

A photograph of a bridge at dusk or night. The bridge has a prominent arch and is illuminated with yellow lights. Its reflection is clearly visible in the water below. The sky is a mix of dark blues and purples, suggesting twilight. In the background, there are buildings and trees. The overall atmosphere is calm and scenic.

Ordinance No. 20-1005 File LEG-19-00006

Pete Walter, Senior Planner



Planning Commission Recommendation

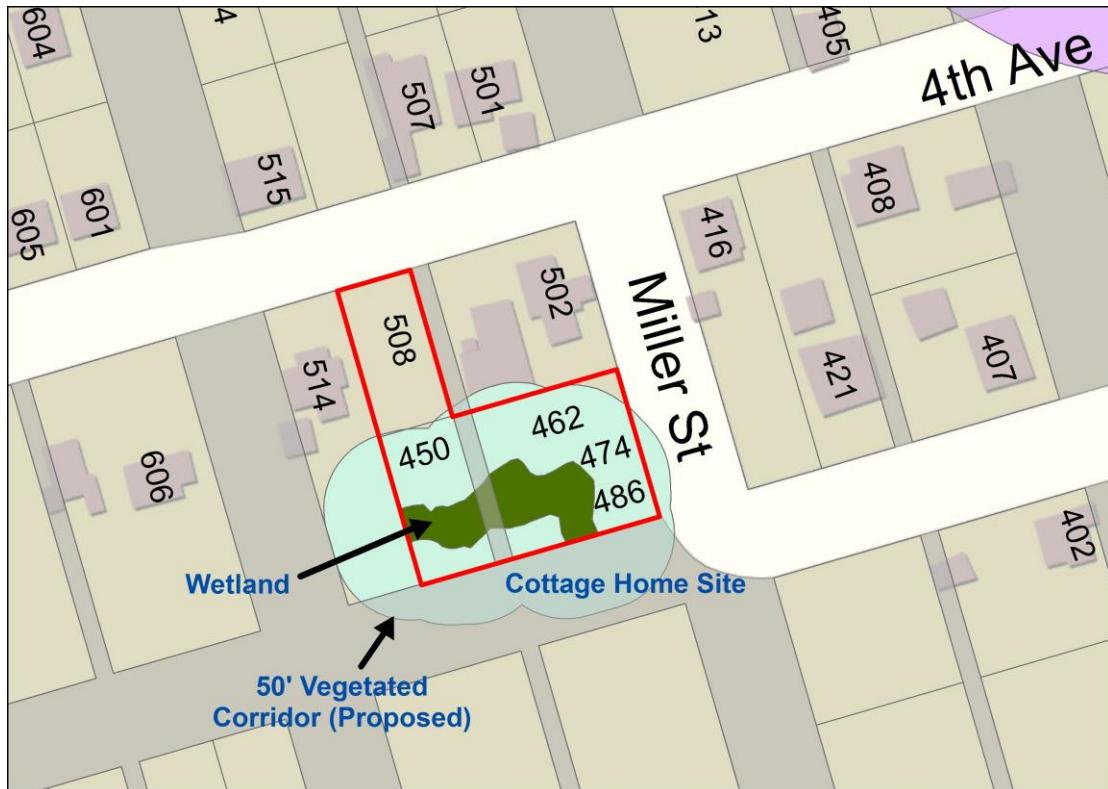
- Approval of file LEG-19-00006 with the modification that the amendment does not affect any portion of 514 4th Avenue (Tax Lot 3-1E-01AA-02300).



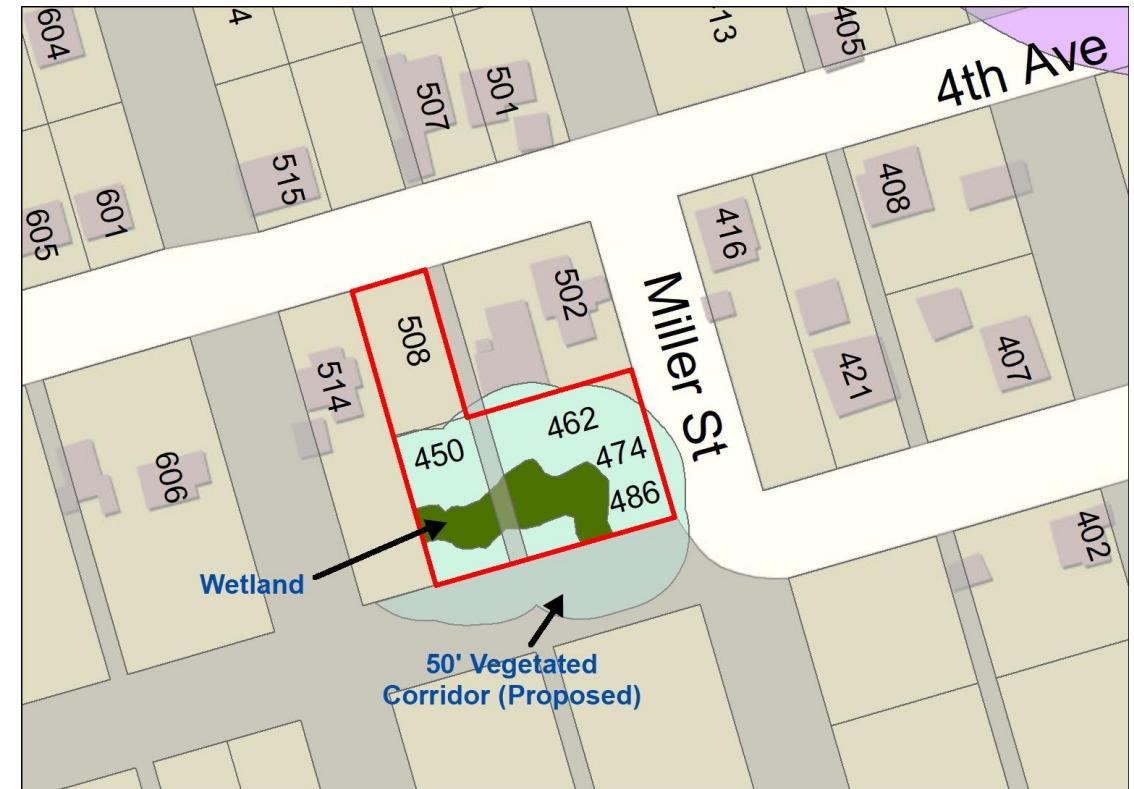
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Original vs. Planning Commission Recommendation

Original

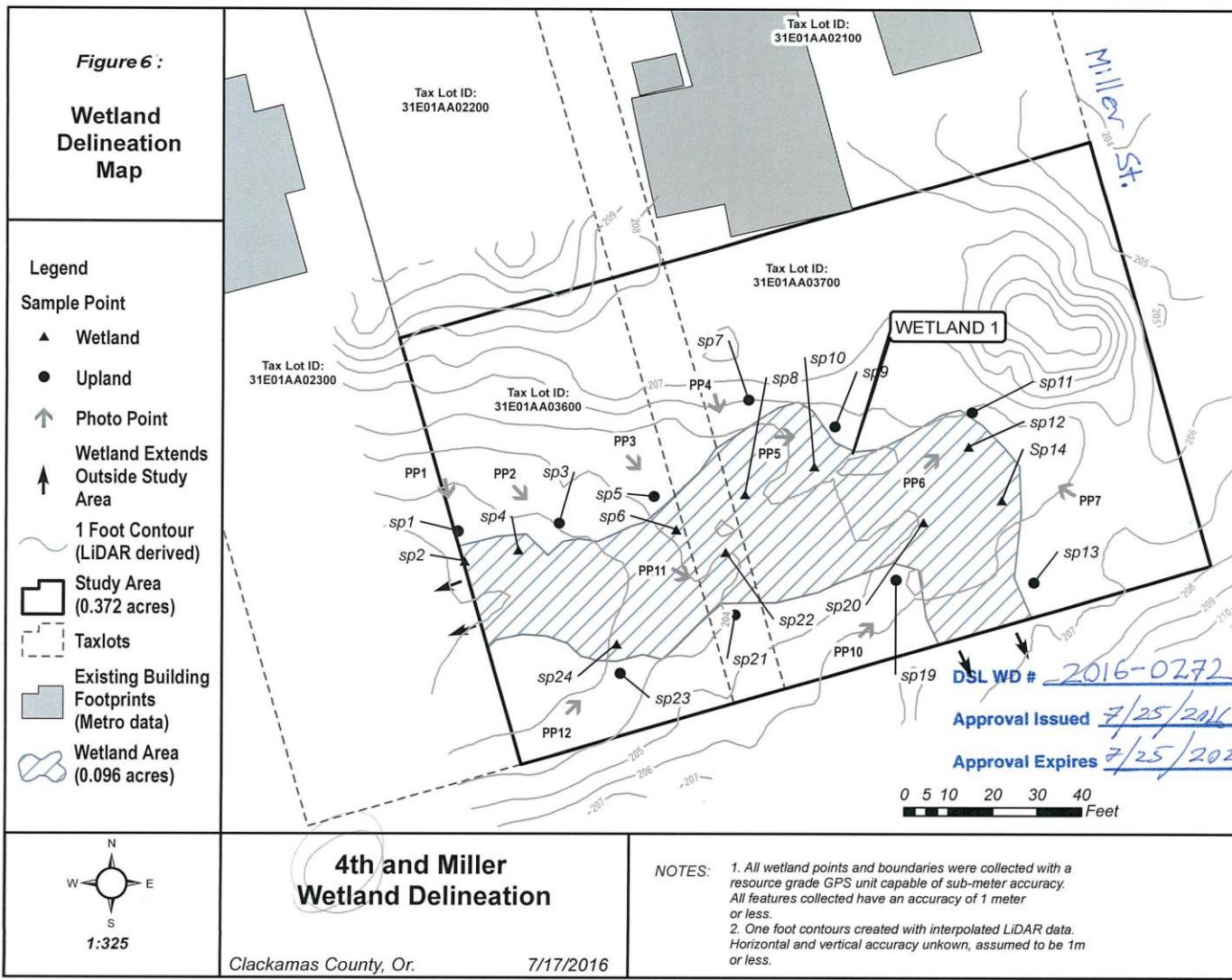


Planning Commission



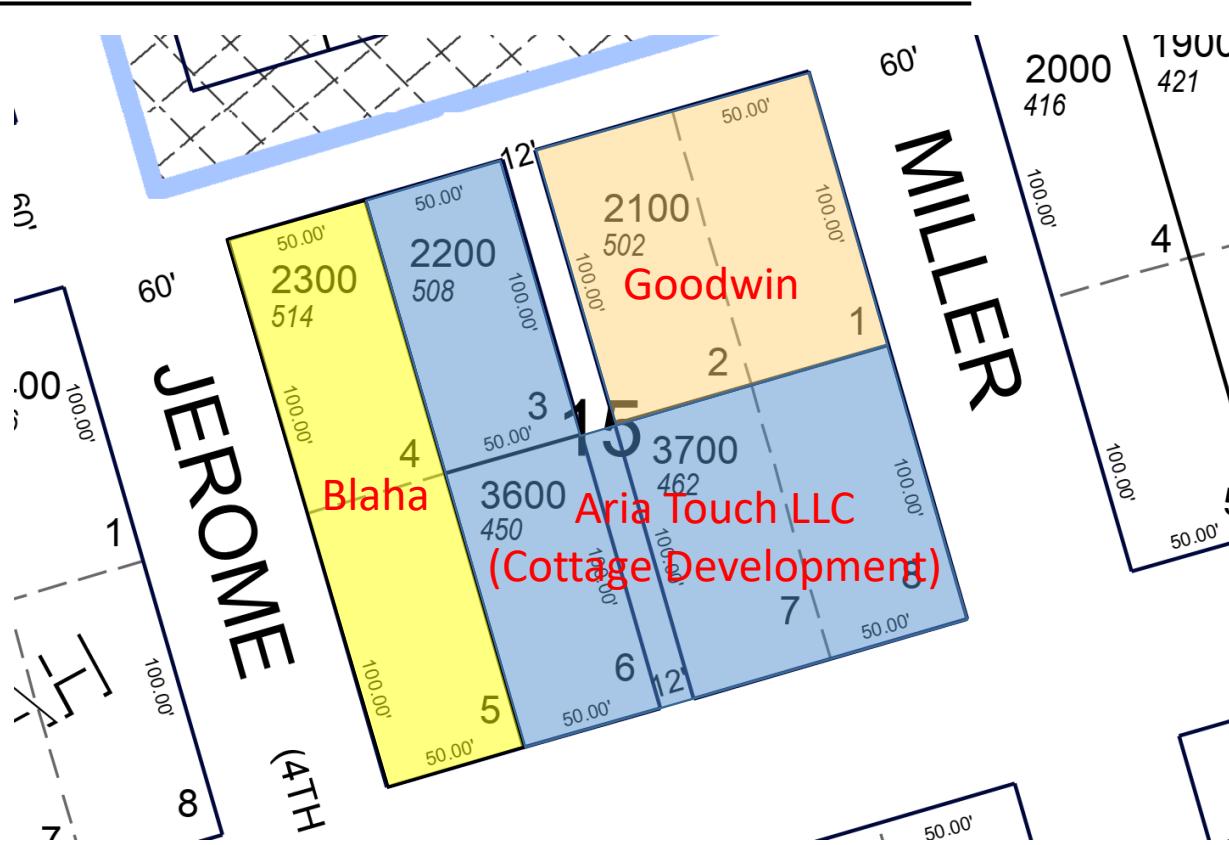
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Approved Wetland Delineation



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Ownership



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File LEG-19-00006

Natural Resource Overlay District (NROD)

- Goal: *avoid*, *minimize*, and *mitigate* for impacts to natural resources
- Allows land uses permitted in the underlying zone
- Highly constrained lots of record may disturb up to 3,000 sf of the buffer w/ reduced 25' setback from protected features, with mitigation.



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What is allowed (with land use approval)?



- Graphic shows the underlying lots of record with the wetland and the proposed vegetated corridor
- Each lot of record may have one main residence and one accessory dwelling unit (total of 4 units)
- May disturb up to 3,000 sf of the buffer w/ reduced 25' setback from protected features, with mitigation requirements
- Tax lot 2300 is two lots of record (yellow highlight).
- 45% lot coverage max. in R-6 zone



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