



# **Planning Commission Study Session**

## **Item 2. Zoning Code Update Overview**

**November 17, 2021**



# Zoning Code Update

## Orientation

### Agenda:

1. Structure of the updated Zoning Code
2. How to use (and review) the Zoning Code
3. Working with the proposed Code



# Zoning Code Update

## Structure of the Code

- Article 1 – Enactment
- Article 2 – Zones and Development Standards
- Article 3 – Site Planning
- Article 4 – Standards for Specific Land Uses
- Article 5 – Nonconformities
- Article 6 – Permit Processing
- Article 7 – Zoning Code Administration
- Article 8 – Definitions



# Zoning Code Update

## Refinements to the structure of the Code

- All similar districts are contained within one chapter of the new code
- Permitted and conditional uses are presented in tabular format instead of in list format
- Relevant allowed uses are all found in one chapter



# Zoning Code Update

## Comparison to the current Code

- To understand the allowed uses in the CT Commercial Thoroughfare zoning district (Chapter 18.38), first read the allowed uses there; and in addition:
- The CT district also allows all uses of the CC Community Commercial District (Chapter 18.36); and
- The CC district allows all of the uses of the CN Neighborhood Commercial (Chapter 18.34) and OG General Office (Chapter 18.32) districts



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- The CC district allows all of the uses of the CN Neighborhood Commercial (Chapter 18.34) and OG General Office (Chapter 18.32) districts
- **So, look at four districts to understand one.**



# Zoning Code Update

## Ingredients of the Zoning Code

- Definitions
- Intent Statements
- Allowed (and Conditional) Uses
- Development Standards
- Permit processes, decision-makers and appeals
- Non-conforming uses
- Permit expirations and revocations



# Zoning Code Update

## Reviewing the Zoning Code

- Does the intent statement describe the purpose of the district?
- Is the use enumerated? Are there uses that need to be added?
- Is the use defined?
- Are the development standards clear?
- Given the proposed location, what's the permit process?
- If it's a discretionary permit, what are the required findings?
- Are there any exceptions to the development standards?





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## Reviewing the Zoning Code

- Questions?



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