



Zoning Ordinance Modernization Project (z-mod)

To Reach Board Agreement to Initiate the First Phase of the z-mod Project

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What is z-mod?

- Re-formatting/restructuring the Zoning Ordinance
- Processing of prioritized Zoning Ordinance Amendments of county-wide priority
- Implementing process improvements related the processing of Zoning Ordinance Amendments and other zoning-related activities
- Integrating with, but not replacing, Zoning Ordinance Amendment Work Program

ZONING ORDINANCE MODERNIZATION PROJECT INITIATIVES			
Order	#	Amendment Title	
2018	1	Adding Reproductive Institute A. Allow to be located on mixed use corridors, including the city and shared space B. Allow single, stand-alone-based facilities, "microbrewery", etc.	
2018	2	Change zoning, including use of zoning, established and/or needed categories New System Initiatives	
2018	3	Minor Modification Process A. Minor modification process of individual projects to a zoning Ordinance Title in T-2000	
2018	4	2-Draft Zoning Ordinance to include new categories and amend existing categories for public use New Ordinance - add regulatory code provisions	
2018	5	Use Ordinance Title for projects that are not currently in the zoning Ordinance Title in T-2000	
2017 ZONING ORDINANCE AMENDMENT WORK PROGRAM (FOR ON-GOING AMENDMENTS)			
Order	#	Amendment Title	Timeline of Authorization
2018	1	Accessory Structure Rule	Second Quarter FY2018
2018	2	Agriculture Districts and Uses (2017 adds new type specialty)	Third Quarter FY2018
2018	3	A. community performance agriculture B. industrial, commercial and creative agriculture C. reclassification of general-use projects (except parks, farm markets, special justice needs, regional markets) D. agriculture uses as defined in the Code of Ordinances E. agriculture uses as defined in the Code of Ordinances	First Quarter FY2018 Third Quarter FY2018 Second Quarter FY2018 Second Quarter FY2018
2018	4	Clear ADA Housing (2017 adds new type specialty)	Third Quarter FY2018
2018	5	A. Research Community Care Community Development B. Add city health care C. Other changes identified by the City Plan	First Quarter FY2018 Fourth Quarter FY2018 Fourth Quarter FY2018
2018	6	Real Development Plans - other than RDP with a Final District/Conceptual Development Plan	First Quarter FY2018
2018	7	Commercial Redevelopment - Review District Use in R-1001	Fourth Quarter FY2018
2018	8	Billboards and Other Structures A. Change zoning for billboard/other signs to reflect if people in attendance at any are limited B. Delete size limit for children's play structures C. Delete sign and appeal for RFP clean-up form	First Quarter FY2018 First Quarter FY2018 Second Quarter FY2018
2018	9	Marking Change - short-term rules	First Quarter FY2018

Format and Structure of the Zoning Ordinance

- The Zoning Ordinance will be 40 years old next year
- The current structure creates redundancies, is not easily adapted to electronic formats, and is not easily used or understood by those who do not use it on a regular basis.
- The reformatting is intended to:
 - Create a streamlined, user-friendly document
 - Use more charts, tables, hyperlinks, etc.
 - Be usable on multiple platforms
- Use of consultant services

Initial z-mod Zoning Ordinance Amendment Priorities

Begin the modernization of the Ordinance by addressing an achievable number of amendments (listed alphabetically):

- Minor Modification Provisions
- PDH Districts
- Uses

Additional Amendments for consideration:

- Signs
- SE for building repurposing

Priority 1: Minor Modification Provisions

Add flexibility to address the ability of the county to accommodate changes to proffers and development conditions without necessarily requiring applicants to go through the public hearing process. This includes, but is not limited to:

- permitting additional FAR when a building gets a new façade
- accommodating newly defined uses in an existing space in a retail center
- addressing issues with homeowners' yards in "P" Districts

Minor Modification Provisions (cont'd)

Current Process to address interpretation requests:

- Administrative approval of requests that fall within the parameters of the Zoning Ordinance
- A PCA or SEA for requests that fall outside of the parameters for the Zoning Ordinance

Minor Modification Provisions (cont'd)

Proposed Revised Process to address interpretation requests:

- Administrative approval of requests that fall within the parameters of the revised provisions of the Zoning Ordinance
- County Executive Action Item for those requests that would require a Board action, but not necessarily a public hearing - for example adding a new use to a shopping center when the proffers do not speak to the use
- Single Purpose Proffered Condition Amendment (PCA) (or SEA): a narrowly focused expedited amendment through the public hearing process - for example an increase in height with no other changes to the previous approval
- A PCA or SEA for requests that fall outside of the parameters for the other processes

Priority 2: PDH Districts

- The PDH District was established originally for larger subdivisions.
- The purpose and intent calls for use of the district for higher quality design and environmental protection in exchange for the more flexible provisions on things like lot sizes and yards
- More recently, the District has been used for infill development, with a limited number of small lots
- Issues have arisen that affect the ability of how future homeowners can use their lots
- This amendment would look at the Districts in their entirety and focus on issues that have become problematic, such as yards and HOA maintenance issues such as private streets and retaining walls.

Priority 3: Uses

This amendment would look at use definitions in the Ordinance and would seek to:

- Combine uses into more generic categories to accommodate emerging trends and reduce the need for use determinations
- Combine uses, such as eating establishments and fast food restaurants, to more accurately reflect current and anticipate future changes on the industry

Improvements to the Zoning Ordinance Amendment and Other Zoning Processes

- Staff Resources
- Authorization/Advertisement of Zoning Ordinance Amendments
- Outreach/Communication

Staff Resources: structure county resources to enhance focus on z-mod, Zoning Ordinance Amendment Work Program and process improvements

- Realignment of Zoning Administration Division (ZAD)
- Use of consultant services
- 2 positions requested in FY 18 budget
- Establishment of a staff leadership team with regularly scheduled meetings; include staff, such as from ZAD, Site Development and Inspections Division of DPWES and Zoning Evaluation Division, so that identified aligned process improvements can be effectuated

Authorization/Advertisement of Amendments:

modify current process to provide additional flexibility for changes that arise during the review of the amendment

- Board direction to process an amendment to be conceptual versus current practice of including the actual text
- Each amendment to have an explanatory paragraph in plain English as to what the amendment does or does not do
- Board direction to include an anticipated schedule and timeline for the amendment
- Authorizations to be publicized by OPA and other means
- Legal advertisement to be broader to accommodate desired changes that may occur between advertisement and Board action

Outreach/Communication: Provide for outreach on amendments and format change in an efficient and effective manner that is balanced with the desire to complete amendments in a timely manner

- Use of Board liaisons (chair of Development Process Committee and one other) for each amendment to act as sounding board for staff and to assist staff with communications with other Board members.
- Frequent updates at the Development Process Committee
- Meetings with Board land use aides to facilitate communication with Board members

Outreach/Communication (cont'd)

- Citizen committee comprised of a representative from each Magisterial District. To function like the Embark Advisory Group to facilitate citizen outreach and bring issues back to committee and staff
- Earlier and more frequent communication with the Planning Commission's Land Use Committee and through the at-large commissioner responsible for the specific amendment
- Forums for interactions with the development community
- Specific outreach tailored to the amendment under consideration

Discussion and Questions