

IDO Annual Update 2021 - Pre-EPC Submittal

Page	Section	Change / Discussion	Explanation
1	1-3	<p>Purpose Add new subsection as follows: "Provide processes for development decisions that balance the interests of the City, developers, property owners, and residents and ensure opportunities for input by affected parties."</p>	Adds a purpose statement related to transparent processes for development decisions.
5	1-8(A)(3)	<p>Relationship to Other Regulations Revise the first sentence as follows: "When any area-specific regulation (i.e. for Centers, Corridors, or small areas) conflicts with any citywide regulation in <u>Part 14-16-2 (Zone Districts)</u>, Part 14-16-4 (Use Regulations), Part 14-16-5 (Development Standards), or Part 14-16-6 (Administration and Enforcement), the area-specific regulations prevail for development within the specified area regardless of whether the area-specific regulation is more or less restrictive than the citywide regulation, <u>unless specified otherwise in this IDO.</u>"</p>	Adds Part 2 (Zone Districts) to the list of where citywide standards might conflict with Center/Corridor/small area standards. MX-FB includes standards that would apply citywide as well as in Centers and Corridors. Adds exception to this general hierarchy of rules when the IDO specifies an exception in other sections.
6	1-10(A)(1)	<p>Transitions from Previous Regulations Revise the first sentence as follows: "Any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration pursuant to Subsection 14-16-6-4(X) (Expiration of Approvals) and to amendment pursuant to Subsection 14-16-6-4(Y) (Amendments of Approvals) or 14-16-6-4(Z) (Amendments of Pre-IDO Approvals), as applicable, <u>until they are replaced with an approval subject to allowable uses and development standards in this IDO pursuant to the procedures in Part 14-16-6 (Administration and Enforcement).</u>"</p>	Clarifies that new approvals can be sought per IDO uses, standards, and procedures to replace pre-IDO approvals.

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41	2-4(E)(3)(h) 3 [new]	<p>MX-FB Zone Add a new subsection with text as follows: <u>"If areas are required to be landscaped by 2 or more provisions of this IDO, landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements."</u></p>	Adds language consistent with Subsection 5-6(C)(3)(a) so that landscaping provided may count toward overlapping requirements.
145	Table 4-2-1	<p>Overnight Shelter Change from conditional (C) to permissive (P) in MX-M and MX-H.</p>	Allows overnight shelters in zones where multi-family dwellings and social services are permissive. See related change for use-specific standard in Subsection 4-3(C)(6) for size limit in MX-M.
156	4-3(B)(7)(a)	<p>Dwelling, Multi-Family Use-Specific Standards Revise as follows: <u>"In DT-UC-MS-PT areas, this use shall provide somewhere on the lot at least 1 tree per ground floor dwelling unit, in addition to meeting all applicable standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening):"</u></p>	Adds PT to be consistent with Subsection 4-3(B)(7)(d). Without this change, PT areas are also required to have 1 tree per second floor dwelling unit. PT, like the other Centers/Corridor areas in this provision, is appropriate for higher-density, urban development.
158	4-3(C)(6)	<p>Overnight Shelter Use-Specific Standards Make existing text a subsection and add a new subsection with text as follows: <u>"This use shall be conducted within fully enclosed portions of a building."</u></p>	Requires overnight shelter to be an indoor use and removes potential overlap with campground use.
158	4-3(C)(6)	<p>Overnight Shelter Use-Specific Standards Make existing text a subsection and add new subsection with text as follows: <u>"In the MX-M zone district, this use shall not exceed 25,000 square feet or 20 beds, whichever is less restrictive."</u></p>	Limits size of overnight shelters in MX-M, consistent with the bed limit for hospitals in MX-M. See related row to allow overnight shelters permissively in MX-M and MX-H.

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160	4-3(C)(8)(a)	<p>Religious Institution Use-Specific Standards Revise as follows: "Incidental activities, including but not limited to recreational, educational, overnight shelters, <u>and campgrounds</u>, are allowed, provided that the following conditions are met:</p> <ol style="list-style-type: none"> 1. All incidental facilities must be operated by the religious institution. 2. Overnight shelters must comply with all applicable State and local regulations for overnight shelters. <u>For the purposes of this IDO, a conditional use approval is not required, but the use-specific standard for overnight shelters pursuant to IDO Subsection 14-16-4-3(C)(6) does apply.</u> 	Clarifies that while overnight shelters are allowed permissively as an incidental activity associated with a Religious Institution, they must still meet the distance separation requirement of 1,500 feet between overnight shelters. Adds campgrounds to the list of incidental activities allowed as part of the religious institution use. See related item for a new subsection in 4-3(C)(8)(a) requiring that all use-specific standards for campgrounds also be met. See related item for addition to use-specific standard for campground in Subsection 4-3(D)(14) for City-sanctioned encampments.
160	4-3(C)(8)(a)	<p>Religious Institution Use-Specific Standards [continued]</p> <ol style="list-style-type: none"> 3. <u>Campgrounds must comply with all all applicable State and local regulations for campgrounds. For the purposes of this IDO, a conditional use approval is not required, but the use-specific standards for campgrounds pursuant to IDO Subsection 14-16-4-3(D)(14) do apply."</u> 	Requires campgrounds allowed as an incidental activity to the religious institution use to meet the use-specific standards for campgrounds in the IDO. See related item for addition to use-specific standard for campground in Subsection 4-3(D)(14) for City-sanctioned encampments.
165	4-3(D)(14)(I) [new]	<p>Campground or Recreational Vehicle Park Add a new subsection with text as follows: "<u>Campgrounds sanctioned by the City must meet all additional City requirements.</u>"</p>	Requires campgrounds that are permitted through Environmental Health as "sanctioned encampments" on private property to meet additional standards that Environmental Health would develop and enforce.

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184	4-3(D)(40)(c)	<p>Nicotine Retail Use-Specific Standards Revise to add text as follows: If allowed only as an accessory use, this use is prohibited unless accessory to and part of the same establishment as a general retail or grocery store use, <u>in which case this use is limited to no more than 50 percent of the gross floor area.</u></p>	Operationalizes the allowance of nicotine retail as accessory to general retail or grocery store. Without this addition, the sale of any item not included in the definition of nicotine retail in Section 14-16-7-1 would make the use accessory.
206	4-3(F)(9)(b)	<p>Home Occupation Add new subsections in the list of prohibited uses to add the following: "<u>Cannabis retail.</u>" "<u>Nicotine retail.</u>"</p>	Prohibits cannabis retail and nicotine retail as home occ
206	4-3(F)(9)(b)(2)	<p>Home Occupation Revise to read: "Any use in the Food, Beverage, and Indoor Entertainment category, except <u>a catering service that meets the requirements of the state Homemade Food Act and does not require a permit from the New Mexico Environment Department.</u>"</p>	Adds language connecting catering services done as a home occupation to the state requirements in the Homemade Food Act, which allows them to operate without an NMED food permit: "Food produced must be non-time/temperature control for safety (Non-TCS). Food that meets this definition only requires simple production steps and does not require refrigeration when complete."
Multiple	4-3	<p>Cannabis Use Prohibition in Old Town HPO-5 Add the following text to these new subsections: Cannabis Retail: 4-3(D)(35)(i) [new] Cannabis Cultivation: 4-3(E)(2)(h) [new] Cannabis-derived Products Manufacturing: 4-3(E)(3)(h) [new] "<u>This use is prohibited in the Old Town - HPO-5.</u>"</p>	Prohibits cannabis uses in the Old Town Historic Protection Overlay (HPO) zone.

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Multiple	4-3	<p>Cannabis uses - odor control plan Replace "an air filtration plan approved by the City" with "carbon filtration" + performance standards for cannabis retail, cannabis cultivation, and cannabis-derived products manufacturing. [Exhibit Pending]</p>	Operationalizes requirement by adding performance metrics, following best practices recommended by consultant working on this issue with EHD and Planning staff.
240	5-3(C)(3)(b)	<p>Access & Connectivity, General Access & Circulation Revise text as follows: "For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, <u>measured from the the driveway terminus inside the lot to the closest edge of the sidewalk, or to the closest edge of the drive pad if no sidewalk is required. If a garage is provided, the terminus is considered the garage façade."</u></p>	Operationalizes the regulation on 20-foot minimum driveways by giving more detail about where to start the measurement. This change would measure the driveway from the garage façade to the end of the drive pad, instead of from the curb. The intent is to keep parked vehicles off of the sidewalk to improve pedestrian movement. See related items for revised driveway definition and new drive pad definition in 7-1.
258	5-5(B)(2)(b)	<p>Parking Applicability, Exemptions & Reductions Revise to read as follows: "<u>Expansion of the gross floor area of an existing primary building</u> Primary buildings <u>constructed prior to 1965 by less than 200 square feet does not trigger minimum off-street parking requirements, except those required to satisfy the Americans with Disabilities Act, with the following exceptions.]</u> 1. <u>On lots greater than 10,000 square feet, if the expansion reduces the number of existing parking spaces on the lot, then the off-street parking requirements must be met pursuant to this Section 14-16-5-5.</u> 2. <u>On lots 10,000 square feet or less, if the number of existing parking spaces on the lot is reduced by more than 20 percent, then additional parking toward fulfilling the minimum number of off-street parking spaces required by Table 5-5-1 and Table 5-5-2 as adjusted by Section 14-16-5-5(C)(4) (Parking Adjustments and Credits) shall be provided pursuant to 14-16-5-5(B)(1)(d), regardless of whether there is a change of use.</u></p>	Clarifies that this rule applies to an expansion of a pre-1965 building. Clarifies that if the building expansion reduces the number of parking spaces on lots over 10,000 SF, the site must come into full compliance with IDO parking regulations. Gives more flexibility for small lots to expand by up to 200 feet even if doing so removes up to 20 percent of the parking spaces, consistent with the approach in IDO Subsection 5-5(B)(1)(d) to incentivize re-use and re-development of existing buildings.

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266	Table 5-5-1	<p>Minimum Off-street Parking Requirements Add a new sentence to note [1] as follows: "If the main assembly area does not have seats, then the measurement shall be 1 space / 3 persons design capacity."</p>	Addresses the parking requirement for uses in the table that require parking by seats in the main assembly area where no seats are provided. The proposed requirement is consistent with "Other indoor entertainment."
271	5-5(C)(8)(a)	<p>Accessible Parking Revise as follows: "Within the off-street parking requirements of Table 5-5-1 and Table 5-5-2, as adjusted by Section 14-16-5-5(C)(5) (Parking Reductions) – and not in addition to those requirements – accessible parking shall be provided for all multi-family, and non-residential uses as required by the federal Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG) and New Mexico Statutes Annotated, as amended, except where off-street parking is only provided in a residential driveway or garage."</p>	Requires ADA parking for all uses unless parking is provided in a residential driveway or garage.
281	5-5(G)(3)(e)	<p>Parking Structure Design, Building Design Standards Revise to read: "Where a parking structure is located beneath or within a primary building, <u>if loading docks are provided, they shall be integrated into the parking structure.</u>"</p>	Clarifies that loading docks are not required if a parking structure is integrated with a building.
295	Table 5-6-3	<p>Street Frontage Landscaping Revise first row of table from 15-20 to 0-20.</p>	Addresses a hole in the regulation, as there are trees on the Official Plant List that are less than 15 feet at maturity.

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296	5-6(D)(2)	<p>Additional Frontage Landscaping Revise to read as follows: "For Commercial and mixed-use buildings with a footprint of more than 50,000 square feet in mixed-use or non-residential development, at least 1 tree and 3 shrubs shall be planted for every 30 feet along the length of any façade facing a City park or trail, Major Public Open Space, or major arroyo."</p>	Revises existing standard to use defined terms in the IDO. Requires this additional landscaping in all non-residential development, not just buildings with uses in the commercial category of Table 4-2-1.
313	5-7(D)(3)(e) [new]	<p>Walls & Fences, View Fencing in MX Zone Districts Add a new subsection with the following text: "<u>For development in any Mixed-use zone district, the maximum height of walls in any front or street side yard is 5 feet if all of the following requirements are met, as applicable:</u> 1) <u>For all development, the wall is set back at least 10 feet from the lot line abutting the street or edge of the sidewalk closest to the primary building, whichever is more restrictive.</u> 2) <u>For all development, view fencing is used for portions of a wall above 3 feet.</u> 3) <u>For mixed-use, multi-family residential, or non-residential development, the area between the wall and the property line is landscaped with at least 2 trees and 6 shrubs every 25 feet along the length of the wall.</u>"</p>	Allows taller walls in MX zone districts with a setback, view fencing, and landscaping.
310	Table 5-7-1	<p>Walls & Fences, Maximum Height Revise Wall in the front yard or street side yard as follows: Residential: 4 ft. 3 ft. Mixed-use: 4 ft. 3 ft. Non-residential: 4 ft. 3 ft.</p>	Allows taller walls in the front and street-side yards in all zone districts.

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315	5-7(E)(1)(c) 3	<p>Walls & Fences, Materials & Design Revise Subsection b to add a new sentence as follows: "<u>If any portion of the sidewalk is within the lot line, the setback is to be measured from the edge of the sidewalk closest to the wall.</u>"</p>	Clarifies that if a sidewalk is on private property, the wall with barbed wire needs to be set back 5 feet from the sidewalk for safety of pedestrians.
324	5-8(D)	<p>Outdoor Lighting Revise text as follows: "<u>All outdoor lighting with light fixtures 150 watts or greater for incandescent light sources or 70 watts or greater for other types of light sources</u> All sources of light visible from the exterior of a property subject to this Section 14 16 5-8 shall meet the standards in this Subsection 5-8(D).</p>	Sets the applicability of all the regulations in this Subsection to be consistent with the first provision.
325	5-8(D)(2)	<p>Outdoor Lighting Revise text as follows: "No light source for any outdoor light fixture shall be directly visible from any adjacent property or public right-of-way and shall not be visible from a distance greater than 1,000 feet in any Residential zone district."</p>	Removes overly broad provision that is not practical or desirable to enforce. All streetlights and stoplights would be out of compliance, for example.
381	6-2(E)(1)	<p>Review & Decision-making Bodies, Environmental Planning Commission Revise to read as follows: "The EPC shall include a resident of each City Council District, with experience in <u>community, urban, or natural resource</u> planning; <u>community organizing</u>; architecture; landscape architecture; urban design; real estate development <u>and/or</u> finance; transportation; civil engineering; and/or <u>land use or environmental law...</u>"</p>	Adds several professional qualifications that would qualify as relevant experience for being an Environmental Planning Commissioner.
430	Table 6-4-4	<p>Allowable Minor Amendments Revise as follows: "Any other addition or revision that would otherwise be decided as a Permit – Sign, Permit – Wall or Fence – Minor, or Site Plan – Administrative."</p>	Allows amendments of prior approvals to be approved administratively by staff for decisions that would be able to be approved administratively by staff if they were submitted as new applications.

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444	6- 5(G)(1)(d) [new]	<p>Administrative Decisions, Site Plan - Administrative Add a new subsection with the following text: "A Site Plan – Admin may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to Subsection 14-16-6-4(X), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, the procedure in Subsection 6-5(G)(2)(b) [new] applies."</p>	Clarifies that a property owner can apply for a new site plan without having to amend a prior approval, unless the geography of the proposed site plan overlaps with portions of a prior-approved site plan that will remain in place.
444	6- 5(G)(2)(b) [new]	<p>Administrative Decisions, Site Plan - Administrative Add a new subsection with the following text: "If the boundary of a proposed site plan includes only a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to Subsection 14-16-6-4(X), the prior-approved Site Plan must be amended through a Major Amendment pursuant to Subsection 14-16-6-4(Y) or Subsection 14-16-6-4(Z), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property."</p>	Requires an amendment of a prior-approved Site Plan to remove overlapping portions of the boundary before a new site plan can be approved.
444	6- 5(G)(1)(e) 1.c	<p>Administrative Decisions, Site Plan - Administrative Revise as follows: "All conversions of existing non-residential development to a residential use containing no more than <u>200</u> 100 dwelling units."</p>	Allows more conversions of non-residential development to residential use to be reviewed/decided administratively as an incentive to encourage re-use of existing buildings.
446	6- 5(G)(2)(e) [new]	<p>Administrative Decisions, Site Plan - Administrative Add a new provision: "If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted in a Finding."</p>	Provides a link between a prior approval and a new site plan.

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455	6-6(C)(3)(f)	<p>Decisions Requiring a Public Meeting or Hearing, Expansion of Nonconforming Use or Structure Revise as follows: "The expansion will not increase an existing nonconformity <u>more than allowed by Subsection d or e above</u> or create a new nonconformity."</p>	Resolves a conflict between Subsections d and e (limiting expansion of nonconforming uses and structures to 25% of the gross floor area) vs. Subsection f (not allowing the expansion of a nonconformity).
466	6-6(l)	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - DRB Add a new second sentence in Subsection (1) to read as follows: "A Site Plan – DRB may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to Subsection 14-16-6-4(X), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, the procedure in Subsection 6-5(l)(2)(c) [new] applies."</p>	Clarifies that a property owner can replace an existing site plan with a new one per IDO uses, development standards, and procedures.
466	6-6(l)(2)(c) [new]	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - DRB Add a new subsection with text to read as follows: "If the boundary of a proposed site plan includes only a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to Subsection 14-16-6-4(X), the prior-approved Site Plan must be amended through a Major Amendment pursuant to Subsection 14-16-6-4(Y) or Subsection 14-16-6-4(Z), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property."</p>	Requires an amendment of a prior-approved Site Plan to remove overlapping portions of the boundary before a new site plan can be approved.
467	6-6(l)(2)(e) [new]	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - DRB Add a new subsection with text to read as follows: "If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted in a Finding."</p>	Provides a link between a prior approval and a new site plan.

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468	6- 6(J)(1)(b) [new]	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - EPC Add a new subsection with text to read as follows: "A Site Plan – EPC may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to Subsection 14-16-6-4(X), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, the procedure in Subsection 6-5(J)(2)(d) [new] applies."</p>	Clarifies when a property owner can replace an existing site plan with a new one per IDO procedures versus when additional review is required (i.e. adding a previously prohibited use or affecting the boundary of a prior-approved site plan that will remain in place).
468	6- 6(J)(2)(d) [new]	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - EPC Add a new subsection with text to read as follows: "If the boundary of the new site plan includes a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to Subsection 14-16-6-4(X), the prior-approved Site Plan must be amended through a Major Amendment pursuant to Subsection 14-16-6-4(Y) or Subsection 14-16-6-4(Z), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property."</p>	Requires an amendment of a prior-approved Site Plan to remove overlapping portions of the boundary before a new site plan can be approved.
469	6- 6(J)(2)(g) [new]	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - EPC Add a new provision: "If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted in a Finding."</p>	Provides a link between a prior approval and a new site plan.

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473	6-6(L)(1)(c)	<p>Decisions Requiring a Public Meeting or Hearing, Subdivision of Land - Major, Applicability</p> <p>Revise subsections as follows:</p> <p>"1. A single lot at least 5 acres or multiple contiguous lots that total at least 5 acres"</p> <p>"2. A single lot at least 20 acres or multiple contiguous lots that total at least 20 acres"</p>	Clarifies that "property" includes a single lot or multiple
514	6-8(G)(3)(a)	<p>Nonconformities, Nonconforming Site Features</p> <p>Revise to read as follows:</p> <p>"For the purposes of this Subsection 14-16-6-8(G)(3), "improvements" include only impervious surfaces, including but not limited to concrete and asphalt, or all-weather pervious services surfaces, such as recycled asphalt or driveway gravel (as distinguishable from landscape gravel) <u>recycled asphalt, compacted crusher fines, or compacted angular stone.</u>"</p>	Clarifies the acceptable materials for pervious surfaces used for nonconforming front-yard parking.
525	7-1	<p>Adult or Child Day Care Facility</p> <p>Revise the first sentence as follows:</p> <p>"A facility other than an occupied residence that provides care for more than 12 individual adults or children during the day <u>and that is licensed by the state as a child care facility, child care center, or adult care center.</u>"</p>	Defines day cares based on the facilities required to be licensed by the state. Provides clarity for code enforcement, and the City can get a list of licensed day cares from the state to update the land use map.

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538	7-1	<p>Definitions, Development Definitions Infill Development Revise to read as follows: <u>"Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on an area of platted or unplatted land that includes no more than 20 acres of platted or unplatted land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings."</u></p>	Aligns the definition of infill with what is used by Family & Community Services for funding mechanisms and the City's Capital Improvement Program criteria.
540	7-1 [new]	<p>Definitions, Drive Pad [new] Add a new definition to read as follows: <u>"See definition in DPM."</u></p>	Helps operationalize the regulation on 20-foot driveways by specifying how to measure. See related items for changes to 5-3(C)(3)(b) and driveway definition in 7-1.
540	7-1	<p>Definitions, Driveway Revise text as follows: <u>"An unobstructed area with a stabilized surface leading from the street to a the drive pad that provides access to the street to the garage or other allowed off-street parking area in low-density residential development. See the DPM for definition of drive pad."</u></p>	Helps operationalize the regulation on 20-foot driveways by specifying how to measure. See related items for 5-3(C)(3)(b) and new drive pad definition in 7-1.
540	7-1	<p>Definitions, Dwelling Dwelling, Mobile Home Revise definition as follows: "A transportable structure that does not meet the construction safety standards of the federal Manufactured Housing Act of 1974. <u>For the purposes of this IDO, this definition includes transportable structures built prior to June 15, 1976, when the Act went into effect."</u></p>	Provides clarity for Code Enforcement.

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554	7-1	<p>Definitions, Manufactured Home Revise definition to add a new third sentence as follows: <u>"For the purposes of this IDO, manufactured homes are considered single-family detached dwellings."</u></p>	Clarifies the overlap between single-family dwellings and manufactured homes. Consistent with existing practice.
558	7-1 [new]	<p>Definitions, Measurement Definitions Required Off-street Parking Spaces [new] Add the following text: <u>"If an existing parking lot area does not have parking spaces striped, the number of existing parking spaces is to be measured by subtracting the area that would be required to meet all setbacks and landscaping areas required by the IDO and all drive aisles and circulation areas required by the DPM and dividing the remaining existing paved area by the dimensions of a parking space in the DPM."</u></p>	Operationalizes how to calculate existing parking spaces when the parking area does not include striping. Needed for Pre-1965 building parking exemption in Subsection 5-5(B)(2)(b) and applicability of parking requirements associated with a change of use in Subsections 5-5(B)(1)(c) and 5-5(B)(1)(d).
579	7-1 [new]	<p>Definitions, Site Layout Plan Add a new definition as follows: <u>"The Site Layout Plan is a sheet in the Site Plan drawing set that locates and dimensions all features proposed in the development, including but limited to streets, private ways, pedestrian walkways, sidewalks, landscape areas, parking areas, buildings, structures, paving, steps, walls, and other site elements, such as lighting and site furniture. The Site Layout Plan also provides a comprehensive set of Reference Notes and other site data. Also may be referred to as a plot plan."</u></p>	Adds a definition for a term used by staff during review of site plans.

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584	7-1	<p>Definitions, Transit Definitions Peak Service Frequency Revise as follows: <u>"The average amount of time between buses arriving at a particular transit stop or station during peak periods (7:00 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M.), calculated by the City Transit Department using published transit schedules and published by AGIS. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route, that stops at the transit stop or station in question and is based on the average frequency of the route. This frequency is based on the transit route frequency. See <i>Transit Route Frequency</i> ."</u></p>	Revised to move content about the route frequency to become a new defined term.
584	7-1 [new]	<p>Definitions, Transit Definitions Transit Route Frequency Add a new term with definition as follows: <u>"The average amount of time between buses arriving at transit stops or stations calculated by the City Transit Department using published transit schedules. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route. For routes with segments that have frequencies with substantially different levels of service, different transit route frequencies may be designated by segment of the route. See <i>Peak Service Frequency</i> ."</u></p>	Adds a new term to help explain the methodology for calculating transit peak service frequency, which is used in the parking reduction allowances, for each bus stop based on the overall transit route service frequency.
All	All	<p>Clerical Changes Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.</p>	Covers general clerical corrections.

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All	All	<p>Editorial Changes Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.</p>	Covers general editorial corrections.