

Workshop

Amending Chapter 15 Zoning

Planning and Zoning Commission Meeting

Planning & Zoning Director Mindy Teague

4/25/2023



Purpose

- The purpose of this workshop is to discuss revisions to the Leon Valley Code of Ordinances, Chapter 15 Zoning:
 - To consider a recommendation for moving some regulations from Appendix C Sustainability, Gateway, and Commercial/Industrial Overlay Standards
 - To eventually eliminate the General, Sustainability, and Commercial/Industrial Overlay Standards and zoning districts
- This workshop will address only the General Overlay Standards
- Future workshops will address Sustainability and Commercial/Industrial Overlay Standards and districts

Background

- Chapter 15 Zoning is to be reviewed and amended periodically, as directed by city council
- Codes should be reviewed and updated/adopted every 4 years in order to incorporate new trends and current building regulations
- Adopting codes assures a *minimum* standard
- City Council has expressed their desire to revise Appendix C Sustainability, Gateway, and Commercial/Industrial Overlay Standards
- Staff would also like to make these revisions in order to make the Zoning Code easier to understand for both internal and external users

Proposed Revisions

- 1. Overlay District – General
 - A Definitions - move Overlay definitions to front of code as appropriate (may be some duplicates)
 - B. Administration/procedures – incorporate some of these into Division 3 Administration
 - C. Specific Use permit process – incorporate some of these into Division 12 Specific Use Permits

Proposed Revisions

- 1. Overlay District – General
 - D. Structural Nonconformity – Incorporate some of these into Division 4 Nonconformance
 - E. Landscaping – incorporate some of these into Division 9 Landscaping and some into Division 8 Parking
 - F. Performance Standards – move lighting to each zoning district

Fiscal Impact

- These revisions may impact developers as vacant land becomes developed and as existing developments are remodeled or redeveloped

S.E.E. Statement

- *Social* – Updating regulatory codes protects the health, safety, and welfare of all citizens
- *Economic* – Assuring quality development maintains housing and business property values
- *Environmental* – Updating the Code to the present environmental standards assures clean air and water