

**COMMISSION LIST OF ZONING ORDINANCE AMENDMENTS TO DISCUSS AND CONSIDER**

SECTION TOPIC		PROPOSED CHANGES	CODE CHAPTERS/SECTIONS	STATUS	NOTES		points 1 = 3 pts. 2 = 2 pts. 3 = 1pt.
1	incomplete application time limits	Consider ordinance limiting the time an application can remain incomplete				NF(3), MN(2), CS (1)	6 points
2(a)	50% Remodel	Change to match Ross Valley Fire Definition			use of the word "significant" instead of "50%" and eliminate "or the addition of a bedroom" language	EG (1), NF (2)	5 points
2(b)	Covered parking	Consider eliminating the requirement	17.052.010(D)			EG (2), LK (1)	5 points
2(c)	Tandem parking	Consider revising- currently prohibited except for the guest space	17.052.040(E)			EG (2), LK(1)	5 points
3	Preservation of open space	Consider adopting regulations requiring retention of natural areas				MN(1), LK(3)	4 points
4	Substandard parcels	Consider amending the requirement that all modifications require a Use Permit	17.076.050 RS7.5; 17.080.050 RS;; 17.084.050 RD5.5-7; 17.088.050 RM		must include fiscal impact analysis	PG (1)	3 points
5(a)	Tree Ordinance	Review to clarify and consider amending regs., consider including an over the counter process for certain tree removals	Chapter 8.36			LK (2)	2 points

5(b) (9)	Solar	Include site specific report for application and consider requiring installation based on site specific reports				PG(2)	2 points
5(c) (12)	Common agenda items	Consider making items commonly heard ministerial	17.044.080, fences; 12.32.020, encroachments; 17.064.060, signs; 17.076.050(A), 17.080.050(A), 17.084.050(A) & 17.088.050(A)(1), residential sites with 10% or less slope and stable soils; 17.020.030(B);			NF(2)	2 points
5(d) (16)	Use Permits & Design Review Permits	Include an expiration date for use permits and DRB permits that are not activated via issuance of a business license/building permit				CS (2)	2 points
6 (8)	Green Building	Consider adopting a Town specific ordinance				PG (3)	1 point
7 (4)	Accessory dwelling unit ordinance	Decreasing min. and increasing max size limits, eliminating survey requirement, eliminate/decrease	Chapter 17.048	Building Code currently includes green regulations all regs superseded by state law, TC considering code to comply with state law		MN (3)	1 point

8 (21)	Lot Coverage	parking requirement Include impervious surfaces to match definition	17.008.020, Definitions, 17.40.010, Lot Coverage			EG (3)	1 point
<p>DISCUSSION ITEMS</p> <p>Require a solar analysis for projects and if possible, require solar installations</p> <p>Discuss possible ordinances to preserve the natural state of the area</p> <p>Fourth story Ordinance and its analysis</p> <p>Pastori/Willow traffic issues</p>							