



Public Comments on Draft Zoning Code

April 7, 2010



Planning Bureau Outreach Efforts

- November 2009 - Draft Zoning Code Posted on City Web Page
- January/February 2010 - Planning Bureau holds 14 meetings with neighborhood groups and other organizations as well as 3 public meetings



Comments on Zoning Districts

- Development Standards for Each Zoning District
 - Several comments to increase or reduce Height Limits, Setbacks, and Maximum Impervious Surface Percentages
- Permitted Land Uses in Each Zoning District
 - Many comments on removing or adding certain land uses in each Zoning Districts

Comments on Zoning Districts

- Comments to allow more non-residential land uses in residential districts and to allow residential development in commercial districts
- Institutional Zoning District
 - Comments on intensity of permitted uses and impact on adjacent neighborhoods
- Boundaries for Zoning Districts
 - Several comments concerning the boundary for the Downtown Center Zoning District and impact on Shipoke Neighborhood

Comments on Zoning Districts

- Open Space Recreation
 - Several comments related to the Greenbelt
 - Expanding Community Development Objectives related to Open Space and Greenbelt



Comments on Residential Land Uses

- Multifamily Dwellings in SPD and RM Districts
 - Many comments regarding minimum threshold for conversion situations
- Family Definition
 - Some concern with proposed definition
- Supportive Housing
 - Comments on Locations and Purpose
- Home Occupations
 - Several questions about Non-Resident Employees



Comments on Additional Zoning Issues

- Public Notice Requirements
 - Many comments in favor of better public notice requirements for neighborhoods
- Nonconforming Uses
 - Several comments in support of strengthening ability to eliminate non-conforming uses
- Parking Requirements
 - Several comments in support of relaxing off-street parking requirements, particularly in Downtown Center zoning district.