



Zoning Code Assessment

October 2012

Summary of Recommendations

IMPROVE FORMAT OF ZONING CODE

- Single use table
 - improve use classifications
 - create consistent definitions list
- Consolidate multiple documents into one
 - tod, design standards, title 20
- Reorganize/improve format

Summary of Recommendations

ADMINISTRATION

- Permit more uses by right
 - reduce discretionary review
 - Use Standards rather than Special Use Permits (SUP)
- Appeal time frames/extension of time
 - increase sup expiration date From 1 year to 2years
 - reduce appeal periods of sup's from 21 days
- Simplify Planned Development process
 - est. standards for concurrent review

4 PRIMARY Points for discussion

- TOD/AUTO ORIENTED USES
- INDUSTRIAL DISTRICT
- SPECIAL USE PERMITS FOR “NON LISTED” USES
- MAJOR DEVIATION

Land Use Policy Discussion #1 of 2

-TRANSIT ORIENTED DEVELOPMENT (TOD)

-consider adjustments to TOD boundary

-in the process of removing
Employment district

-amend density and intensity standards

Or

-consider removing TOD

Land Use Policy Discussion #1½ of 2

Auto Oriented Uses within TOD including
Victorian and Prater

- past and current policy to phase:
 - out car sales
 - auto repair
 - drive through restaurants

Land Use Policy Discussion #2 of 2

- Industrial district
 - Refocus on uses allowed in district
 - commercial uses (non industrial uses by SUP)
 - adaptive reuse of functionally obsolete buildings
 - inappropriate amount of parking
 - flooding issues
 - focus on compatibility (adjacent property owners)
 - how do we attract investment

TOOLS

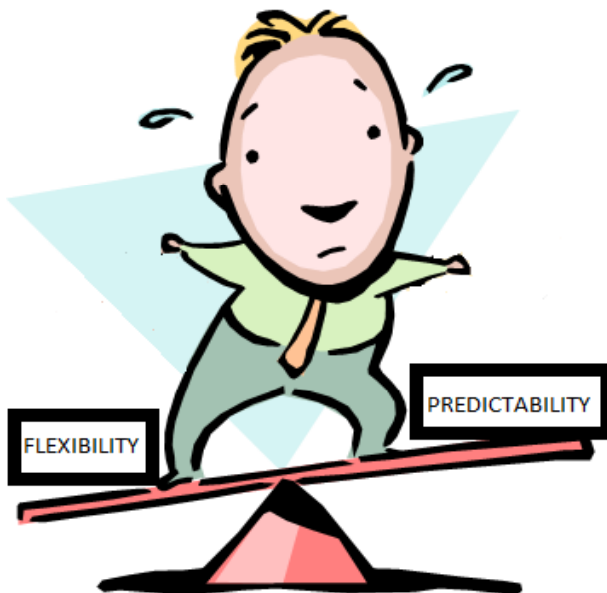
Flexibility versus Predictability

-Special Use Permits

-Current code:

-lists uses permitted (with use standards) and list of uses which may be considered by Special use permit

-Alternative: list of uses permitted by right and **all** other uses not listed may be considered by SUP.



TOOLS

Flexibility versus Predictability

- Major deviation
 - Special exceptions from standards
 - Not a variance (would not have to prove a hardship)
 - Concern! -May encourage applicants to try for major deviation as opposed to finding solutions to comply with code