

Title 15 Comments by George Bottcher

9/12/2011

Article 1

15.13.010 page 1-7 Definitions: Accessory building. (from 1970)

This sentence is 122 words long! It says things about abutting buildings and abutting walls and at the same time says they shall not be closer than 10 feet. I'm confused.

Article 4.

I like the tone of the writing as well as the examples using drawings and photos to illustrate. I like the "eyes on the street, parks" concept.

This article blows open development opportunities – zero lot line, courtyard, access lots, pedestrian only lots.

Article 5.

I like and appreciate the Comprehensive Plans goals written into the introduction.

Page 5-16, Figure 51.51.060(A). The (B) after Storefront should be (A) and the (C) after Landscape Frontage should be (B).

Page 5-30, paragraph b. "... the combined pathway and planting strip is at least 14 feet in width..." whereas the drawing shows 12' min. Is there a typo here?

Page 5-38, Streetscape amenities, seating. Should there be a height of seat requirement. Many park benches, chairs are low enough to be difficult for senior citizens, feeble or heavy duty people to stand up from.

Page 5-47 and 48. Verbage says 120 feet maximum façade width. The illustration uses 100 feet. Typo?

Page 5-50 and 51. High visibility corner buildings. How are the high visibility corners selected as in figure 15.53.040(D)(2)? Why not the corner of Main and Capitol?

Page 5-58. No more garage door houses. Yippee!

Page 5-62. D.2. Remove "Detached" that is before DADU.

Page 15.96. Paragraph 15.56.210. "Any sign now or hereafter existing ... no longer advertises business conducted or product sold...". Should it be written that the historic murals downtown are exempt.

Needed: Words about not allowing barbed wire, razor wire on the top of fences in the city. See Page 5-55, F.3.

Words that limit the height and size of detached garages so that they are not prominent in structure to the house or neighboring houses.