

Review Criteria and Commission Input

Comparison of Existing and Proposed Zoning Districts

Residential

Existing Zoning	Proposed District
R1 Single-Family and Two-Family Residence	R-1 Suburban Single-family and Two-family Residential
R-1D Two-Family Residence	
R2 Limited General Residence	R-2 Urban Single-family and Two-family Residential
R3M Medium Density Residence	R-3 Medium Density Mixed Residential
R3 General Residence	R-4 High Density Residential
R4 Central Residence	
O2 Central Office/Residence	B-4 Downtown
n/a	R-8 Planned Mixed Residential
n/a	R-9 Manufactured Home Neighborhood

Business

Existing Zoning	Proposed District
B1 Neighborhood Convenience	B-1 Neighborhood Mixed use
O1 Office/Residence	
B2 Community Shopping (i)	B-2 Community Business
B3 General Commercial	
BT Business Technology	B-3 Highway Business
B4 Business Highway	
O2 Central Office/Residence	B-4 Downtown
B5 Central Business	
B6 Central Service	

Industrial

Existing Zoning	Proposed District
M1 Light Industrial	M-1 Light Industrial
M2 General Industrial	M-2 General Industrial
M3 Central Light Industrial	M-3 Central Light Industrial

Special Purpose

Existing Zoning	Proposed District
n/a	SP-01 Railroad
M Mining	SP-02 Mining Enterprise
n/a	SP-03 Aviation Enterprise
A Agriculture	SP-04 Urban Transition
C Conservancy	P-1 Conservancy

Number of base zoning districts consolidated from 20 to 14

Project Overview: Desired Outcomes

Simplify them for readability, understanding and administration



- *Number of base zoning districts consolidated from 20 to 14*
- *Multiple downtown districts consolidated to one*
- *New graphic interface for dimensional standards*
- *Land use descriptions revised and grouped by land use categories*
- *Land use table illustrating where uses are permitted (and conditional)*

Be responsive to local, regional and national markets and community needs



- *Minimum lot area and setback standards and dimensions reduced. Allows for market to offer options exceeding these minimum requirements*
- *Allows for increased residential density*
- *Permits up to four units by right in all residential zoning districts*
- *District standards are minimum*

Overarching Themes

How can the overarching themes identified earlier help frame our discussion and aid us in evaluating content for the updated codes?



Reduce complexity in interpreting existing standards

- *Redundant and confusing open and green space standards have been removed from all appropriate districts. Open space on properties will be regulated by setbacks and principal and accessory building requirements.*
- *Clearer land use definitions have been developed and have been placed into more intuitive and user-friendly groupings*
- *Appendix C incorporates tables and charts to supplement text to easier illustrate zoning concepts for each district.*



Accommodate density without sacrificing character

- *Increased density permitted by right in residential zoning districts*
- *Duplexes no longer require a CUP*
- *Standards accommodate ADU's, cottage courts, and infill development*
- *New planned mixed residential district to accommodate a mix of housing types within neighborhoods*



Zone for infill development

- *No minimum lot width and reduced setbacks recommended for Business districts*