



Process and Public Participation Update for New Zoning Ordinance

Presentation to the Mayor and Aldermen
April 12, 2018



Why Do We Need a NewZO?

- Current ordinance is outdated - July 29, 1960
- Too many zoning districts (70)
- Recognize current development patterns
- Ordinance is not user-friendly
 - Difficult to find information
 - Inordinate number of variance requests
 - Zoning interpretations often needed
- Incompatibilities due to improper zoning

What Does a New Zoning Ordinance Do?

- **Matches development standards to development patterns**
- **Better organizes sections for ease of the user**
- **Accommodates different types of development**
- **Reduces the number of variance requests**
- **Creates more predictable processes and outcomes**

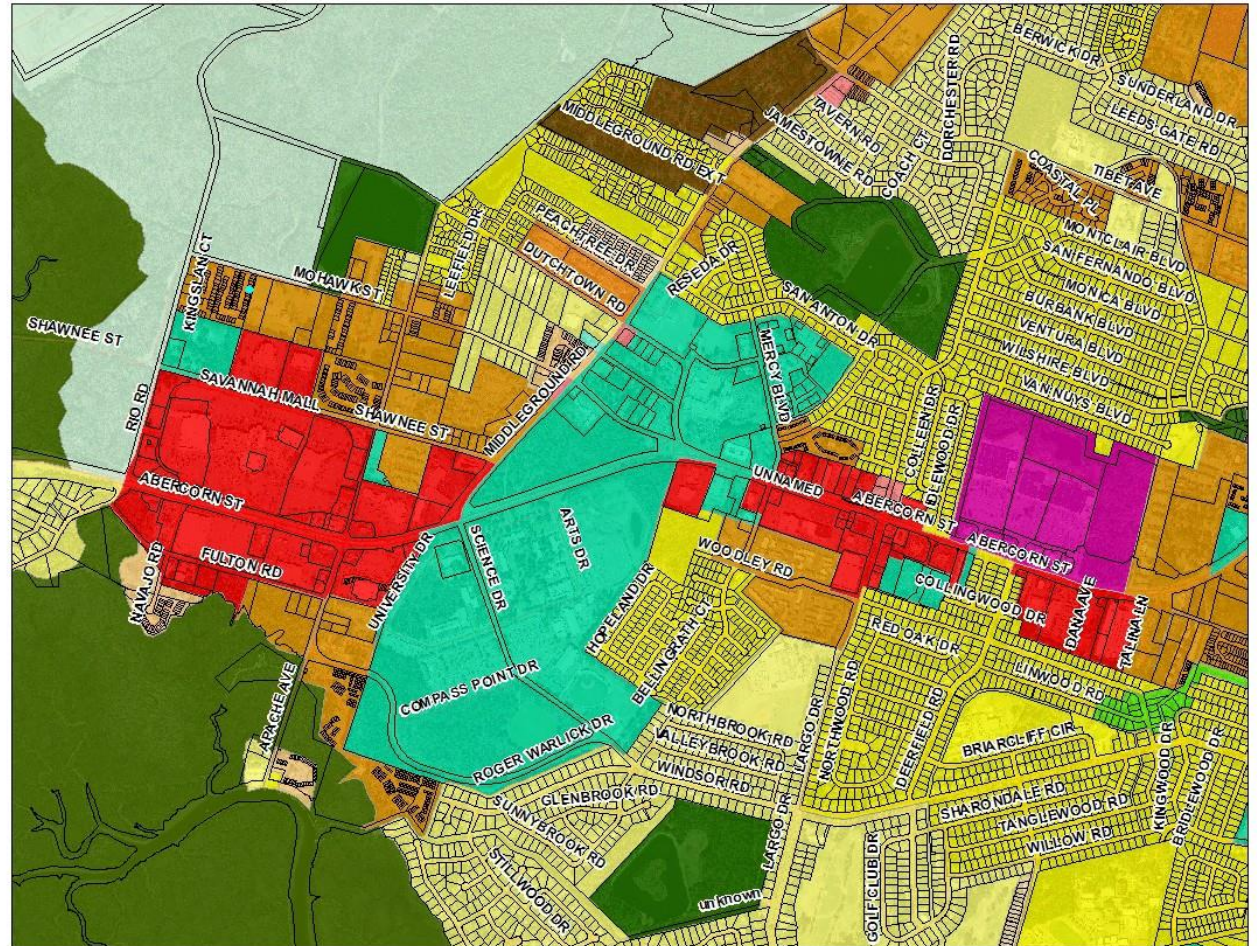
NewZO: Zoning Map & Zoning Ordinance

Zoning Ordinance Chapters

- **General Provisions (1.0)**
- **Review Bodies and Administrators (2.0)**
- **Application and Review Procedures (3.0)**
- **Measurements and Exceptions (4.0)**
- **Base Zoning Districts (5.0)**
- **Special Purpose Districts (6.0)**
- **Historic and Other Overlay Districts (7.0)**
- **Use Standards (8.0)**
- **General Site Standards (9.0)**
- **Natural Resources (10.0)**
- **Nonconformities (11.0)**
- **Violations, Penalties and Enforcement (12.0)**
- **Definitions and Abbreviations (13.0)**

Streamlining the Zoning Map

Because of the number of districts and the many zoning changes over the years the map has become too difficult to follow.







Public Comment Period

- **Public Meetings:**

- Tuesday, May 8, 6:00 p.m.-8:00 p.m.
- Wednesday, May 23, 6:00 p.m.-8:00 p.m.

- **Open Houses from May 1-May 30:**

- Every Tuesday, 10:00 a.m.-1:00 p.m.
- Every Thursday, 5:00 p.m.-8:00 p.m.

- **Individual meetings as requested**

Moving Forward

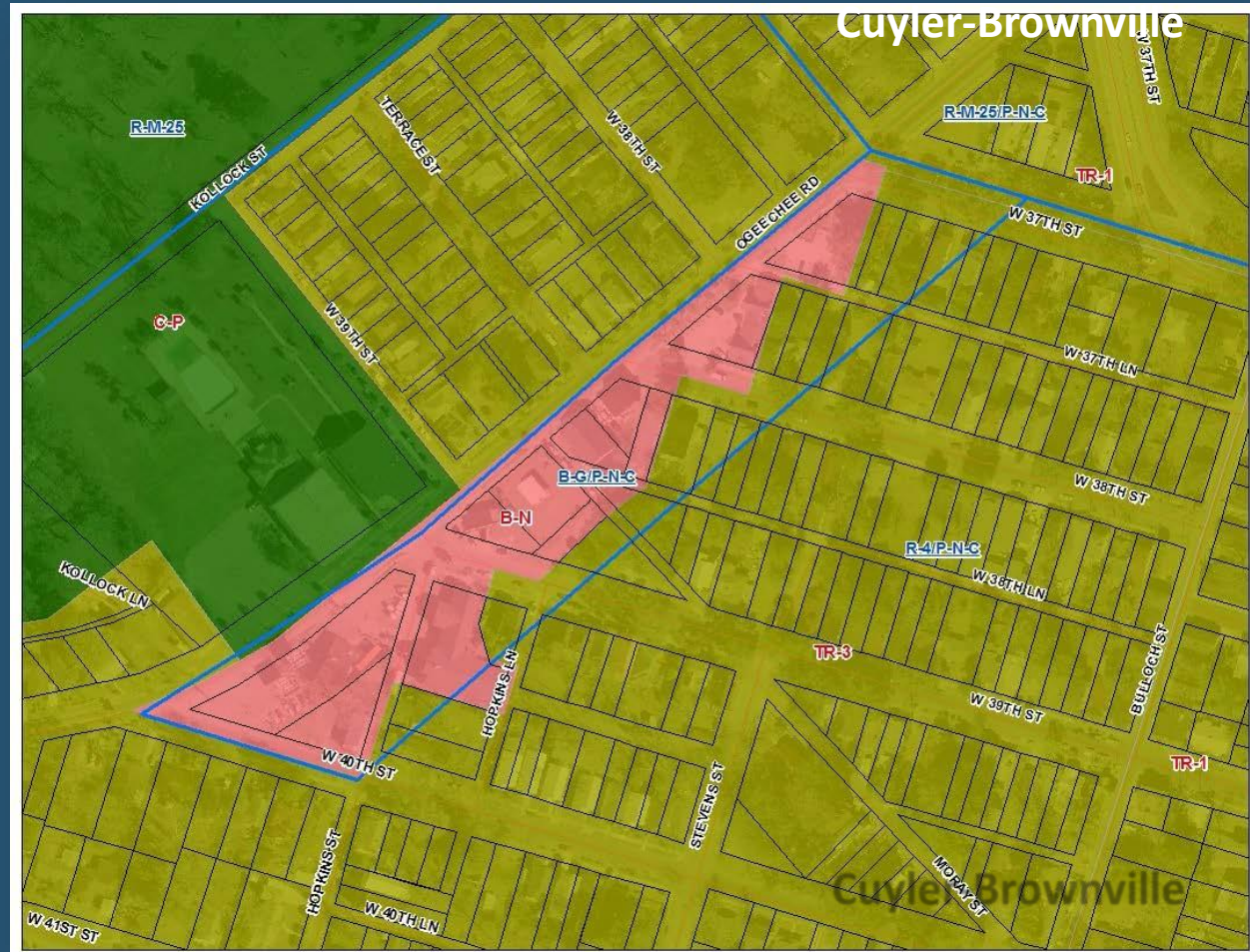
- **May 2018:**
Release NewZO Draft 4
Commence Public Review and Comment Period
- **June-July 2018:**
Revise NewZO Draft 4
- **August 2018:**
Release for Public Review
- **September 2018:**
Planning Commission Review and Recommendation
- **October 2018:**
Mayor and Aldermen Public Hearing
- **January 2019:**
Anticipated Effective Date



The Need for Overlay Districts

Corridors

Incompatible zoning has required the City to use overlay districts to address such things as Hotel uses and Alcohol selling establishments



An Example of Zoning District Inconsistency

Existing R-4 zoning in Midtown created 808 nonconforming lots



The Right Zoning District can make a Significant Difference in a Neighborhood

New Traditional Residential (TR) district will reduce nonconforming lots by 79%

