



## City Administrator & Staff Update

2024.07.05

- **Zoning Meeting: June 22, 2024, City Hall, 5:30PM**
  - **PLEASE MARK YOUR CALENDARS!** Workshop #2 is scheduled for 7/22/24 at 5:30pm in the City Council Chambers at City Hall. I'd appreciate your attendance at this important meeting. Please note that this *meeting will be in person* (Bolton & Menk will be here as well) instead of via Zoom. If you are out of town and need to participate via phone, please let me know. Attached is last week's presentation. We hope you can make this meeting! Your input early on in this process is key to the development of the zoning ordinance!
- **Zoning PPT:** Attached is the PowerPoint from last week's education session.
- **Sewer: Sunset Subdivision**
  - We performed a high-level review for the cost of sewage connectivity to the approximate 14-15 houses along Sunset Dr and Shady Lane south of Hwy 34. The engineering opinion of probable costs for extending sewage services to this neighborhood is in the ballpark of \$700,000. The following assumptions/determinations were used in this review:
    - Based on data available, the Sunset Lift Station seems to have plenty of capacity to accommodate these additional sewer connections.
    - A gravity sewer is available north of Hwy 34 for gravity sewer connection
    - Assumptions were made that all the homes can be connected to a gravity collection system (no pumping included)
    - Services would be 6-inch while the main line would be 8-inch
    - The highway crossing would need to be encased
    - It is unknown where any septic tanks lie, or which sides of the houses would be most appropriate for sewer connections.
    - Pricing included some seal coat street rehabilitation, sewer hookups, manholes and sewer mains, and highway crossing, plus engineering design fees.
    - Uncertain if easements would be needed and if they would add to the project expenses.

Please let us know if you have any questions or require additional information. Thank you! Lindsay Beaman, Snyder & Associates

Dog Days of Summer: Quick update. The area that we want to fence in is 652 ft. I am waiting for someone at the City of Burlington to locate the barricades. Apparently, Millard sold them to the city. We are also continuing to secure food trucks. The activities will be as follows. Any input of suggestions is very appreciated. I will keep you posted as we make progress!

- Splash pad – water play
- Coloring station for kids
- Face painting
- Doggie artwork
- Water balloon toss
- 3 food trucks
- Nail trim
- Microchipping
- City/MCSD: Teaching position: Discussion are on hold, but this can still happen depending on whether we get a certified officer to replace the officer that returned to Burlington in a civilian position. If the SRO grant is successful, we would have another officer on board supplementing our staff. We will keep you posted.

#### **IT (Newberry)**

- This weekend we had a storage array go down and I had to spend around 16 hours total to fix it. If you want me to elaborate more just let me know.
- This week I also deployed a honeypot on our network which is like a security alarm when touched. I would like to deploy several throughout our network. The theory is no one has a reason to try to access them. So, if they do try to get accessed in any way, they set off alarms. (please don't include this in the public version since it would be in fact public knowledge).
- We also had a Motorola update this week. So, I have had to touch all the computers in the Police Department today to update them. T
- This is a short week, so I don't have much to report between last update and now. I do have my class coming up on July 15 – 21. I will be stationed in the interview room for that time as to isolate myself from everyone.
- If you have any questions feel free to reach out to me.

#### **Building (Crooks)**

##### **Building permits**

- a. One permit issued for a fence and one application in review for a concrete patio.
- b. Completed a Certificate of Occupancy inspection for Dame Fine coffee
- c. Completed a plumbing inspection at Nexus Apartment building 7

##### **Code Enforcement**

- a. Four new nuisance violations mailed out, three for tall grass & weeds and one junk vehicle
- b. Completed follow up on ongoing nuisance issues and 19 properties have complied. Many others have until early next week

- c. Moved one property to abatement for tall weeds

#### License

- a. One new license application in review.

#### Miscellaneous

- a. Alice Place project is moving forward and have been in contact with contractors and subs.

#### **Finance (Moore)**

- Followed up with the auditors to address any outstanding clarifications and ensure smooth progress on the audit process.
  - We have an issue related to Police and Public Works wages that we are working through. It appears to stem from around 2016 (Gregg).
- Entered the necessary transfers into the Tyler system to maintain accurate records and facilitate financial transparency.
- Dedicated time to prepare for the upcoming 4th of July Celebration, ensuring all arrangements are on track for a successful event.
- Took a scheduled day off on Friday to recharge and maintain work-life balance.

#### **Public Works (Williams)**

##### **Streets**

- Water and sewer labs
- Street sweeping
- Patching streets (All around town)

##### **Utilities**

- Lift station rounds
- Dying sewers and working on I&I (stormwater infiltration)

##### **Other Activities**

- Parks and Broadway Street trash and recycling
- Mowing parks and ROW
- Locates
- Service trucks and squad cars (Getting new dump bed put on patch truck)
- OSHA training (Hot weather OSHA training)
- Sign maintenance
- Building maintenance and clean up
- Mulching Lures Park
- Repairing picnic tables in parks
- Job training
- Dirt work (Filling holes that have settled from stumps or other projects)
- Put rock in wash out areas (Lures steps, E Pennington, behind shop)
- Rocked holes in shoulders
- Sprayed weeds

**Projects**

- Trail project moving along. Working through issues with contactor, trail construction

**Additional Items/Upcoming Items of Interest**

- Preparing for the 4<sup>th</sup> of July



# THE CITY OF WEST BURLINGTON

## Zoning Ordinance Update

June 26<sup>th</sup>, 2024

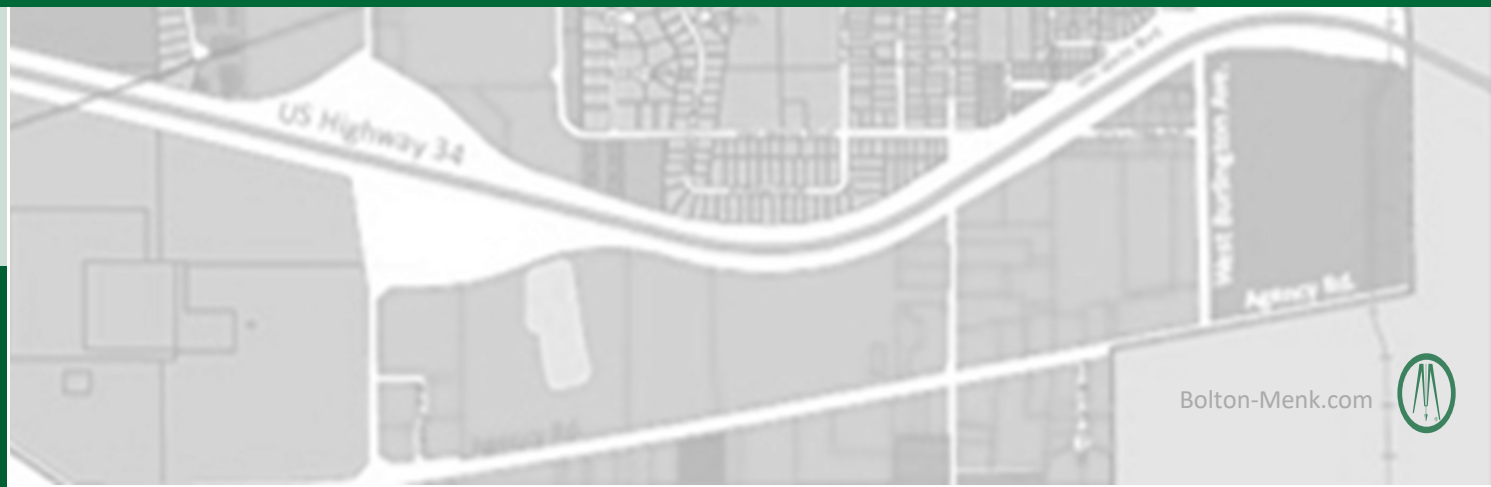


# Zoning Ordinance Update

## Structure Options and Trends



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# Discussion Topics

1. Overview: The Zoning Code Update
2. Zoning Ordinance fundamentals
3. Current Zoning Ordinance structure
4. Proposed Zoning Code Structure
5. Zoning Ordinance trends
6. Zoning Trends for Land Uses
7. Questions & discussion





The image is a composite. The top two-thirds feature an aerial photograph of a city, including a large multi-level highway interchange, a tall industrial smokestack, and various urban buildings. A semi-transparent green rectangular overlay covers the middle portion of this image. Centered within this green area is the text 'Overview: The Zoning Code Update' in a white, bold, sans-serif font. The bottom third of the image is a separate, smaller aerial shot of a snowy urban street scene, showing a curved road with several cars, snow-covered rooftops, and bare trees under a clear sky.

# Overview: The Zoning Code Update



# Why update the zoning ordinance?

- The structure of the current Zoning Ordinance is outdated
- The current structure makes it difficult to take advantage of new technology
- The format of the current Zoning Ordinance lacks graphics and illustrations and is not user-friendly
- The current Zoning Ordinance does not reflect current land uses or emerging trends in zoning



# Phase 1 (now)

- Improve format and structure of the Zoning Ordinance
- Categorize and modernize land use

Tasks	Sept. 2024				April 2025			
	09	10	11	12	01	02	03	04
1. Project Initiation								
2. Review Current Code/Issue Identification								
3. Initial Round of Feedback from PZC and staff								
4. Determine the Revised Zoning Ordinance Structure								
5. Update Land Uses								
6. Draft Ordinance Amendments – Modernize the Zoning ordinance structure and format								
7. Consult with Stakeholders –Workshops / Open house								
8. Adoption								



# Zoning text vs. zoning map

- The text –Lists and standards for what you can build and what activities you can do on property in the various zoning districts.
- The map –Identifies where each set of standards applies (**Updating the West Burlington zoning map is part of this project**)

## #7: Sample Zoning Board of Appeals Rules of Procedure

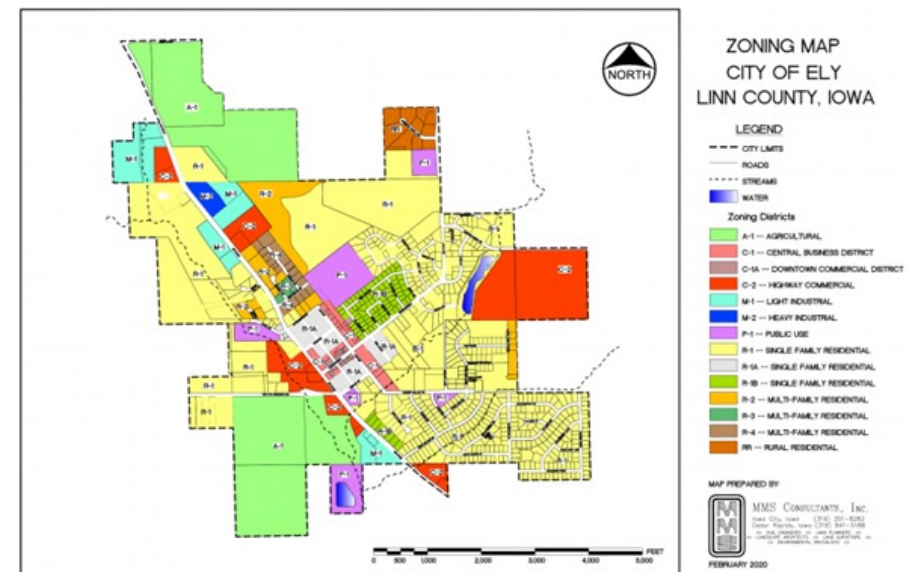
Original version: May 2006

Last revised: April 12, 2021

The following represents a sample Rules of Procedure for a zoning board of appeals in Michigan. These rules are written in attempt to cover most needs that may occur. Before adoption they should be reviewed, and sections which are not pertinent omitted.

Section 603(1) of P.A. 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3101 et seq.) indicates a zoning board of appeals may have rules of procedure, or bylaws. If a legislative body of a city or village acts as the zoning board of appeals they shall establish separate rules to govern its procedure when acting as the zoning board of appeals (§601(2)). The statute includes a number of topics which should be addressed in rules of procedure:

- How meetings are called (§602(1)).
- To govern the zoning board of appeals procedures (§603(1)).
- To indicate the prescribed time limit within which an appeal must be taken (§604(2)).





# Outreach and Engagement

- Build on the Comprehensive Plan Outreach and engagement Data.
- Use the current City Project website.
- Utilize the data collected from the Comprehensive Plan Online surveys.
- Individual and small group interviews.
- Social Media for progress, updates and notices.
- Planning and Zoning Commission Workshop.
- Planning and Zoning Commission, City council and Public Open House
- Planning and Zoning Commission Public hearing and recommendation for adoption.
- City Council Public Hearing and Adoption.



# THE CITY OF WEST BURLINGTON

## Zoning Ordinance Update

May 6<sup>th</sup>, 2024

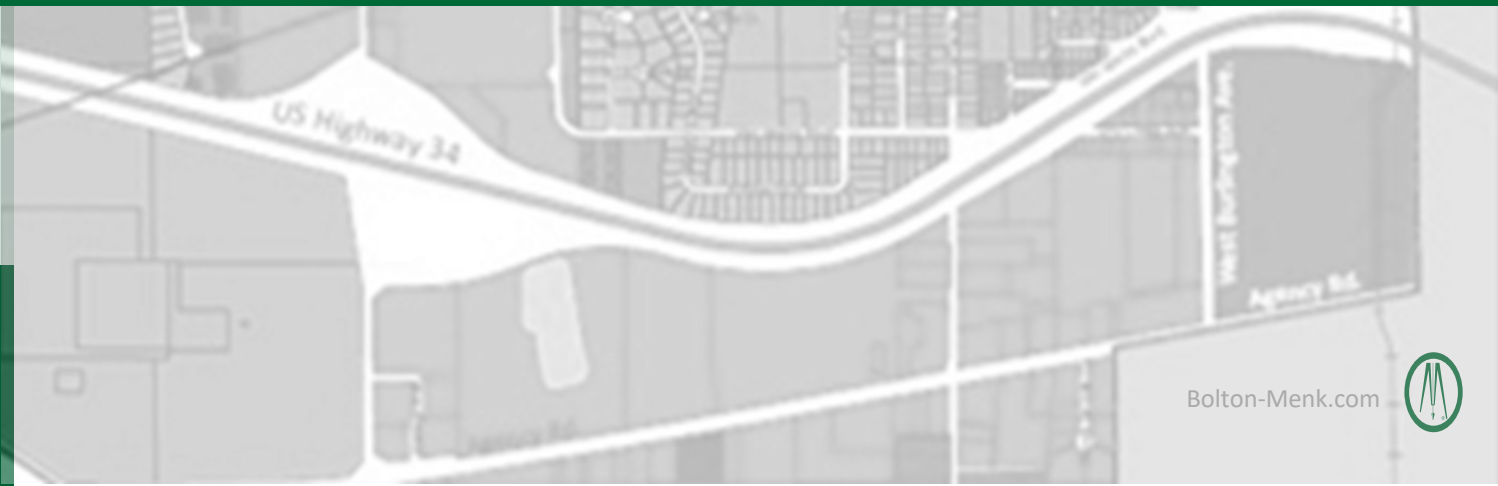
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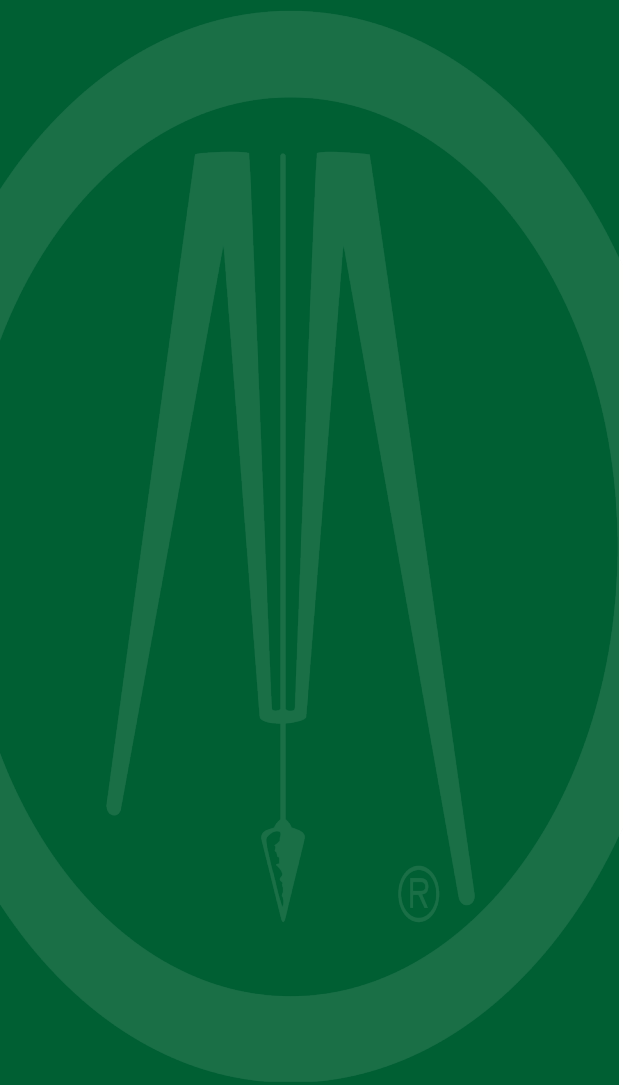
## Fundamentals: Zoning 101



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# What's in a Zoning Ordinance Update?

- **Zoning districts** –All land in the city is classified in one of nationally known zoning districts, which regulate the use of land
- **Land uses** –What uses are allowed? Where are they allowed? Under what conditions?
- **Quality/layout standards** –What are the development and design regulation standards (e.g., building height, parking, landscaping)?
- **Process & Procedures**—How are development projects evaluated, approved, and enforced?





# What's NOT in the Zoning Ordinance Update?

- **Subdivision Regulations**

Rules for the creation of new developable lots are contained in the City Code

- **Building Safety Standards**

Rules for constructing safe buildings are in the building code

- **Public Improvement Standards**

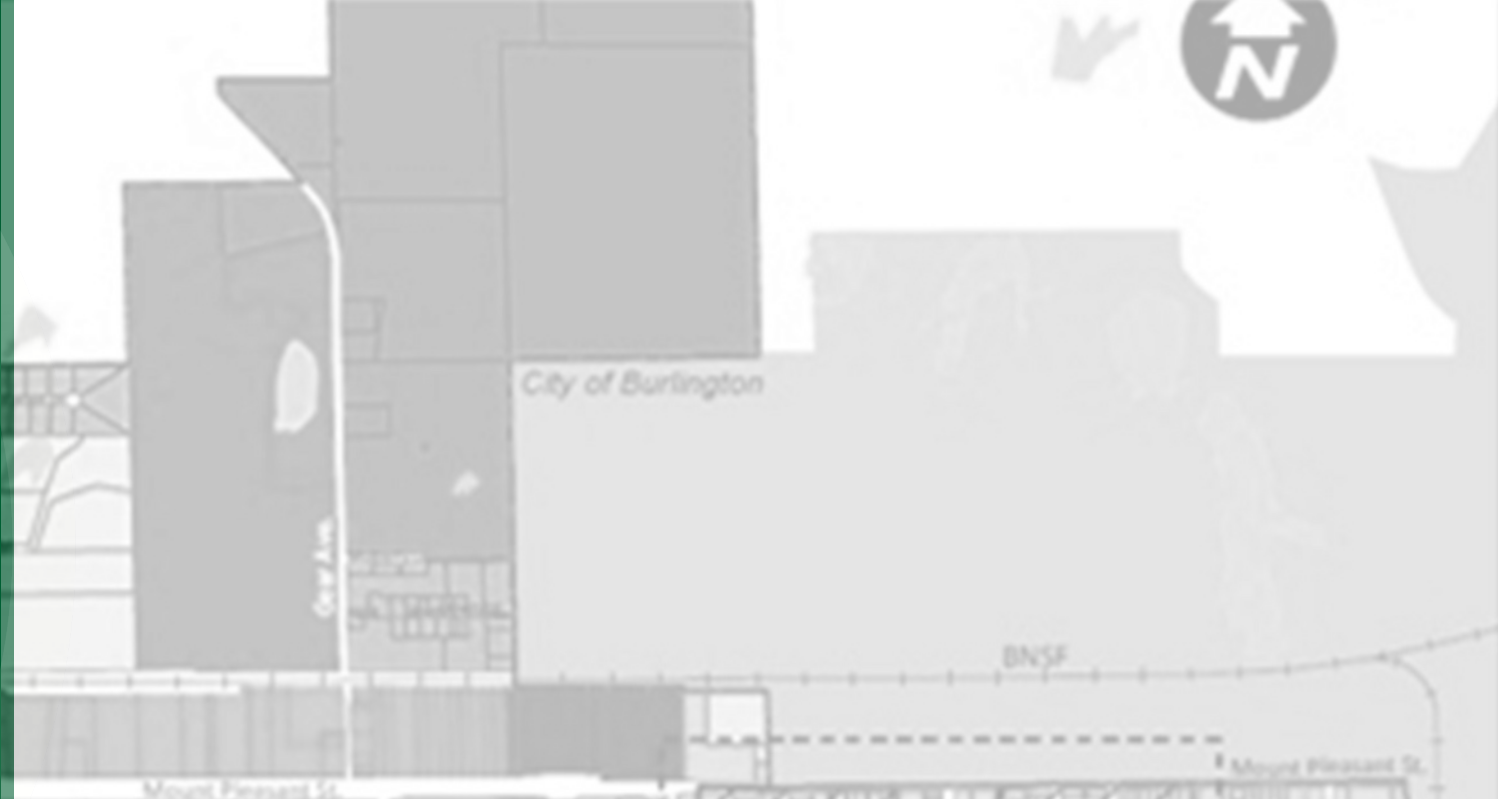
Standards for constructing infrastructure are in the city's Public Facilities Manual (PFM)



# THE CITY OF WEST BURLINGTON

## Zoning Ordinance Update

May 6<sup>th</sup>, 2024

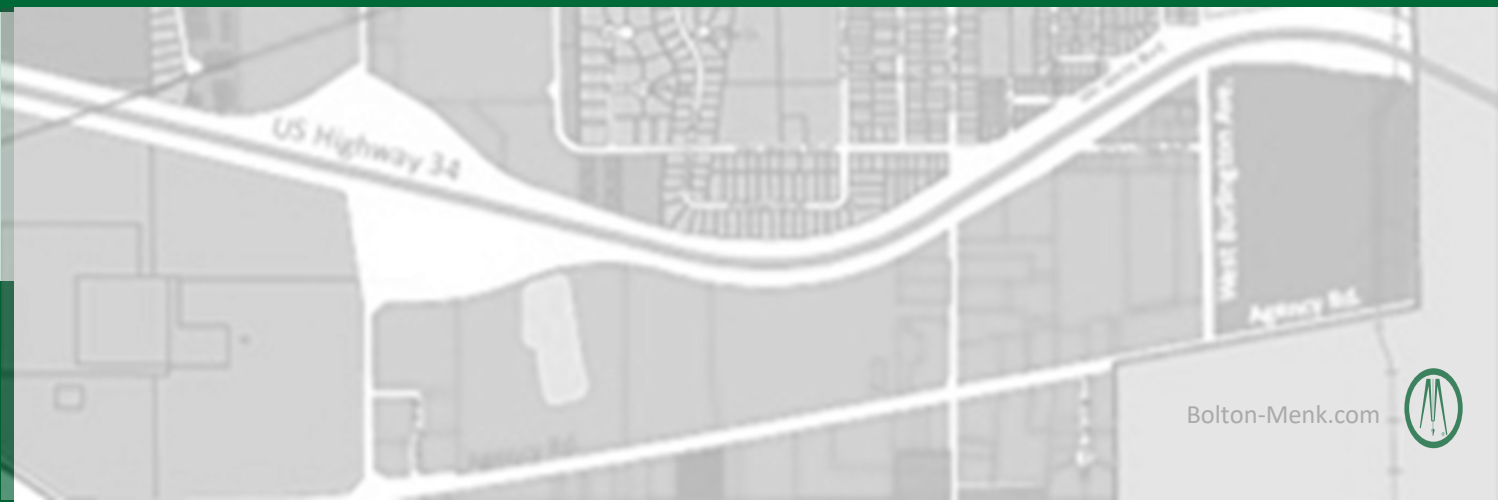


## West Burlington Current Zoning Ordinance Structure



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# Current Zoning Ordinance

## Chapter 165 consist of 26 Articles

1. 165.01 Short Title
2. 165.02 Purpose
3. 165.03 Definitions
4. 165.04 Districts and Map
5. 165.05 A-1 Agricultural District
6. 165.06 R Residential Districts - Definitions
7. 165.07 R Residential Districts - Regulations
8. 165.08 Special Requirements for R-4 Districts
9. 165.09 Special Requirements for R-5 Districts
10. 165.10 B Business Districts - Definitions
11. 165.11 B Business Districts - Regulations
12. 165.12 I Industrial Districts - Definition
13. 165.13 I Industrial Districts – Regulations
14. 165.14 SU Specific Use Districts – Definitions
15. 165.15 SU Specific Use Districts - Regulations
16. 165.16 O-OT Old Town Overlay District
17. 165.17 Planned Unit Developments (PUD)
18. 165.18 General Provisions
19. 165.19 Off – Street Parking and Loading Spaces
20. 165.20 Home Occupations and Home Businesses
21. 165.21 Storm Water Drainage Controls
22. 165.22 Additional Requirements, Exemptions, and Modifications
23. 165.23 Special Provisions
24. 165.24 Board of Adjustment
25. 165.25 Enforcement and Duties of Building Inspector
26. 165.26 Amendments to Zoning Ordinance and Map



# Weaknesses of the current structure

- Scattered and duplicative information
- Unnecessary length
- Not many graphics or tables
- Repetitive lists of land uses
- Challenging navigation
- Poor formatting of headers, footers, and subheadings
- Information inconsistency between uses and the code different zoning districts.
- Existing zoning maps needs update to align with the future land use map and the new Zoning Code Update.
- More updates needed for the zoning after the recent Comprehensive Plan update adoption on 12/2023



# Zoning Ordinance - Implementation Tool of the 2045 Comprehensive Plan Desired Outcomes

- **Increase density where appropriate**

Reduce cost of city services and infrastructure

Support transit, bike lanes, retail stores, schools and parks

- **Increase community health**

Opportunities for walking, instead of driving

Decrease negative health impacts due to respiratory issues and obesity

- **Decrease number of abandoned or dilapidated homes**

- **Provide housing choices for all stages of life**



# Code Update Goals







# Code Update Goals

**Consistency**  
Align with the plan and  
eliminate conflicts in code  
implementation

**Transparency**  
Avoid surprises. Use the  
process to educate and train  
those involved

**Simplicity**  
Create codes that are  
easy for staff to enforce and  
for developers and citizens  
to understand

## West Burlington Zoning Code Update

**Modernization**  
Accommodate current  
market demand and  
unforeseen  
technologies

**Flexibility**  
Build on options that  
allow multiple ways to meet  
the intent of the code and  
policies

**Legality**  
Create a legal tool which  
meets new state, federal,  
and case law standards





# THE CITY OF WEST BURLINGTON

## Zoning Ordinance Update

May 6<sup>th</sup>, 2024

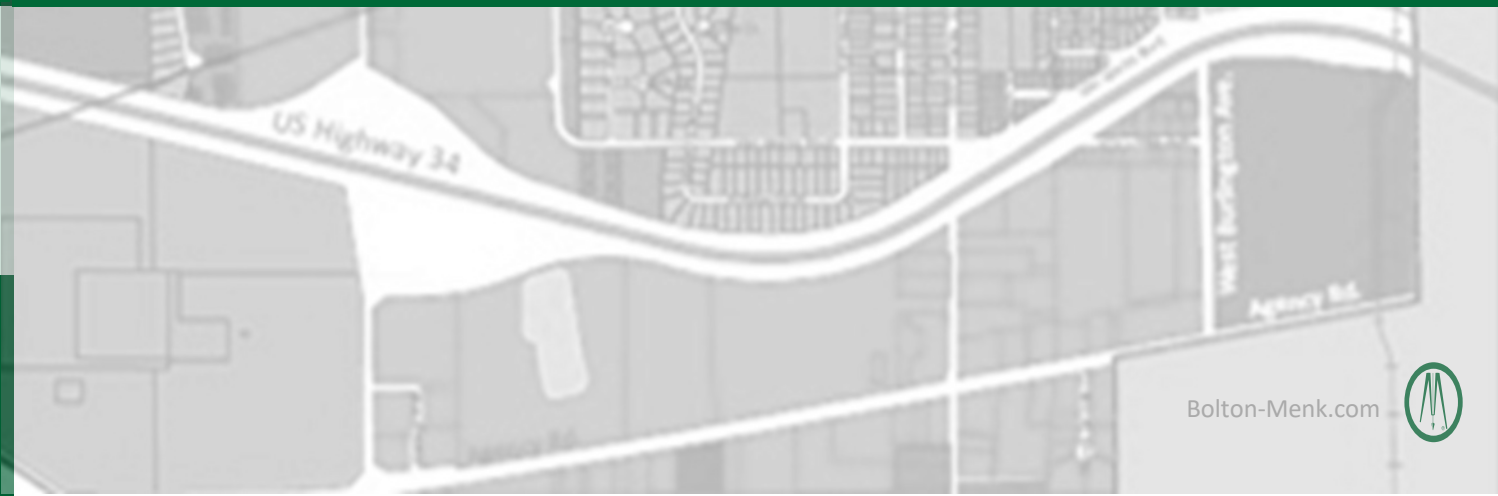


## Proposed Zoning Code Structure



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# Proposed Zoning Code Structure

1. General Provisions
2. Zoning Districts
3. Use Regulations
4. Development Standards
5. Parking and Loading Standards
6. Sign Standards
7. Zoning Procedures and Enforcement
8. Definitions



# Proposed Zoning Code Structure

## 1. General Provisions

- Title and Authority
- Purpose
- Consistency with the Comprehensive Plan
- Applicability of Ordinance Regulations
- Conflicting Provisions
- Rules for Interpretation
- Severability

## 2. Zoning Districts

- Zoning Districts and Map Established
- For each of the existing zoning districts:
  - ✓ Purpose statement
  - ✓ Summary of key dimensional standards
  - ✓ Standards unique to that district
  - ✓ Cross-references to use regulations and other Zoning Ordinance standards
- Overlay Districts
- Special Use Districts
- Open Space Districts

## 3. Use Regulations

- General Provisions
- Use Tables:
  - ✓ Land use tables summarizing permitted, Special Exception, and Special Permit uses; where and how they are permitted
  - ✓ Land use tables for accessory and temporary uses
- Use Specific Standards
  - ✓ Additional Regulations for Specific Uses
  - ✓ Accessory Uses and Structures (in all zoning districts)
  - ✓ Temporary Uses

## 4. Development Standards

- Explanation of table of permitted uses
- Dimensional Standards Summary
- General Site and Building Standards for All Districts
- Performance Standards (i.e. noise, height, yard encroachment, etc.)
- Lot and building dimensions
- Landscaping
- Lighting
- Floodplains
- Affordable Housing
- Vibration



# Proposed Zoning Code Structure

## 5. Parking and Loading Standards

- Parking and loading amount standards
- Parking and loading design requirements

## 6. Sign Standards

- Sign regulations
- Sign Control Overlay District standards

## 7. Zoning Procedures and Enforcement

- Purpose
- Review and decision-making bodies
- Summary table of Zoning Ordinance procedures for review and approval of proposed development
- Summary table of submission requirements
- Procedures
- Application-specific review and approval
- General Plan Amendment

- Amendment to the Zoning Code (Text)
- Amendment to the Zoning Code (Map)
- Annexation
- Fees
- Nonconformities
- Enforcement, violations, and penalties

## 8. Definitions and Ordinance Interpretation

- Interpretations
- List of Abbreviations
- General Terms
- Uses
- Floodplain Definitions

### Appendixes

- Provisions Relating to Previous Approvals
- Amendment History Table



# Land use regulations: use-specific standards

## Standards applicable to permitted, Special Permit and Special Exception uses

- Based on content from several sections of current ordinance
- Plus use limitations from various zoning districts

## Standards for accessory uses

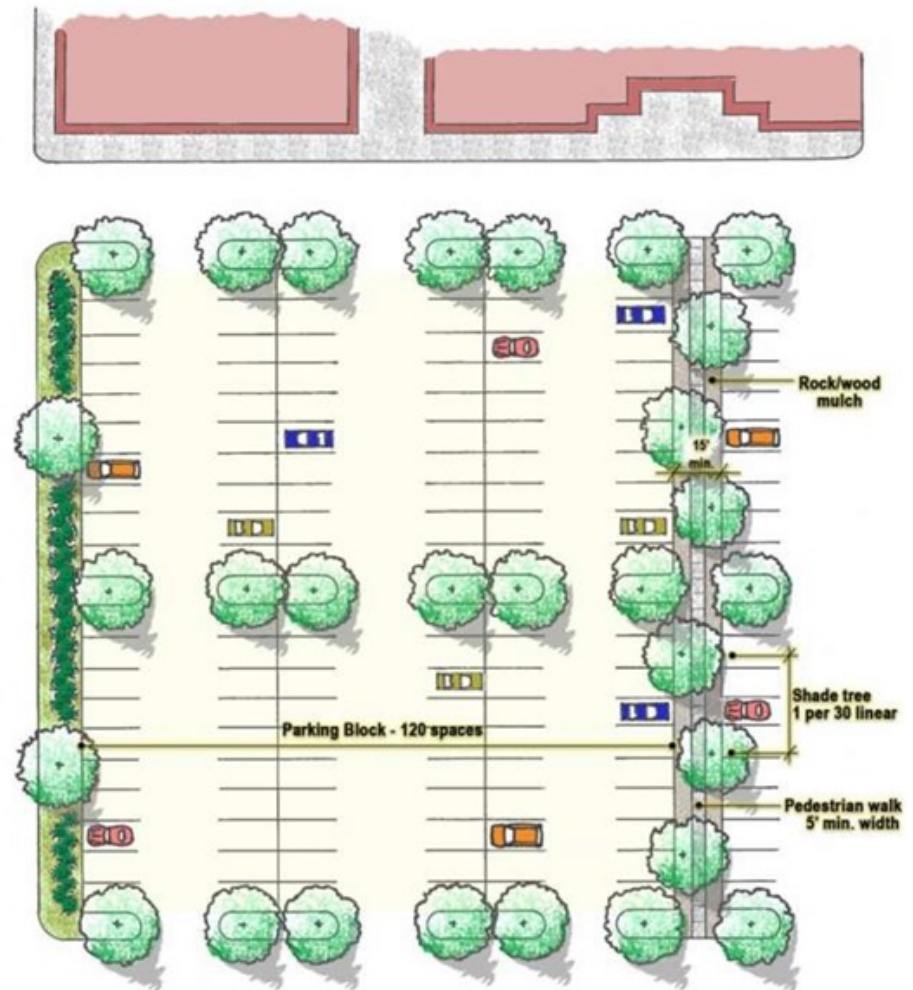
- Based on content from several sections of current ordinance
- Plus use limitations from various zoning districts





# Development standards

- Performance Standards (i.e. noise, height, yard encroachment, etc.)
- Off-Street Parking and Loading
- Fences, Walls, and Screening
- Landscaping and Open Space
- Signage
- Outdoor Lighting
- floodplains
- Affordable Housing
  - Allow for more than one dwelling on a lot
  - Allow for smaller homes & lots
  - Allow greater density, esp. near jobs, schools and transit
  - Reduce/streamline permitting costs and timeframes



# Dimensional standards table




**TABLE 3-6**

**SUMMARY OF COMMERCIAL/MIXED-USE DIMENSIONAL STANDARDS**

	GW	CO	LI	CC	MU
<b>PROJECT STANDARDS</b>					
Maximum density	16 du/ac			16 du/ac	14 du/ac
Maximum Floor Area Ratio (FAR)		1.0			
<b>LOT STANDARDS</b>					
Minimum lot area	none	none	10,500 sf	3,500 sf	none
Minimum lot frontage	none	none	50 ft.	none	none
Maximum lot coverage	60%			70% [1]	60%
Minimum open space					10% of GFA
<b>SETBACKS</b>					
Front yard setback (minimum)	20 ft.	15 ft.	15 ft.	10 ft. [1]	20 ft.

- Including lots and buildings dimensions, required open space, and area- specific standards and exceptions



# Benefits of the currently proposed structure

- ✓ Consolidates 26 different articles into 8 articles covering broader topics to make the ordinance easier to use, navigate, and maintain
- ✓ Maintains most overlay districts in a separate article to highlight key areas where additional standards apply
- ✓ Locates all use-specific standards into one article to improve user- friendliness
- ✓ Keeps parking standards and sign regulations separate from other development standards, because they often apply to changes of use even if significant redevelopment is not occurring
- ✓ Consolidates tables to reduce repetition and the unintentional inconsistencies that arise over time
- ✓ Consolidates all other development standards, such as development intensity, landscaping, lighting, floodplains, and affordable housing
- ✓ Revised structure to make it more intuitive and easier to find frequently used information
- ✓ Groups topics to promote more consistent amendments







**Changes will  
be noted**

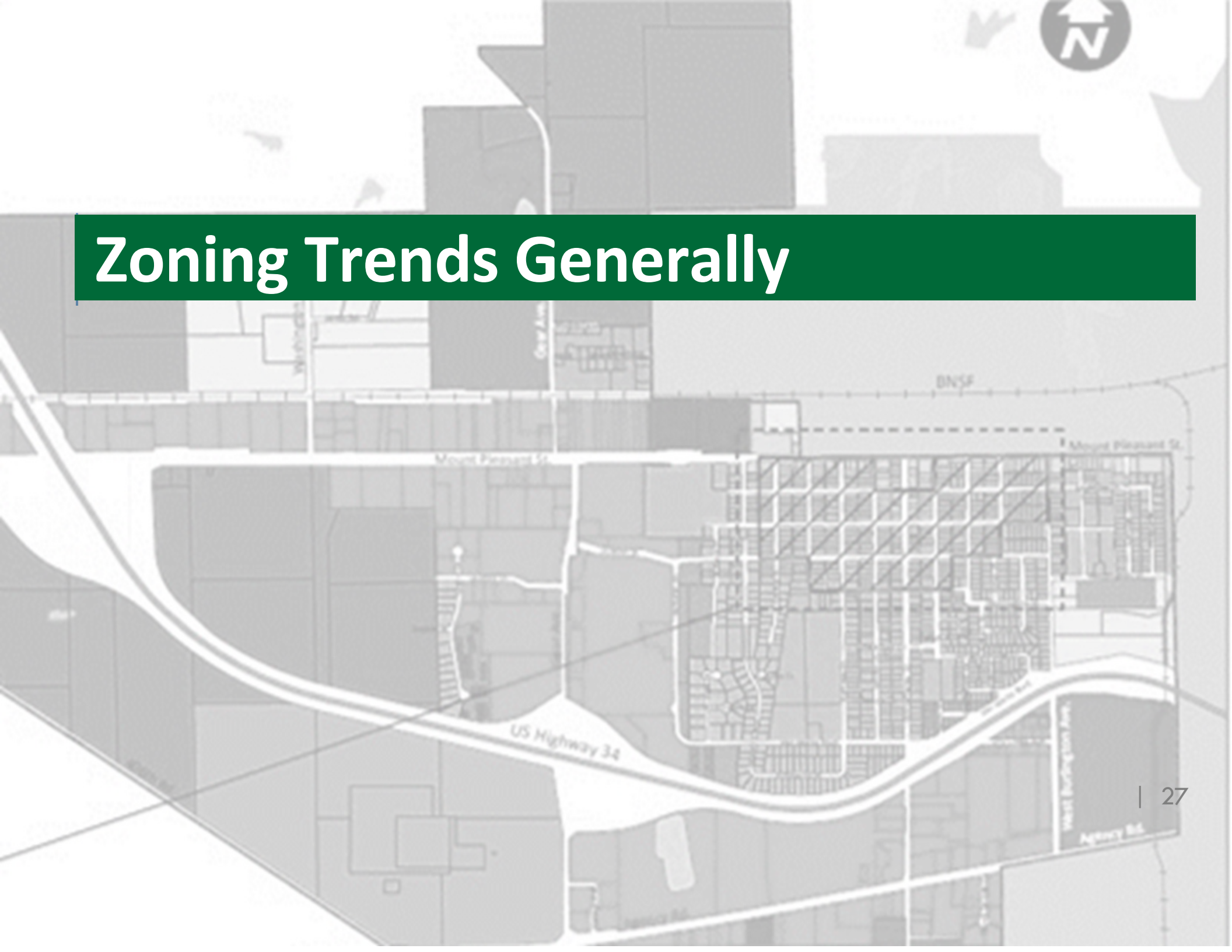
- All changes made to the Zoning Ordinance will be noted in extensive footnotes
- All existing Zoning Ordinance information that is carried forward can be located easily in the new structure
- Materials that are deleted as repetitive will also be noted in footnotes



The background of the slide is a grayscale map of a city. A prominent green rectangular bar is positioned horizontally across the upper middle of the image, containing the title text. The map below shows a network of streets, including a major road labeled 'US Highway 34' that curves through the center. Other visible street names include 'West Burlington Ave.' and 'Agency Rd.' in the lower right quadrant. A circular icon with an upward arrow and the letter 'N' is located in the top right corner of the map area.

# Questions & Discussion

# Zoning Trends Generally



# The **BIG** picture

**When communities update their documents, they often strive for:**

1. Closer alignment with the Comprehensive Plan
2. Simpler structure
3. Broader use categories
4. More and better graphics
5. Online / interactive document





# The BIG picture

## More graphics (examples)

Table 030.1: Table of Allowed Uses																		
P = permitted by right S = special use permit required Blank = use prohibited																		
Use Category	Proposed Districts →  Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3 (NEW)	CO	RE	I1	I2	IN (NEW)	HP	Use-Specific Standards	Required Parking <sup>160</sup>
Residential Uses																		
Household Living	Dwelling, live-work (new)					P	P	P	P	P	P	P	P	P			070.030.030(c)(2)	1 per dwelling unit
	Dwelling, multifamily <sup>161</sup>				P	P	P	P	P	P	P	P					070.030.030(c)(1)	2 per dwelling unit, plus 1 guest space per each 5 dwelling units <sup>162</sup>
	Dwelling, townhouse <sup>163</sup>				S P	P	P	P	P	P	P	P				S	070.030.030(c)(1)	1.5 per dwelling unit, plus 1 guest space per each 5 dwelling units
	Dwelling, single-family detached	P	P	P	P	P	P	P	P		P	P				S	070.030.030(c)(1)	1 per dwelling unit
	Dwelling, two-family <sup>164</sup>		S	S P	P	P	P	P	P		P					S	070.030.030(c)(1)	1.5 per dwelling unit
	Mobile home park					S	S	S			P						070.030.030(c)(3)	1 per dwelling unit
	Accessory dwelling unit	P	P	P	P	P	P	P	P		P	P				S	070.030.040(d)(1)	1 per unit <sup>165</sup>
Group Living	Convalescent or nursing home							P	P		P	P			P			1 per 3 beds

### 2.13. M3: Mixed-Use Activity Center<sup>37</sup>

#### A. Purpose

The M3 district is established to provide for pedestrian-friendly areas of medium- to higher-density residential development and compatible nonresidential uses such as offices, supporting commercial and service uses, other civic and community uses, and incidental or accessory uses. Development shall be at a walkable scale that is compatible with surrounding residential neighborhoods. The district is intended to allow for a greater vertical and/or horizontal mix of uses and is appropriate near primary and secondary activity centers.

#### B. M3 Lot and Building Standards

Lot Standards (minimum)	
<b>A</b> Width (measured at lot frontage)	25 feet
Area	5,000 sq. ft. <sup>18</sup>
Setbacks	
<b>B</b> Front, minimum	5 feet
<b>C</b> Front, maximum <sup>19</sup>	10 feet
<b>D</b> Side, minimum	3 feet
<b>E</b> Rear, minimum	10 feet
Height (maximum)	
<b>F</b> Building height	25 ft. (See Sec. 2.23)
Impervious Coverage (maximum)	
Building coverage	75 percent
Total coverage	90 percent

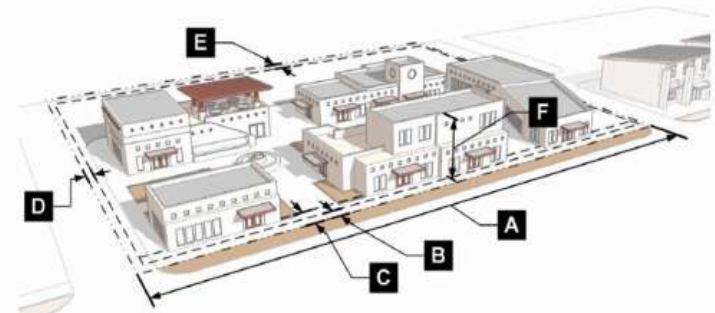
#### C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.23
Use Regulations	Article 3
Neighborhood Protection	Section --
Off-Street Parking	Section --
Building Design	Section --
Landscaping	Section --

#### Notes:

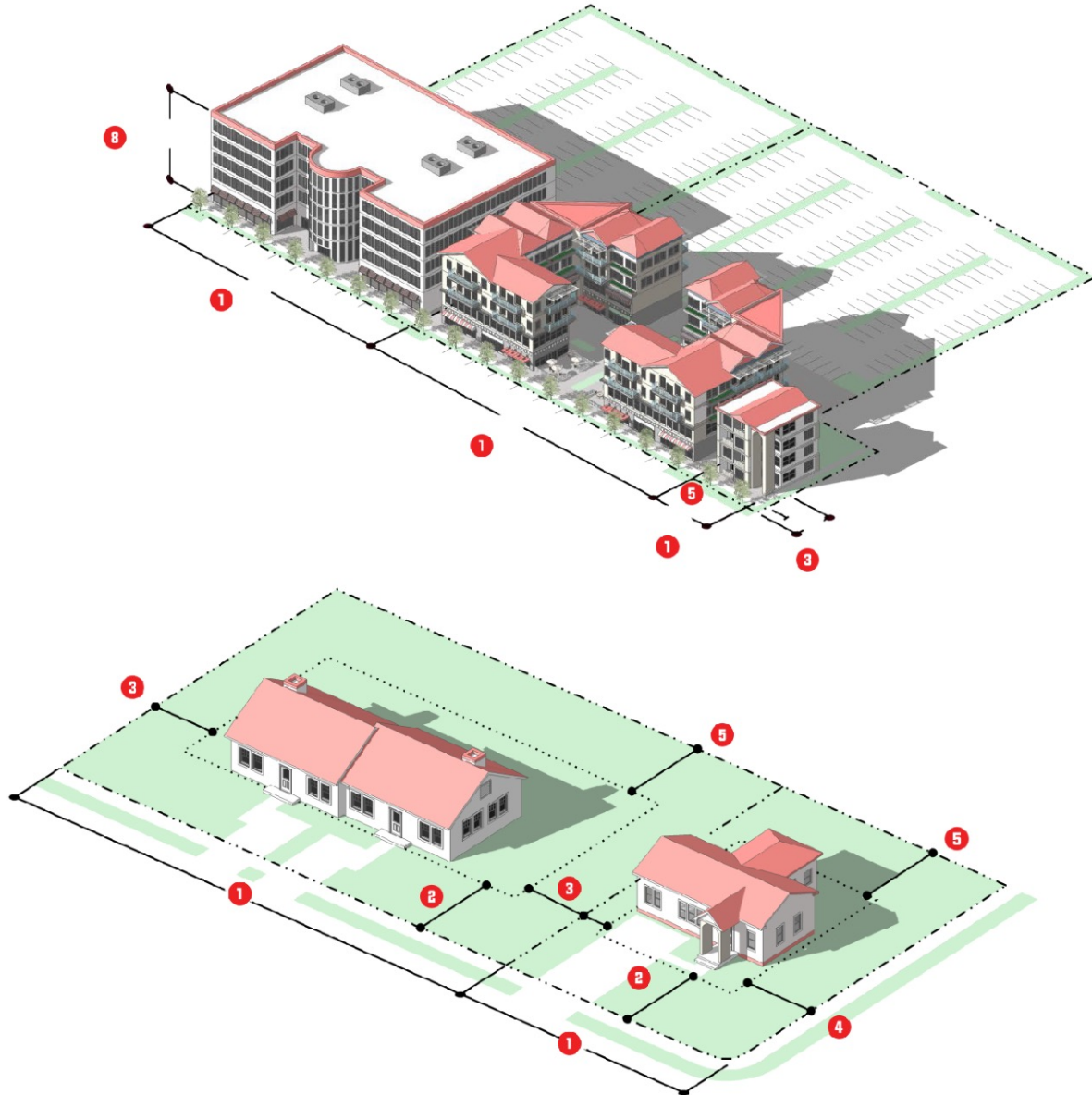
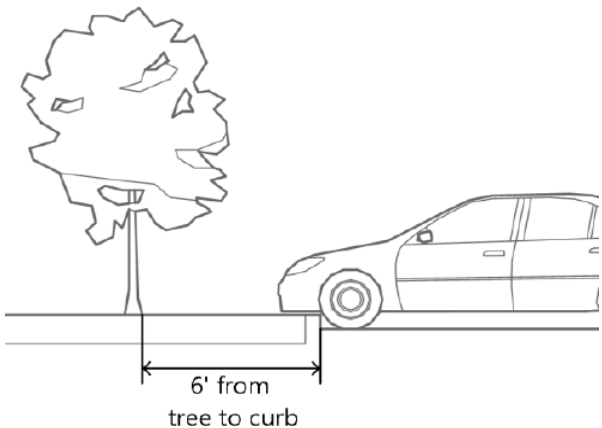
#### Sedona Community Plan says...

Ensure that a balance of land uses is maintained and identify areas for concentrated, mixed-use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs. (p.53)



# The **BIG** picture

## More graphics (examples)



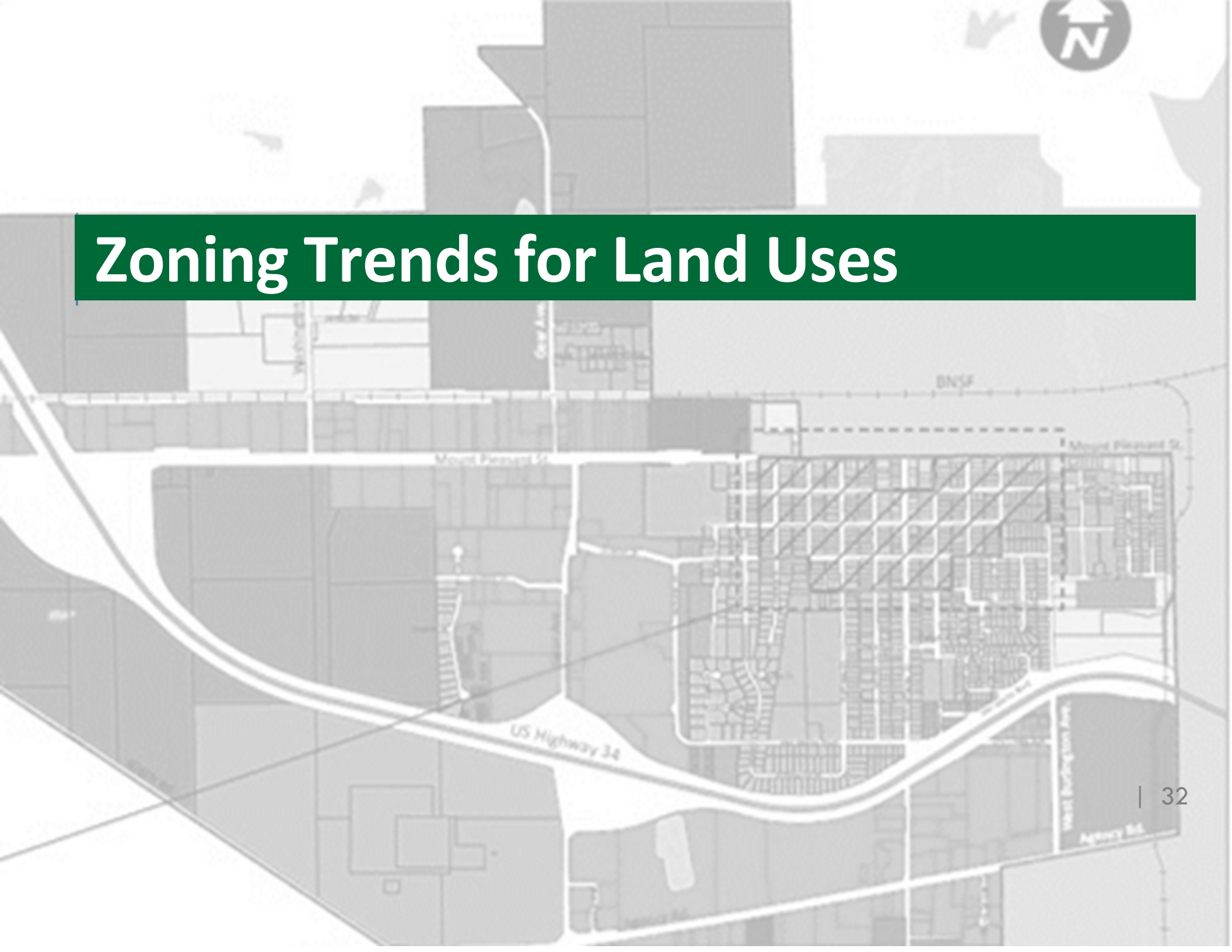
# The **BIG** picture

## Online access





# Zoning Trends for Land Uses





# Zoning Trends for Land Uses

1. Defining broader and more flexible land uses
2. Addressing a mixed of uses
3. Addressing new uses
4. Continuing to focus on neighborhood compatibility

All proposed changes in use definitions, and where they are allowed as permitted, Special Exception, or Special Permit uses, will be footnoted and subject to PZC and Staff engagement



# Defining broader/more flexible land uses

1. The market will think up new uses faster than a community can add them to the Zoning Ordinance
2. Broader uses allow for more streamlined decision-making
3. Broader uses allow a “yes” to uses with similar impacts, without having to list each use



# Defining broader/more flexible land uses

## A better structure:

Use category

- example – **commercial**

Use subcategory

- example – **retail uses**

Use type

- example – **retail sales small**

**NOTE:** Many new ordinances focus on the scale of the use in order to improve the fit with different types of neighborhoods.



# Land use regulations: land use table

Uses would be organized in single land use table summarizing permitted, Special Exception, and Special Permit uses, and a separate table for accessory and temporary uses, with consolidations and updates, as appropriate

P = Permitted use, C = Conditional use, I = Interim Use, A = Accessory Use														EXAMPLE
	Residential					Commercial/ Mixed Use				Nonresidential				Use-Specific Standards
	R1	R2	R3	R4	R5	M X-N1	M X-N2	M X-C	TO D	C	MX-B	I	O	
RESIDENTIAL USES														
Household Living														
Dwelling, one family	P	P												
Dwelling, two family		P												



# Land use regulations: land use table

## EXAMPLE

TABLE 5-1 TABLE OF ALLOWED USES														
● = Permitted    ○ = Conditional Use Blank cell = Not allowed		Residential					Commercially Mixed-Use				Other			Use-specific Standards
Use Category	Use Type	RS	RH	RL	RM	RH	GW	CO	LI	CC	MU	SO	PR	
RESIDENTIAL USES														
Group Living	Group care facility					○	○				○			
	Senior housing					○	○				○			
Household Living	Cabin housing		●	●	●	●				○	○			5.2.1 *on Granite & Galena Streets only
	Duplex and two-unit townhomes		●	●	●	●				●	○			5.2.2
	Fractional ownership unit					○	●			○	○			
	Multi-unit dwellings				●	●	○			●	○			5.2.3
	Single-household detached dwelling	●	●	●	●	●				●	○			5.2.4
	Townhomes, attached or standalone			●	●	●				●	○			5.2.5
PUBLIC, INSTITUTIONAL, AND CIVIC USES														
Community and Cultural Facilities	Activities for conservation of natural resources and the environment												●	
	Arts and entertainment center						●	●		●	●			
	Community center							●		●				
	Church or place of worship and assembly			○	○	○				○	○			○
	Homeowner association recreation facility	○		○	○	○								
Child Care Facilities	Child day care center		○	○	○	○		○			○			
	Family day care	●	●	●	●	●								
Educational Facilities	School, Type 1			○	○	○					○			○
	School, Type 2			○	○	○		○			○			○
	School, Type 3							○			○			○
Institutional Uses	Institutional use	○	○	○	○	○	●	●	●	●	○		○	
Parks and Open Space	Active recreation												●	●
	Common area	●	●	●	●	●								
	Common building		●											
	Marina										●		●	
	Open space	●	●	●	●	●	●	●	●	●	●	●	●	●
	Park	●	●	●	●	●				●			●	
	Park, public or private												●	
	Passive recreation and open space use (no site disturbance; compatible with natural state)											●	●	
	Passive recreation and open space use some site										○	●		





# Trends in addressing mixes of uses

- Striving to improve walkability and reduce vehicle miles travelled
- Responding to synergy created by mixing uses
- Clarifying the intended predominant character of mixed-use areas (e.g., residential vs. commercial)



# Addressing new uses

**NEW!**

## How did we get here?

- New uses often have unique impacts (think electric vehicle charging stations)



## Why is this a trend?

- Important to be proactive and send accurate signals to the market as to what new uses are now allowed





# Current Zoning Ordinance Amendments

## Approved amendments:

There are 29 Approved Amendments between 1993-2019

- What Kind?
- In What Zoning District?
- Industry Category

## In-process amendments:

- What Kind?
- In What Zoning District?
- Industry Category



# Addressing new uses – examples

## Housing

- Live/work
- Co-housing
- Microunits
- Tiny homes
- Lifecycle Housing- Aging in Place



# Addressing new uses – examples

## Accessory uses

*(uses that are allowed as secondary and subordinate to a legal primary use of property)*

- Accessory retail
- Alternative energy
- Home occupations
- Outdoor dining





# Addressing new uses – examples

## Institutional care

- Adult day care
- Assisted living
- Continuum of care
- Group living protected by the federal Fair Housing Act



# Addressing new uses – examples

## Other uses

- Artisanal manufacturing (think maker spaces)
- Sharing Economy
- Innovation Districts
- Fulfillment centers
- Short-term home rentals
- Electric vehicle charging stations
- Urban agriculture - Local Food Systems



# Continuing to focus on neighborhood compatibility

## How did we get here?

- New uses may bring new impacts
- Stable neighborhoods need to be protected
- Challenging to mitigate impacts in areas between nodes/corridors and neighborhoods

## Why is it a trend?

- Known issues with incompatible uses need to be addressed
- Flexibility for new uses should not come at the expense of neighborhoods
- As broader uses are defined and new land uses are added, tools to ensure compatibility with the surrounding neighborhoods need to be included



# Next steps

- Determining revised zoning ordinance structure (Fall 2024)
- Drafting the Zoning Code and Updating land uses subject to further outreach and public comments (Winter 2024 / 25)





A grayscale map of a city area, likely in the Pacific Northwest, showing a river, various streets, and a dense urban grid. A prominent green banner with the word "Questions?" in white text is overlaid across the upper portion of the map. The map includes labels for "US Highway 34", "Mount Pleasant St", "West Burlington Ave", "Agency Rd", "Dunsmuir St", "Cedar Ave", and "BNSF". A north arrow is visible in the top right corner.

# Questions?