

Why is the City Updating the Zoning Code?

The City's zoning code hasn't been comprehensively updated since its adoption in the 1960's. A revised code will be easier to use and understand for developers and the general public, using pictures & diagrams to tell the story and putting all the relevant information into concise tables.

Funding for this project is provided by a \$200,000 grant through the Smart Valley Places Compact (made up of 16 Valley cities), which was awarded \$4 million from the Sustainable Communities Regional Planning Grant through the U.S. Dept of Housing & Urban Development



For More Information,
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**Comprehensive
Zoning
Ordinance
Update**





What Is a Zoning Ordinance?

- ◆ The Zoning Ordinance spells out what land uses are allowed in each zoning district, which can be residential, commercial, industrial, or mixed uses.
- ◆ It also spells out standards for development (building heights, distance from the street, landscaping, parking, etc.) for all zones.
- ◆ It affects how your neighborhood and the City looks now and in the future.

Planning Process & Timeline

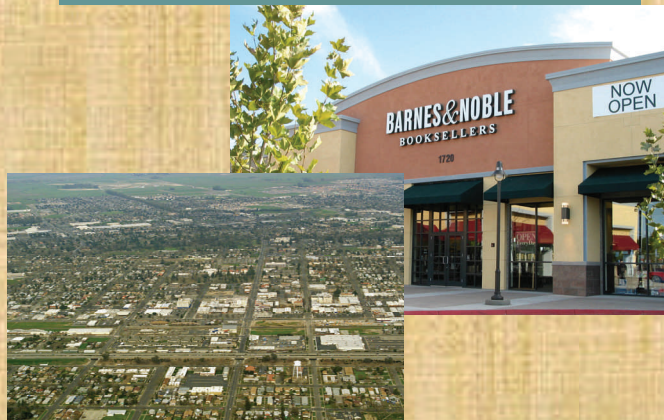
The project is expected to take until July 2013 and will include the following steps:

- ◆ Review of the City's existing zoning ordinance
- ◆ Public outreach to identify community preferences and priorities
- ◆ Preparation of draft zoning standards for review during public workshops
- ◆ Preparation of environmental documents
- ◆ Preparation of the final zoning ordinance for adoption by the Planning Commission and City Council



Contents of the New Code

- ◆ New zoning districts for mixed-use, business/research parks, urban villages, & transit-oriented development
- ◆ Water conservation standards
- ◆ Specific guidance for developers, making the development process more user-friendly, simpler, & faster



Get Involved!

To get involved in this process, please contact Planning staff at 209-385-6858.