WU Code boundaries citywide; amend the Zoning Fee Schedule to include fees for WU Code Transect Districts, Downtown Code-Character Areas and update fees for new processes; and to address minimum acreage limitations on charter schools to comply with limitations allowed by ARS 15-189.01. This text amendment does not include amendments regarding the minimum acreage limitations on charter schools. Proposed amendments regarding charter school regulations may be addressed in a future text amendment.

Currently, the WU Code may be applied and is limited to land uses, subdivisions, and development within the Reinvent PHX Transit Oriented District Policy Plans for Gateway, Eastlake-Garfield, Midtown, Uptown and Solano districts. The purpose of this text amendment is to remove geographic restrictions on applicability and allow the WU Code to be applied to properties citywide. Removing these restrictions will allow property owners along future light rail extensions, within future Transit Oriented District (TOD) Policy Plan areas, and other appropriate areas of the City to request rezoning to WU Code zoning districts subject to all relevant processes and procedures applicable to such applications.

Expanding the boundaries of the Walkable Urban Code also supports the goals of the Housing Phoenix Plan adopted by the Phoenix City Council in June 2020. The Plan

contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The Plan has a goal of preserving or creating 50,000 housing units by 2030 and proposes policy initiatives to achieve this goal, including amending the current Zoning Ordinance to facilitate more housing options.

The WU Code is a form-based code that prioritizes the development of pedestrian oriented environments, promotes diverse housing options, and does not contain limits on dwelling unit density. The WU Code promotes walkable, shaded, human-scale, transit-oriented development that is uniquely suited for transit districts and other urban areas targeted for higher intensity development. Expanding the boundaries of the WU Code will allow for consideration of proposed developments utilizing the Code outside of the current approved TOD Districts.

This text amendment also prevents the need for future text amendments to continue adding references to newly approved Transit Oriented District (TOD) Policy Plans as these plans are individually adopted or approved. Finally, this proposal will eliminate the need for the use of the Planned Unit Development (PUD) zoning district to implement Walkable Urban Code standards for properties outside the boundaries of the current approved TOD Districts.

This text amendment also includes revisions to development standards and design guidelines, including general lot standards, frontages, building and shade, open space, and public space type, which are intended to correct existing issues related to subdivisions and existing limitations and requirements for single-family attached (SFA) development which are relevant to the expansion of WU Code applicability citywide.

Applicants requesting a change to WU Code zoning must follow the rezoning process per Section 506 of the Zoning Ordinance. This text amendment will not rezone any property to WU Code zoning and will not modify any aspect of the current rezoning process.

The following provides a summary of the proposed changes:

- **Geographic Restrictions on the Applicability of the WU Code**

Sections 309.A, 507.G, 1301.C, and 1305 are revised to remove references to geographic restrictions on the applicability of the WU Code and/or references to the current 'boundaries' of the WU Code. The current language restricts applications for WU Code zoning to properties depicted on the boundary maps of the Gateway, Eastlake-Garfield, Midtown, Uptown and Solano Transit Oriented District (TOD) Policy Plans. The intent behind removing geographic restrictions

and references to 'boundaries' is to allow for the WU Code to be applied citywide through the rezoning process.

- **Policy Plan References Relevant to WU Code Rezoning Requests**

Sections 507.G, 507.G.1.c, 507.G.4.c, and 1301.B are revised to clarify the relevant policy plans that the WU Code is intended to implement, clarify relevant policy plans that should be considered when evaluating requests for rezoning to WU Code zoning, and provide the Design Review Committee (DRC) clear review criteria regarding applications for Design Alternatives and Sustainability Bonus Appeals for properties with WU Code zoning.

These revisions include removing references to the five currently approved TOD Policy Plan Character Areas (Gateway, Eastlake-Garfield, Midtown, Uptown and Solano) and replacing these with a reference to transit-oriented policy plans generally. This proposal has no impact on the applicability or any considerations regarding these existing TOD Policy Plans. The intent is to allow flexibility for consideration of policy plans for future TOD Districts as they are adopted without necessitating additional text amendments. Additionally, this will allow the consideration of other transit-oriented policy plans in evaluating requests for WU Code zoning districts including, but not limited to, the Transit-Oriented Development Strategic Policy Framework.

Further, the proposed expansion of the WU Code as a zoning district for properties citywide necessitates that additional review criteria be identified regarding relevant policy plans for properties in non-TOD districts. Proposed revisions in Sections 507.G, 507.G.1.c, and 507.G.4.c clarify that other relevant policy plans should be considered when the DRC is considering requests for Design Alternatives and Sustainability Bonus Appeals. Relevant policy plans may include citywide plans such as the recently adopted Housing Phoenix Plan or the 2015 Phoenix General Plan, or Village, community, or neighborhood specific plans such as Village core plans, Village character plans, Special Planning Districts, neighborhood conservation plans, and many others.

These revisions will allow greater flexibility in determining appropriate review criteria for WU Code rezoning requests on a property-by-property basis. This result is further expressed in the proposed revision to Section 1301.B which modifies the purpose and intent of the WU Code generally to apply to a wider range of development scenarios. These revisions include removing the distinction between 'primary' and 'secondary' purposes of the Code, which currently prioritizes the TOD Policy Plan's visions and policies above neighborhood improvements such as pedestrian safety and public health. The proposed revisions clearly establish the equal weight of all these goals in evaluating such requests. Additionally, the proposal removes a reference to specific Light Rail corridors and replaces it with a reference to transit corridors

generally which will allow the Code to remain relevant as new extensions are activated. However, this will also allow communities that do not contain light rail corridors, but may contain key transit corridors such as future bus-rapid transit lines, to help evaluate requests for WU Code zoning and whether they represent an appropriate mixture and density of activity.

- **WU Code Process and Procedure Clarification**

Sections 1301.C and 1306.A are revised to include minor administrative adjustments that clarify processes and procedures within the WU Code. These include revisions to 1301.C.1 to clarify that WU Code Transect Districts are zoning districts that may be applied for through the conventional rezoning process, 1301.C.2.a to address conflicts between Chapter 8 (Historic Preservation) and Chapter 13 (WU Code), 1301.C.2.b to clarify conflicts with the remainder of the Zoning Ordinance and 1301.C.3 to address conflicts within the WU Code, and 1306.A to clarify applicability of the Land Use Matrix. These revisions are not intended to modify any existing Code requirements but rather to clarify the original intent of the Code and the appropriate hierarchies of authority for plan and project review.

- **WU Code General Lot Standards Relevant to Expansion of WU Code**

Section 1303.A is revised to address general lot standards relevant to the expansion of WU Code applicability. Revisions include the following:

- Section 1303.A.1 includes new language that conclusively establishes that new lots created by subdividing properties within WU Code transect districts shall comply with frontage standards on new public and private street frontages, not just existing perimeter frontages. Except that Section 1303.A.1.a is proposed to allow an exception for SFA development.
- Section 1303.A.1.a includes a correction regarding an existing reference to a graphic describing building setback and setbacks which is in Section 614, and not Section 615. This section also includes revisions that clarify that the SFA development option is available for properties that meet three conditions:
 - 1) Section 1303.A.1.a.(1) requires that the development consist solely of attached dwelling units and permitted accessory uses. This condition is required because the WU Code permits a wider variety of land uses than the conventional multifamily residential zoning districts that the SFA development option is currently permitted in. Without this clarification, it would appear that an SFA development may be permitted that integrates commercial or other mixed-uses.

- 2) Section 1303.A.1.a.(2) requires that the subject property be located in the Applicable Area for the Single-Family Attached Development Option or the Infill Development District as depicted on the existing map provided in Section 608.F.8. This condition is required to ensure that the SFA development option is not utilized on properties with WU Code transects outside of the existing areas for which the SFA development option is currently approved. These areas are identified on the map referenced in the proposed language.
 - 3) Section 1303.A.1.a.(3) requires that the development be located in any WU Code transect other than T3. This is an existing condition in 1303.A.1 that is proposed to move to this new section. This existing condition is required because the T3 transect is intended to provide for a low-intensity residential fabric characterized primarily by detached single-family homes and duplexes in relatively large lots with deep setbacks. The SFA development option is not appropriate for the intended character of the T3 transect.
- Section 1303.A.1.b includes a revision that clarifies the role of the Subdivision Ordinance and Subdivision Committee in regard to SFA development for WU Code properties. Specifically, that WU Code properties are subject to the requirements of the Subdivision Ordinance and that the Subdivision Committee shall consider the stated goals of the WU Code in evaluating modifications.
 - Section 1303.A.2 includes revisions that address all WU Code development adjacent to property with a single-family zoning district and establishes a requirement that these shared property lines should be developed using SFA building setback and stepback standards. This corrects an error regarding an Ordinance reference to the single-family development option and revises existing Ordinance language to apply these standards to all developments. Revisions also include three additional requirements regarding SFA development:
 - 1) Section 1303.A.2.a retains the original language of 1303.A.2.b which addresses stepback provisions.
 - 2) Section 1303.A.2.b clarifies and relocates original language from 1303.A.2 and 1303.A.2.a which address a minimum ten-foot landscape setback for all development abutting historic preservation designated properties or districts. This clarification is required as the original language only addressed development in the T4, T5, and T6 transects, whereas the revised language addresses all transects as described above.

- 3) Section 1303.A.2.c establishes a new provision stating that no stepback provisions or landscape setbacks are required where a development abuts a permanent open space at least 40 feet in depth, such as a wash, preserve, park, existing golf course, or dedicated open space. This provision is intended to provide consistency with the existing provision applied to conventional residential zoning districts in Section 608.I.3.
- Section 1303.A.6 includes multiple revisions to add private accessways and private driveways to a list regarding locations where frontage standards apply. This is consistent with the existing Section 202 definitions of *Building Frontage* and *Frontage* which addresses private accessways. This standard will not apply along internal driveways which do not abut lot lines which is consistent with current Ordinance language.

Section 1304.F.2 includes a revision requiring that developments provide shading along their entire frontage and not along what is currently referred to as “right-of-way frontage”. The existing language is unclear and the revision also provides consistency with the proposed revision to Section 1303.A.6 as described above.

Section 1310 is revised to address open space standards relevant to the expansion of WU Code applicability. Revisions include the following:

- Section 1310.A.1 includes a correction to specify that T3 parcels are exempt from required ‘public open space improvements’ and not ‘public space improvements’. Note that as this text amendment does not permit SFA development in the T3 district, there is no need to require open space per that development option.
- Section 1310.A.2 includes a correction to clarify that the open space requirements in this section apply to all developments within the T4, T5, and T6 transects. The original language exempted residential land uses from these requirements. There is no other Ordinance section with comparable standards that apply to residential land uses in these WU Code transects and this corrects the problem.
- Section 1310.A.2.a includes a revision that requires SFA developments to provide open space as required by Section 614, Table B, Column D, regardless of lot size. In the existing language, it is unclear if the WU Code overrides SFA standards, which would otherwise require open space regardless of lot size.

Section 1310, Table 1310.1 contains two minor revisions to provide consistency with the proposed modifications in Section 1310 as described above.

ZONING FEE SCHEDULE UPDATE

Purpose/Background: On July 31, 2015, the Phoenix City Council approved TA-8-09 and adopted Ordinance No. G-6047, which amended Sections 202, 309, and 507, and created Chapter 13 of the Zoning Ordinance regarding the WU Code. Planning and Development Department staff in the Zoning section subsequently established administrative fees for rezoning requests to the various transect districts in the WU Code. The fees that were established were determined to provide consistency with the Zoning Ordinance's existing fees for comparable conventional zoning districts. The purpose of this text amendment is to insert the WU Code rezoning fees into the Zoning Fee Schedule in the Zoning Ordinance.

The following provides a summary of the proposed changes:

Appendix A, Fee Schedule – A new Section A.1.7 is proposed to add fees relevant to rezoning requests to WU Code transect districts.

CONCLUSION

Staff recommends approval of the changes to the Zoning Ordinance as proposed in Exhibit A.

Writer

A. Stranieri

July 12, 2021

Exhibit

A. Proposed Language (7 Pages)



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

EXHIBIT A

Z-TA-3-19: Walkable Urban Code Boundary Expansion and Fee Update

Proposed Language:

Amend Section 309.A (Design Review Committee) to read as follows:

A.	Powers and Duties. The Design Review Committee shall have the power and duty under the provisions of these regulations to hear specific items appealed by the development review applicant contesting decisions made by the Planning and Development Department regarding the interpretation and implementation of design guidelines and architectural diversity standards, to review and approve Design Alternatives and Sustainability Bonuses for properties within the boundaries of the Downtown Code, and to review and approve design alternatives and modification to PROPERTIES WITH standards within the boundaries of the Walkable Urban Code ZONING.

Amend Section 507.G (Design Alternatives and Sustainability Bonus Appeals) to read as follows:

G.	Design Alternatives and Sustainability Bonus Appeals. A Design Alternative or Sustainability Bonus Appeal is a deviation from the prescribed standards and design guidelines. Design Alternatives and Sustainability Bonus Appeals apply to properties within the boundary of the Downtown Code, which would result in a furtherance of the goals and policies of the Downtown Phoenix Plan and the specific intent of the subject Character Area as approved by the DRC. Design Alternatives apply to properties within the boundaries of the WITH Walkable Urban Code ZONING, which would result in a furtherance of the goals and policies of the Gateway, Eastlake-Garfield, Midtown, Uptown and Solano Transit Oriented District (TOD) Policy Plans OR OTHER RELEVANT POLICY PLANS.

Amend Section 507.G.1.c to read as follows:

c.	A narrative statement describing the justification for the Design Alternative and the manner in which the proposed Design Alternative would result in a
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	furtherance of the goals and policies of the Downtown Phoenix Plan, or of the Gateway, Eastlake-Garfield, Midtown, Uptown and Solano TOD-TRANSIT ORIENTED Policy Plans, OR OTHER RELEVANT POLICY PLANS and would satisfy the findings required for approval;

Amend Section 507.G.4.c to read as follows:

c.	That the project demonstrates design excellence by addressing Design Alternatives that demonstrate conformance with the intent of the Walkable Urban Code as set forth in Section 1301.B and in general conformance with the policies contained within the Gateway, Eastlake-Garfield, Midtown, Uptown and Solano TOD-TRANSIT ORIENTED Policy Plans OR OTHER RELEVANT POLICY PLANS . The modifications must meet the standards set forth in Section 1313.

Amend Section 1301.B (Purpose and Intent) to read as follows:

B.	Purpose and Intent. The primary purposeS of this chapter is ARE to implement the vision and policies of the Transit Oriented District (TOD) Policy Plans for Gateway, Eastlake-Garfield, Midtown, Uptown and Solano ; encourage an appropriate mixture and density of activity around transit stations; to increase transit ridership in general and along the Central Phoenix/East Valley Light Rail Corridor in particular TRANSIT CORRIDORS; and to promote multiple modes of transportation; The secondary purpose of the Code to improve pedestrian safety from crime; to avoid or mitigate nuisances; to promote the public health; to decrease automobile-dependence; and to mitigate the effects of congestion and pollution. These regulations seek to achieve these purposes by providing the following:

Amend Section 1301.C (Applicability) to read as follows:

C.	Applicability. The Walkable Urban Code may be applied and is limited to land uses, subdivisions, and development within the Reinvent PHX Transit Oriented District Policy Plans for Gateway, Eastlake-Garfield, Midtown, Uptown and Solano. The boundaries of these areas are shown in the District Maps located in the Transit Oriented District Policy Plans for Gateway, Eastlake-Garfield, Solano, Midtown and Uptown.
1.	When in conflict, text and numerical metrics in tables shall take precedence over diagrams and illustrations. WALKABLE URBAN CODE TRANSECT

		DISTRICTS ARE ZONING DISTRICTS AND MAY BE APPLIED FOR THROUGH THE PROCEDURES OUTLINED IN SECTION 506.B.
	2.	The Zoning Ordinance of the City of Phoenix applies in its entirety for properties subject to Chapter 13 except as follows:
	a.	If a conflict occurs between requirements of the WU Code and the City of Phoenix Zoning Ordinance, the requirements of the WU Code shall prevail. PROPERTIES WITH HISTORIC PRESERVATION (HP) ZONING ARE SUBJECT TO THE PROVISIONS OF CHAPTER 8, HISTORIC PRESERVATION. IN THE EVENT OF A CONFLICT BETWEEN THE PROVISIONS OF CHAPTER 8 AND CHAPTER 13, THE PROVISIONS OF CHAPTER 8 SHALL PREVAIL.
	b.	Properties with Historic Preservation (HP) zoning are subject to the provisions of Chapter 8, Historic Preservation. In the event of a conflict between the provisions of Chapter 8 and Chapter 13, the provisions of Chapter 8 shall prevail. IF A CONFLICT OCCURS BETWEEN REQUIREMENTS OF THE WALKABLE URBAN CODE AND THE REMAINDER OF THE CITY OF PHOENIX ZONING ORDINANCE, THE REQUIREMENTS OF THE WALKABLE URBAN CODE SHALL PREVAIL.
	3.	WHEN IN CONFLICT, TEXT AND NUMERICAL METRICS IN TABLES SHALL TAKE PRECEDENCE OVER DIAGRAMS AND ILLUSTRATIONS.

Amend Section 1303.A (General Lot Standards) to read as follows:

A. General Lot Standards.		
	1.	The single family attached development option (SFA) is allowed in all transect districts except T3:2 and must meet sections 608.F.8 and 615, Table B. SUBDIVISIONS SHALL COMPLY WITH DEVELOPMENT STANDARDS PER THIS CHAPTER, INCLUDING FRONTAGE STANDARDS, FOR ALL EXISTING AND NEWLY CREATED LOTS ABUTTING PUBLIC STREETS, PRIVATE ACCESSWAYS, AND PRIVATE DRIVEWAYS, WITH THE FOLLOWING CAVEATS:
	a.	A DEVELOPMENT MAY INSTEAD UTILIZE THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION STANDARDS PER SECTION 608.F.8 AND SECTION 614, TABLE B, COLUMN D (EXCEPT FOR THE DENSITY, WHICH IS NOT RESTRICTED) IF IT MEETS ALL THREE OF THE FOLLOWING CONDITIONS:

			(1) THE DEVELOPMENT CONSISTS SOLELY OF ATTACHED DWELLING UNITS AND ALLOWABLE ACCESSORY USES;
			(2) THE DEVELOPMENT IS LOCATED WITHIN THE APPLICABLE AREA FOR THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION OR THE INFILL DEVELOPMENT DISTRICT AS DEPICTED ON THE MAP PROVIDED IN SECTION 608.F.8; AND
			(3) THE DEVELOPMENT IS LOCATED IN ANY TRANSECT OTHER THAN T3.
		b.	ALL SUBDIVISIONS MUST COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE (CHAPTER 32 OF THE CITY CODE), AS MAY BE MODIFIED BY THE SUBDIVISION COMMITTEE TO FURTHER THE GOALS OF THE WALKABLE URBAN CODE.
	2.		Development in T4, T5 and T6 shall follow the same setback and stepback standards as the single-family attached development option. If development is adjacent to a single-family zoning district (Sections 611, 613) or historic preservation designated property or district the following additional requirements shall apply: ALL DEVELOPMENTS ADJACENT TO SINGLE-FAMILY ZONING DISTRICTS SHALL FOLLOW THE SAME SETBACK AND STEPBACK STANDARDS AS THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION (SECTION 614, TABLE B, COLUMN D); WITH ADDITIONAL REQUIREMENTS AS FOLLOWS:
		a.	Minimum ten-foot landscape setback, except for single-family detached dwellings. STEPBACK PROVISION SHALL NOT EXCEED MAXIMUM 75-FOOT SETBACK FROM REAR AND SIDE PROPERTY LINES FOR BUILDING HEIGHT BEFORE MAXIMUM HEIGHT ALLOWED.
		b.	Stepback provision shall not exceed maximum 75-foot setback from rear and side property lines for building height before maximum height allowed. FOR ALL DEVELOPMENT ABUTTING A HISTORIC PRESERVATION DESIGNATED PROPERTY OR DISTRICT, A MINIMUM TEN-FOOT LANDSCAPE SETBACK SHALL BE PROVIDED.
		c.	NO STEPBACK PROVISIONS OR LANDSCAPE SETBACKS ARE REQUIRED WHERE THE DEVELOPMENT ABUTS A PERMANENT OPEN SPACE AT LEAST 40 FEET IN DEPTH, SUCH AS A WASH, PRESERVE, PARK, EXISTING GOLF COURSE, OR DEDICATED OPEN SPACE.

6.	Primary Frontages. Lot lines abutting a right-of-way, PRIVATE ACCESSWAY, OR PRIVATE DRIVEWAY are designated as primary frontage lineS or secondary frontage lineS as follows:
a.	For lots abutting a right-of-way, PRIVATE ACCESSWAY, OR PRIVATE DRIVEWAY along a single lot line, the abutting lot line is designated the primary frontage.
b.	For lots abutting MULTIPLE rights-of-way, PRIVATE ACCESSWAYS, OR PRIVATE DRIVEWAYS along multiple streets right of way , primary frontage is designated by the Planning and Development Department, AND all remaining frontages are designated secondary frontages.

Amend Section 1304.F.2 (Building and Shade) to read as follows:

2.	Developments should include shading along their entire right-of-way frontage, excluding driveways, loading, and service berths.

Amend Section 1305.A (Applicability) to read as follows:

A.	Applicability. Standards and frontage types in this section regulate the area between the property line and the front facade of a building in order to support an urban, pedestrian and transit oriented environment within the boundaries of the WU Code.

Amend Section 1306.A (Applicability) to read as follows:

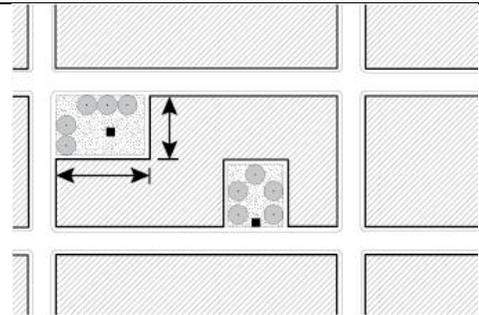
A.	Applicability. The Land Use Matrix in Table 1306.1 shall apply to all PROPERTIES WITH WALKABLE URBAN CODE ZONING land uses within the WU Code boundaries.

Amend Section 1310.A (Open Space Guidelines) to read as follows:

A. Open Space Guidelines	
1.	Parcels zoned T3 are exempt from required public OPEN space improvements.
2.	Open space requirements for commercial, nonresidential and mixed-use development DEVELOPMENTS WITHIN THE T4, T5, AND T6 TRANSECTS ARE as follows:
a.	For sites of one gross acre or larger, minimum open space of at least five percent of the gross lot SITE area shall be required. FOR DEVELOPMENTS UTILIZING THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION STANDARDS IN ACCORDANCE WITH SECTION 1303.A.1.A, OPEN SPACE SHALL BE PROVIDED AS REQUIRED BY SECTION 614, TABLE B, COLUMN D, REGARDLESS OF LOT SIZE.

Amend Section 1310, Table 1310.1 (Public Space Type Guidelines) to read as follows:

Table 1310.1 Public OPEN Space Type Guidelines	
PUBLIC OPEN SPACES	
Transect Zone	T4, T5, T6
Size	Five percent of the gross site area above one acre.*
Edge Condition	One side minimum fronting a thoroughfare or pedestrian way.
Surface	Paved and landscaped.
Shade and Landscaping	50 percent shade provided by trees. Ground cover and shrubs: Should be provided in areas with no pavement or structures.
*SINGLE-FAMILY ATTACHED DEVELOPMENTS MUST PROVIDE OPEN SPACE AS REQUIRED PER SECTION 1310.A.2.A.	



Amend Appendix A (Zoning Fee Schedule) to read as follows and renumber accordingly:

1 [Fee schedules].				
A. Applications for zoning amendments, hillside density waivers, written certification of zoning, promotional event permits, and specific plans shall be accompanied by appropriate fees as determined from the following schedule:				
1. Fees.				

7. REZONING TO WALKABLE URBAN (WU) CODE				
	A.	T3:2, T4:2, AND T4:3	\$2,655.00 PLUS \$210.00 PER ACRE OR PORTION THEREOF	
	B.	T5:2, T5:3, T5:5, T5:6, T5:7, AND T6:7	\$3,910.00 PLUS \$415.00 PER ACRE UP TO 40 ACRES, \$210.00 FOR MORE THAN 40 ACRES UP TO 100 ACRES, AND \$70.00 PER ACRE FOR MORE THAN 100 ACRES	
	C.	T6:15 AND T6:22	\$8,610.00 PLUS \$830.00 PER ACRE OR PORTION THEREOF	
	D.	T6:HWR	IF PART OF THE ORIGINAL ZONING REQUEST, NO ADDITIONAL FEE. IF A SEPARATE REQUEST, 30% OF THE T6:15 OR T6:22 FILING FEE APPLICABLE TO THE PROPERTY.	
