

What We've Heard So far



Since the project started back in August 2018, a number of stakeholder interviews and public meetings have been held to discuss issues with the City's Zoning Ordinance. Below are the top issues mentioned so far during those interactions:



Simplify the Code

The Zoning Ordinance is complicated and difficult to understand and use



Manage Auto-Related Uses

Better rules are needed for uses that detract from the character of commercial corridors



Reform Parking

The parking requirements need rethinking in both commercial and residential areas



Improve Transitions

More appropriate rules are needed between commercial corridors and neighborhoods and between industrial and residential uses



Fix Code Enforcement

Clearer, more consistent rules will be easier to administer and enforce



Tools for Vacant Lands

More options are needed to improve access to and use of vacant lands



Make it Easier to Reuse Existing Buildings

Remove the barriers that make it difficult to re-inhabit existing buildings and spaces



Don't Forget About the Neighborhoods

Do a better job at accommodating all the neighborhoods - not just the growth areas



Place More Emphasis on the Built Environment

Provide a greater emphasis on the form of new buildings - how buildings shape public spaces

Who We've Heard From So Far.....

21 Stakeholder INTERVIEWS

10 Phone INTERVIEWS

Internal Groups

City Planning Commission (CPC)
Planning & Development Department (PDD)
Board of Zoning Appeals (BZA)
Buildings, Safety Engineering &
Environmental Department (BSEED)
Law Department
Mayors Office

4 Zoning Advisory Group MEETINGS

External Groups

Development Professionals
Small Business Owners
Citywide Advocacy Groups
Community-Based Organizations
Economic Development Professionals

10 Public MEETINGS



Implement Neighborhood Plans

The new zoning must have the tools to implement recent and future planning efforts



Streamline the Approval Process

The approval process is complicated and difficult to navigate - this has to be fixed



Provide a More Predictable Code

Planned developments are overused; instead, the base zoning needs to be retooled



Expand Uses in Neighborhoods Experiencing Disinvestment

Allow for opportunities in support of the continued viability of single-family neighborhoods



Provide Additional Housing Options

A greater choice of housing types, beyond single-family and large apartment complexes, is needed



Make it Easier to Mix Land Uses

A number of zones don't allow mixed use - today, most projects are mixed use