

2026 Code Cleanup Subcommittee – Public Summary

Overview The Subcommittee met on July 9, 2026, to discuss refinements to the Development Code with a focus on Active Depth standards and Build-To/Setback requirements. The conversation centered on clarifying intent, right-sizing numeric standards, and identifying pragmatic exceptions that preserve design goals while improving feasibility for projects.

Active Depth

Right-size minimum depth values: revisit dimensions (15 ft, 20 ft, 30 ft in DX) and distinguish ground-story vs. upper levels.

Clarify residential applicability: exempt spaces within dwelling units while retaining transparency and entry standards.

Ensure definition aligns with graphics: clarify what interior elements (e.g., bathrooms) count toward compliance.

Balance activation goals with practicality: explore transparency trade alternatives and consider impacts on adaptive reuse.

Build-To & Setbacks

Maintain purpose of Build-To: reinforce street engagement while allowing flexibility for utilities, slopes, stormwater, and tree constraints.

Address non-conforming structures: allow additions or small rear buildings where front structures are non-conforming, but require new front buildings to meet Build-To.

Examine existing range and frontage design: consider counting only the minimum range and addressing patios/pocket parks and easements within Build-To.

Process pathways: reaffirm SEP as relief valve; review Admin Mod limitations due to hardship standard.

Possible Paths Forward to take to Planning Commission for the July 28, 2026, Work Session

Active Depth: adjust numeric standards, define targeted exceptions, refine definition and graphics.

Build-To/Setbacks: focus work sessions on non-conforming section to increase practical flexibility while maintaining design goals.

Public Engagement & Communications

This work is part of the technical cleanup effort. The City will continue sharing updates through project channels, with public hearings at the Planning Commission (December 2026) and City Council (early 2027). Target effective date remains March 2027.

Attendees

Elaine McCafferty
Brennen Duncan
Ross Harness
Carl Schwarz
Calvin Chan
Kate Richardson
Missy Creasy

Oak Bradshaw
Dannan O'Connell
Carrie Rainey
Matt Alfele
Ben Koby
Ready Brodhead