

New Zoning Ordinance

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- The current zoning ordinance largely dates to early 1970's.
- The current zoning ordinance structured to implement the vision contained in the 1968 Comprehensive Plan
- In September of 2013 a new Comprehensive Plan was adopted

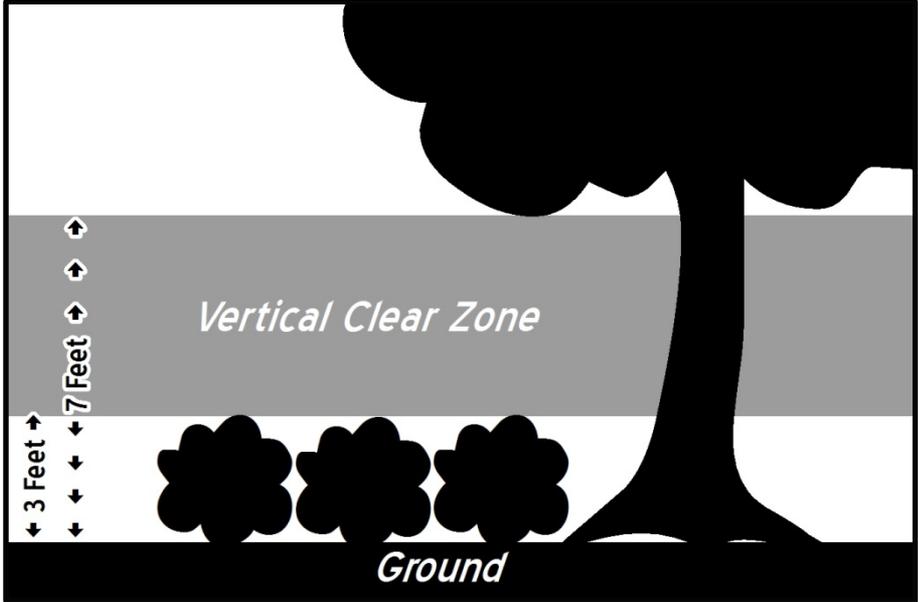
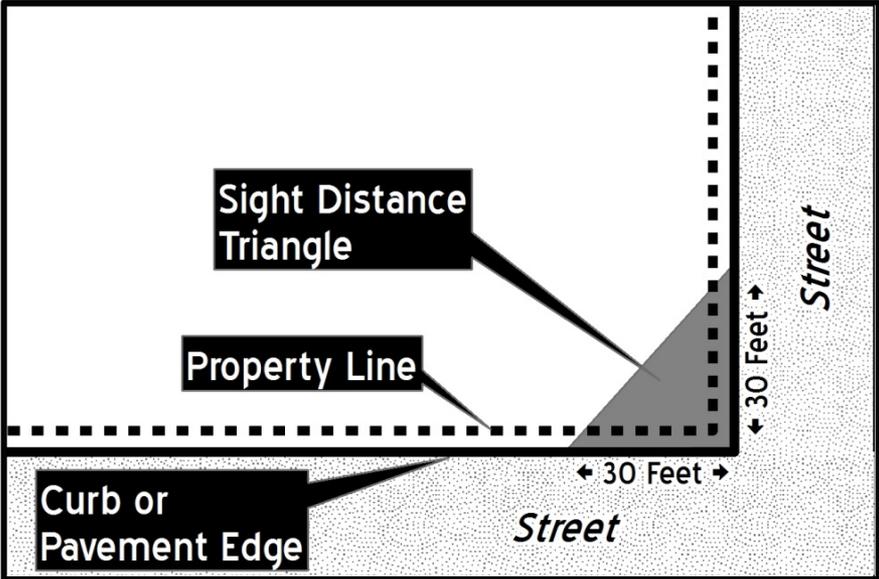
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- Rewriting the zoning ordinance is the most important step in implementing the vision of the 2013 Comprehensive Plan.
- The Comprehensive Plan will be the basis of the Zoning Ordinance

New Zoning Ordinance

- The new zoning ordinance will have sufficient flexibility to:
 - be adapted unique and difficult site conditions.
 - to preserve the unique character of individual neighborhoods.

Make the zoning ordinance more user-friendly



Process to Create New Zoning Ordinance

- Initial draft is largely complete
- Will be reviewed and adopted in three phases
 - Phase I – Citywide Regulations and Provisions
 - Phase II – Standard Zoning Districts
 - Phase III – Form Based Zoning Districts

Phase I – Citywide Regulations and Provisions

- 14 chapters, regulating things such as:
 - Parking
 - Signs
 - Yards
 - Fences
 - Nonconforming
 - Animals in residential areas
 - Etc.

Phase I – Citywide Regulations and Provisions

- All chapters will be first reviewed by the Planning and Zoning Commission
- Next will be reviewed by City Council at an in-depth meeting
- Once consensus is reached on all chapters, an ordinance will put forward for adoption.

Phase II – Standard Zoning Districts

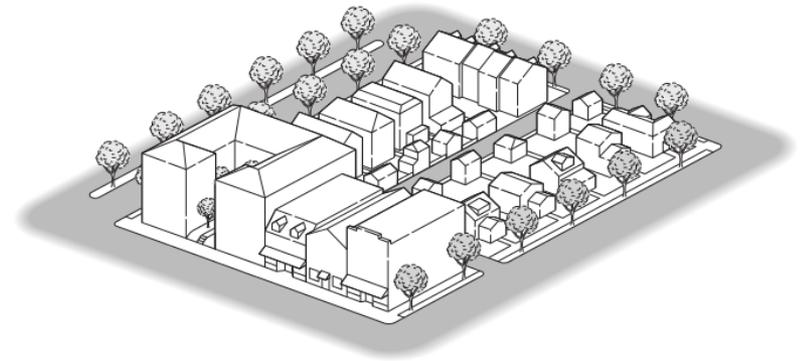
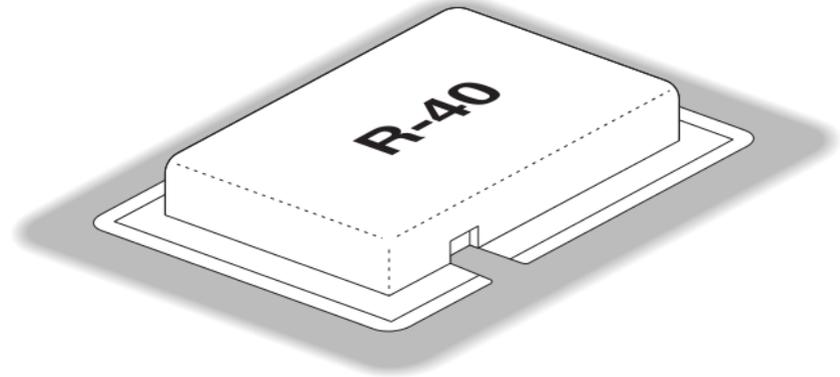
- Rewrite the regulations of the existing zoning districts to implement the Comp Plan vision.
- Update zoning district maps
- Will follow the completion of Phase I

Phase III – Form Based Zoning

- To fully implement the vision of the Comp Plan the use of Form Based Zoning will be necessary
- A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code.

Phase III – Form Based Zoning

- **Standard Zoning:** Density, use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified
- **Form Based Zoning:** Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified



Phase III – Form Based Zoning

- Will be used for areas such as Downtown, historic districts, areas of desired mix use development, and other area where standard zoning districts will not achieve the desired aim.
- Process will start upon the completion of Phase II