

**Adopted December 14, 2013**

## TEXT AMENDMENTS THAT AFFECT ONE PROPERTY

The following is intended to outline the Planning Commission and City Council's guidance to staff regarding Text Amendments to the Zoning Ordinance.

### **Introduction and Background:**

Zoning Ordinance Section 11-801 defines a Text Amendment as "A proposal to supplement, change, modify or repeal the provisions of the text of this ordinance" and a Map Amendment as "A proposal to change the boundaries established by the official zoning map." While these two actions are separate and distinct actions, City Council acknowledges that there are some Text Amendments that can be written so narrowly that they have the same effect as a Map Amendment. A narrowly written text amendment is therefore discouraged because it confuses the line between these two very different tools to implement change.

### **Policy:**

Planning Commission and City Council hereby discourage the use of a Text Amendment if the change to the Zoning Ordinance text will only affect one (1) property, lot, or parcel. If such a change is proposed, staff shall make every effort to process such a change as a Map Amendment that amends the zone of the property rather than a Text Amendment that changes the zoning ordinance text.

### *Examples of Text Amendments that affect one property:*

- Language in one zone that outlines a particular address or block that is being changed. ie, If the property is surrounded by King Street, Fairfax Street, Royal Street and Cameron Street, then the FAR can be increased to a 3.0 with a Special Use Permit...
- Language that has so many exceptions that only one property satisfies the criteria. ie, All property within this zone that is three blocks from the River and is used as a Public Building may go up to a height of 200 feet with a Special Use Permit...

### *Examples of Text Amendments that would not fall within this policy:*

- Text Amendments to change the language of the Table in Section 5-602 that outlines the zoning regulating for Coordinated Development Districts. Each CDD is considered a stand-alone zone so a text amendment to change the language of a CDD regulation in the table is equivalent to a text amendment to change the zoning regulations in a zone.
- Text Amendments to change the regulations of a particular zone including use, FAR, height, density, etc. that apply to the whole zone
- Text Amendments used to implement a new or revised small area plan chapter of the Master Plan.