

Code Amendment 3 – As revised and passed by City Council (November 21, 2019)

Multi-Dwelling Zones

A. Replacement Code – Multi-Dwelling Zones (Chapter 33.120) FAR Transfers:

33.120.210 Floor Area Ratio

A.-C. [No change to Recommended Draft]

D. Transfer of FAR. FAR may be transferred from one site to another subject to the following:

1. [No change to Recommended Draft]
2. Receiving site. The transfer must be to a site zoned RM1, RM2, RM3, RM4, or RX outside of the Central City plan district. Transferring to a site zoned RMP is prohibited. Transferring to a site where a Historic or Conservation Landmark or a contributing structure in a Historic or Conservation District has been demolished within the past ten years is prohibited unless the landmark or contributing structure was destroyed by fire or other causes beyond the control of the owner, the only structure on the site that was demolished was an accessory structure, **or the demolition was approved through demolition review.**
- 3.-4. [No change to Recommended Draft]

B. Replacement Code – Multi-Dwelling Zones (Chapter 33.120) Bonus Options:

33.120.211 Floor Area Bonus Options

A. [No change to Recommended Draft]

B. General floor area bonus regulations.

1. The floor area bonus options in this section are only allowed in the RM1, RM2, RM3, RM4, and RX zones outside the Central City and Gateway plan districts. Sites where a Historic or Conservation Landmark or a contributing structure in a Historic or Conservation District has been demolished within the past ten years are not eligible to use bonus options unless the landmark or contributing structure was destroyed by fire or other causes beyond the control of the owner, the only structure on the site that was demolished was an accessory structure, **or the demolition was approved through demolition review.**
 - 2.-4. [No change to Recommended Draft]
- C. [No change to Recommended Draft]

Commercial/Mixed Use Zones

C. Replacement Code – Commercial Zones (Chapter 33.130) FAR Transfers:

33.130.205 Floor Area Ratio

A.-B. [No change to Recommended Draft]

C. **Transfer of floor area from historic resources.** Floor area ratios may be transferred from a site that contains a historic resource, as follows:

1. [No change to Recommended Draft]
2. Receiving site. The transfer must be to a site that is zoned CM1, CM2, CM3, CE or CX outside of the Central City plan district. Transferring to a site that is zoned CR is prohibited. ~~The receiving site must be within the same recognized neighborhood as the sending site, or within two miles of the transfer site, and must not be within a Historic or Conservation District.~~ Transferring to a site where a Historic or Conservation Landmark or a contributing structure in a Historic or Conservation District has been demolished within the past ten years is prohibited unless the landmark or contributing structure was destroyed by fire or other causes beyond the control of the owner, the only structure on the site that was demolished was an accessory structure, **or the demolition was approved through demolition review.**
- 3.-6. [No change to Recommended Draft]

D. Replacement Code – Commercial Zones (Chapter 33.130) Bonus Options:

33.130.212 Floor Area and Height Bonus Options

A. [No change to Recommended Draft]

B. **General floor area and height bonus regulations.**

1. Unless specified below, the bonus options in this section are allowed only in the CM1, CM2, CM3, and CE zones, and in the CX zone outside the Central City and Gateway plan districts. ~~Sites located within Historic or Conservation districts are not eligible to use bonus options.~~ Sites where a Historic or Conservation Landmark or a contributing structure in a Historic or Conservation District has been demolished within the past ten years are not eligible to use bonus options unless the landmark or contributing structure was destroyed by fire or other causes beyond the control of the owner, the only structure on the site that was demolished was an accessory structure, **or the demolition was approved through demolition review**
- 2.-4. [No change to Recommended Draft]

C.-E. [No change to Recommended Draft]