

MEMO

To: Chairman Whitehead & Zoning Code Rewrite Task Force
From: Dana Burkhardt, Interim Zoning Administrator
Date: July 24, 2013
RE: Draft Zoning Code Module 1, Part 2 Discussion

The purpose of this agenda item is to discuss and provide direction on the high-level/policy related comments received to date from the Task Force and Stakeholders on draft Module 1, Part 2: Standards for Special Uses and Development Standards. Staff has populated the comments received in the attached spreadsheet; the topics of discussion are highlighted in yellow. In summary, the significant policy issues needing Task Force direction at this time are as follows:

- 1) Home occupations, particularly whether there could be on-site sales and an employee (or more)
- 2) Housing Diversity Requirements and Incentives
- 3) Separation requirements for adult uses and other similar uses (1,000 ft from similar uses and 500 ft. from sensitive uses (churches, parks,) vs. allowing some clustering in certain locations
- 4) Transitions where commercial or multi-family abut single family neighborhoods
- 5) Live/Work Space: whether to allow sale or rental of ground floor space separately, but not allow on upper floors, which are intended to be residential.
- 6) Day Care: whether to allow out on arterials in strip centers (previously had recommended against this); and in home Day Care separation distances
- 7) Multi-family design standards: whether to provide specific direction to encourage integration within neighborhoods
- 8) Planned Area Development (PAD), whether to allow density to be on a "gross" basis before any right of way dedication or provision for detention basins, or deductions for flood hazards.
- 9) Automobile sales as an accessory use or on a limited incidental basis

Please contact me if you have any questions or would like to discuss prior to the meeting.

