

Zoning Code and Comprehensive Plan Policy Consistency

The following table of Comprehensive Plan excerpts have been compared to the amended Title 9 zoning code dated October 13 2026, showing Comprehensive Plan consistency.

Comprehensive Plan reference	Goal or policy excerpt	Supporting amended Title 9 provisions
Overview p. 2	To realize our vision, we must act boldly to build on our strengths and confront our challenges.	§9-1-2(C)–(F) translates the Plan into zoning districts, development standards, and historic-resource protection. Chapters 3 and 13 provide the principal commercial and preservation tools.
Overview p. 6	Five specific Chapters of the Comprehensive Plan are dedicated to the community vision and objectives related to the desired patterns of the built environment.	Chapters 3 and 5 regulate commercial and residential development patterns; Chapter 6 addresses parking and circulation; Chapter 13 addresses historic resources. This is a broad contextual connection.
Overview p. 7	Generally, the Comprehensive Plan should be viewed and used first when considering decisions that have comprehensive planning considerations.	§9-1-2(C)–(D) expressly links zoning to the Comprehensive Plan. §9-2-8(B)(4)(a)(i) requires Plan consistency for conditional uses; §9-13-5(I)(1)(c) requires alterations to support Plan goals and policies.
Community Vision Vibrant Culture p. 18	The strong sense of pride in the city’s history should be honored with robust standards for design, preservation, and development. Downtown and surrounding neighborhoods should be promoted and enhanced as the cornerstone of Sandpoint’s historic charm and small-town feel.	§9-3-3 and §9-3-3-2 establish downtown character and design standards. §§9-13-5 and 9-13-6 require preservation review and protect historic architectural features in designated areas.
Community Vision Livable Community p. 22	Neighborhoods should be designed with a sense of community and identity, and the scale and character of established neighborhoods respected.	§9-3-2 establishes NC as a transition to residential neighborhoods. §9-3-2-2(B)–(F) addresses compatibility and scale. §§9-5-1-3 and 9-5-2-3 regulate residential form and siting.
Ch. 3 Context pp. 26–27	The historic places and districts are foundational to the City’s planning efforts. The original historic district was officially recognized in 1984 by the National Register of Historic Places.	§9-13-3(D)(2) uses the 2018 preservation plan and surveys to support district designation. §9-13-6 establishes the local downtown overlay. Local designation is distinct from National Register recognition.
Ch. 3 Goal 1 A p. 33	Ensure that all commercial, single-family, and multifamily development respect the town’s unique character in architecture, thoughtful density, and in site planning.	§§9-3-1-2, 9-3-2-2, and 9-3-3-2 set commercial design and site standards. §§9-5-1-3 and 9-5-2-3 set residential development standards, including neighborhood compatibility.
Ch. 3 Goal 1 D p. 33	Utilize programs and conservation districts to support alterations and new construction that strengthen the historic integrity of individual buildings and/or a district.	§9-2-10(I) authorizes overlay districts. §§9-13-3 and 9-13-4 establish district and landmark designation procedures; §9-13-5(I), (L) provides alteration and new-construction review criteria.
Ch. 3 Goal 1 E p. 33	Continue to emphasize community character through implementation of the Arts, Culture, and Historic Preservation Master Plan (specifically actions 2.1, 2.4, and 3.5).	§9-13-3(D)(2) expressly relies on the Arts, Culture, and Historic Preservation Plan and surveys. §9-13-5(I)(1)(c) requires consistency with that plan. This supports implementation but does not establish completion of each cited action.

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Ch. 3 Goal 2	Historic Preservation: Sandpoint's areas of special historic interest and values are preserved and enhanced.	Chapter 13 establishes local districts, landmarks, Certificates of Appropriateness, preservation standards, and demolition safeguards; §9-13-6 applies these tools to downtown.
Ch. 3 Goal 2 A	Encourage and assist owners of historic structures to go through the process to be listed on the State and/or National Register of Historic Places, and educate them on the financial benefits of having their property listed.	Related support: §9-13-4(A)–(B) provides local landmark designation and research using National Register criteria. No direct Title 9 requirement provides State/National Register nomination assistance or financial-benefit education.
Ch. 3 Goal 2 B	Facilitate mature neighborhoods in forming historic districts and developing appropriate preservation standards as tools to help protect and preserve the unique appeal of older neighborhoods.	§9-13-3(D)(1) allows district recommendations following property-owner requests; §9-13-3 provides designation procedures. §9-13-5 establishes review standards for designated districts.
Ch. 3 Goal 2 C	Identify and assist property owners to preserve and rehabilitate buildings and sites of historic significance that contribute to the quality and character of historic districts.	§9-13-3(D)(2) requires a historic-resource survey; §9-13-5(C) confirms contributing status. §9-13-6(E)(1)–(4) protects historic features and prioritizes repair. These are regulatory tools rather than a funded assistance program.
Ch. 3 Goal 2 D	Facilitate adaptive reuse of historic structures and reinvestment in historic districts and mature neighborhoods.	§9-3-3-2(A) expressly supports reinvestment and adaptive reuse through compatible additions. §9-13-5(I)(1)(e) permits certain dimensional modifications; §9-13-5(O) provides qualified building-code flexibility for preservation.
Ch. 3 Goal 2 E	Require new downtown development to respect and enhance the visual character of nearby historical buildings by designing new buildings to be compatible with core form aspects such as materials, massing, and setbacks.	§9-3-3-2(B)(2), (6), (8), and (9) governs downtown form, massing, windows, rooflines, and materials. §9-13-5(L)(1)–(5) adds compatibility findings for new construction in local historic districts.
Ch. 3 Goal 2 F	Integrate and promote historic preservation as a tool for achieving broader community planning goals.	§9-1-2(F) includes preservation in the overall zoning purpose. §9-13-5(A) links preservation to Plan implementation, property values, tourism, education, and neighborhood identity.
Ch. 3 Goal 2 G	Honor Sandpoint's history through interpretive signage, historic plaques, art, and other public displays.	§9-13-4(C) requires the landmark-designating ordinance to provide guidelines for a suitable sign or marker. Broader interpretive signage, public art, and displays are not directly required by these provisions.
Ch. 4 Land use designation p. 42 Neighborhood Mixed Use	A mix of uses is allowed within existing or new appropriately scaled buildings placed to promote walkability.	§9-3-2 identifies NC as the implementing zone. Table 9-1-2 permits a mix of housing and neighborhood businesses; §9-3-2-2(C)–(F) regulates compact lots, scale, street orientation, and storefronts.

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Ch. 4 Land use designation p. 42 Mixed Use Corridor	Mixed-Use Corridors (MUC) provide a mix of office, retail and multifamily residential uses along the main arterials and collectors. Mixed use buildings are encouraged in this land use category, but single use multi-story buildings are allowed. A range of building sizes, setbacks, and styles is allowed as long as multi-modal access is addressed through design.	§9-3-1 identifies CC as implementing the Mixed-Use Corridor designation. Table 9-1-2 permits residential and commercial uses; §9-3-1-2(C)–(H) allows varied development forms with pedestrian-oriented design.
Ch. 4 Land use designation p. 42 Parks and Open Space	The Parks and Open Space land use designation is for publicly or privately-owned land open to the public for recreational or environmental protection purposes.	§9-3-5 establishes POS purposes for recreation, access, and environmental stewardship; §§9-3-5-1 and 9-3-5-2 regulate uses and development. The POS purpose addresses publicly owned land, narrower than the Plan’s public-or-private designation.
Ch. 4 Land use designation p. 42 Public/Quasi Public	The Public/Quasi Public land use includes government offices and facilities, schools, hospital facilities, churches, and cemeteries.	§9-1-6 and Table 9-1-2 distribute civic, institutional, and related uses among zoning districts, subject to permitted/conditional status. Title 9 does not create a separate Public/Quasi Public zone.
Ch. 4 Land use designation p. 42 Downtown	The vibrant, historic Downtown is the commercial core of Sandpoint. Downtown is characterized by its pedestrian orientation, waterfront location, and density with zero setback buildings required. It is also the community neighborhood, providing a wide range of uses (office, retail, service, residential), areas for events, entertainment, and public art. Buildings frame the public right-of-way with continuous commercial frontage, creating a comfortable pedestrian environment.	§9-3-3 implements Downtown. Table 9-3-5 and §9-3-3-2(B) support compact streetwalls and storefronts; Table 9-1-2 permits a mix of uses. §9-3-4-3 governs properties adjacent to Sand Creek.
Ch. 4 Goal 1	Efficient Land Use. Sandpoint’s mature and developed areas are invested in and enhanced, reducing pressure to expand into the Area of City Impact to accommodate population growth.	§§9-3-2 and 9-3-3 support infill and downtown reinvestment. Tables 9-3-3 and 9-3-5 enable compact sites; §§9-6-3 and 9-6-16 offer parking flexibility. These support efficient land use without guaranteeing reduced outward growth.
Ch. 4 Goal 1 A	Incentivize development and redevelopment of vacant and under-utilized properties in the core area of the city through zoning and subdivision code changes.	Table 9-3-5 removes a minimum lot area in DC/DOC and allows full lot coverage; Table 9-3-3 allows small NC lots. §9-6-3 authorizes shared parking; §9-6-16 provides parking credits. Subdivision requirements are outside Title 9.
Ch. 4 Goal 1 B	Ensure new growth does not disproportionately overburden services or create excessive long-term maintenance responsibilities for supporting public infrastructure.	§9-2-8(B)(4)(a)(v), (vii) and §9-2-8(C)(5)(c) require adequate public services for applicable permits. §9-2-8(C)(2)(m) addresses municipal service costs. These do not establish a citywide long-term fiscal-impact test.
Ch. 4 Goal 1 C	Promote infill development and redevelopment that contribute to the desired mix of land uses.	§§9-3-2 and 9-3-3 expressly support infill and redevelopment; §9-1-6 and Table 9-1-2 establish the permitted use mix, with district-specific limits in §§9-3-1-1, 9-3-2-1, and 9-3-3-1.

Comprehensive Plan reference	Goal or policy excerpt	Supporting amended Title 9 provisions
Ch. 4 Goal 1 D	Encourage the provision of housing above ground floor commercial use in downtown and mixed-use areas.	Table 9-1-2 permits DC residential uses on upper floors and multifamily housing in CC, NC, and DOC. §9-3-3 promotes downtown residential development; §9-3-3-2(B) regulates storefronts and upper-floor form.
Ch. 4 Goal 2	Residential Neighborhoods The diversity, quality, comfort, and connectivity of Sandpoint’s residential neighborhoods is expanded.	§§9-5-1, 9-5-2, and 9-5-7 provide residential development options; §9-3-2 provides neighborhood-serving mixed use. §9-2-8(C)(5)(d) addresses safe circulation for projects subject to site plan review.
Ch. 4 Goal 2 A	Promote compact, walkable development patterns that connect neighborhoods to activity centers.	§9-3-2 links neighborhood-scale infill to daily services. Tables 9-3-3 and 9-3-5 permit compact development; §9-3-2-2(E) requires street-oriented entrances and pedestrian connections.
Ch. 4 Goal 2 B	Reasonably mitigate the effects of new development on existing neighborhoods, creating standards that encourage protecting heritage trees and native vegetation..	§9-5-2-3, Landscaping, Open Space, and Plantings, requires preservation of healthy trees where practicable and encourages native plantings. §9-6-12 requires parking landscaping and buffers; §9-3-2-2 addresses neighborhood compatibility.
Ch. 4 Goal 2 C	Create neighborhood streetscapes that are safe, walkable, and bikeable.	§9-3-2-2(E)–(F) requires pedestrian-oriented siting and frontages. §9-2-8(C)(5)(d) requires safe circulation for applicable projects; §9-6-15(B) requires bicycle parking.
Ch. 4 Goal 2 D	Support a variety of lot sizes and housing types while maintaining an overall desired neighborhood density and scale.	Table 9-1-2 allows varied housing by zone. Tables 9-3-3 and 9-3-5, §9-5-2-3(A), and §9-5-7 provide small-lot, multifamily, townhouse, and cottage options, with district scale standards.
Ch. 4 Goal 2 E	Integrate parks and playgrounds within convenient walking distance of all homes within a neighborhood.	§9-3-5 protects POS-zoned parks and public access. §9-5-7 requires cottage common open space. Partial support: Title 9 does not establish a walking-distance standard ensuring parks or playgrounds near every home.
Ch. 4 Goal 2 F	Provide a range of zoning types and design regulations that can facilitate smooth transitions from areas of high intensity use to areas of lower intensity use.	§9-3-2 expressly provides neighborhood-to-commercial transitions. Tables 9-3-1, 9-3-3, and 9-3-5 establish residential-edge setbacks; §9-3-2-2(D) limits NC building and commercial size.
Ch. 4 Goal 3	Mixed-Use Development Mixed-use developments that provide the benefits of more compact, denser neighborhoods with a mix of living, shopping, and working environments close to services are encouraged and supported.	§9-1-6 and Table 9-1-2 allow mixed residential/commercial uses. §§9-3-1, 9-3-2, and 9-3-3 implement corridor, neighborhood, and downtown settings; §9-6-3 facilitates shared parking.
Ch. 4 Goal 3 A	Locate population density where urban services are readily available.	Tables 9-3-3 and 9-3-5 permit compact development in designated NC/DC/DOC areas. §9-2-8(C)(5)(c) requires adequate public facilities for site plan review. Actual alignment of density and service capacity also depends on review of each individual development application.
Ch. 4 Goal 3 B	Require pedestrian and bicycle connections within mixed use developments to existing and proposed non-motorized infrastructure.	§9-2-8(B)(4)(a)(v)(2), (xi) and §9-2-8(C)(5)(d) address pedestrian/bicycle networks for applicable permits. §§9-3-1-2(E) and 9-3-2-2(E) require pedestrian links to public sidewalks; §9-6-15(B) requires bicycle parking.

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Ch. 4 Goal 3 C	Allow an acceptable level of development compactness and density within mixed-use developments to increase opportunities for shared parking facilities, public gathering spaces, accessible services, and less reliance on the automobile for daily mobility.	Tables 9-3-1, 9-3-3, and 9-3-5 allow compact commercial development. §9-6-3 permits shared parking; §§9-3-1-2(H) and 9-3-2-2(H) provide civic/pedestrian spaces.
Ch. 4 Goal 3 D	Allow neighborhood-serving commercial areas and/or social gathering places adjacent to residential neighborhoods.	§9-3-2 establishes neighborhood-serving mixed use beside residential areas. Table 9-1-2 permits compatible businesses and residential uses; §9-3-2-2(H) provides gathering spaces.
Ch. 4 Goal 3 E	Ensure an adequate supply of appropriately zoned land for a diversified mix of commercial and industrial uses to maintain a diverse economy.	§9-1-4 and Table 9-1-2 establish commercial and industrial districts and use permissions; Chapters 3 and 4 define their purposes and standards. Adequacy of the land supply will continue as an ongoing community driven exercise including review of industrial zoning.
Ch. 4 Goal 4	Quality Places Dynamic, attractive, and desirable places to live and operate businesses are fostered and developed.	§§9-3-1-2, 9-3-2-2, and 9-3-3-2 establish building and site design standards. §9-2-8(C) provides coordinated site plan review; Chapter 13 protects designated historic character.
Ch. 4 Goal 4 A	Promote streetscapes and public spaces that are engaging, functional, accessible, safe, and attractive.	§§9-3-1-2(E), (F), (H) and 9-3-2-2(E), (F), (H) address entrances, active frontages, and civic spaces. §9-3-3-2(B)(3), (5), (10) supports downtown pedestrian comfort and visual interest.
Ch. 4 Goal 4 C	Require building location and site design that emphasize pedestrian orientation and access.	§§9-3-1-2(E) and 9-3-2-2(E) require street-oriented entrances, pedestrian connections, and parking placement. Table 9-3-5 and §9-3-3-2(B)(2)–(3) reinforce downtown streetwalls and pedestrian storefronts.
Ch. 4 Goal 4 D	Reinforce identities of individual districts and mixed-use neighborhoods through wayfinding and streetscape designs.	§§9-3-1-2, 9-3-2-2, and 9-3-3-2 differentiate district form and frontage design; §9-13-6 protects downtown historic identity. These support streetscape identity but do not establish a district wayfinding program.
Ch. 4 Goal 4 H	Require developments to provide adequate and safe on-site infrastructure for vehicles, pedestrians, and cyclists.	§9-2-8(B)(4)(a)(v), (vii), (x), (xi) and §9-2-8(C)(5)(c)–(d) address facilities, access, and conflict reduction. §§9-6-4, 9-6-13, 9-6-14, and 9-6-15(B) govern maneuvering, accessible spaces, dimensional design, and bicycle parking.
Ch. 5 Goal 1	Housing Variety, A variety of quality housing types is available to serve a broad spectrum of household types and age groups.	Table 9-1-2 permits multiple housing forms by zone; §9-1-11 regulates ADUs, §9-5-2 regulates multifamily housing, and §9-5-7 allows cottage housing. New NC zoning allows for a variety of housing types.
Ch. 5 Goal 1 A	Pursue diversity in housing types by permitting detached, duplex, townhouse, stacked flats, accessory dwelling units (ADUs), co-housing, co-living, cottage communities, and other types as appropriate in neighborhoods.	Table 9-1-2 includes detached homes, duplexes, townhouses, multifamily, and cottage housing; §§9-1-11 and 9-5-7 address ADUs and cottages.

Comprehensive Plan reference	Goal or policy excerpt	Supporting amended Title 9 provisions
Ch. 5 Goal 1 B	Encourage housing above retail in mixed-use and commercial centers for year-round and seasonal housing options and to enhance community vitality.	Table 9-1-2 permits DC residential uses on upper floors and multifamily in CC/NC/DOC; §9-3-3 supports downtown residential development. These permissions enable housing over commercial uses.
Ch. 5 Goal 1 D	Encourage development of attached housing types in and around downtown.	Table 9-1-2 permits townhouses in NC and DOC and multifamily in DC on upper floors. Table 9-3-5 has no minimum DC/DOC lot area and allows narrow lots; §9-5-2-3(A) also provides RM townhouse lot standards.
Ch. 5 Goal 2	Housing Affordability is available to meet the needs of low- and moderate-income workers.	§9-6-16(C) reduces parking requirements for qualifying deed-restricted affordable rental housing. Small-lot, ADU, and cottage permissions expand housing options..
Ch. 5 Goal 2 C	Integrate smaller infill units to allow for mixed-income residents.	§9-1-11 permits ADUs; §9-5-7 provides cottage housing; §9-5-2-3(A) allows compact RM lots and additional units. These facilitate smaller infill housing, with no general mixed-income occupancy requirement.
Ch. 5 Goal 3	Existing Neighborhoods: The charm and comfort of Sandpoint’s existing neighborhoods are protected and enhanced.	§§9-5-1-3 and 9-5-2-3 regulate residential scale, setbacks, and site design. §9-3-2 provides commercial transitions; Chapter 13 protects locally designated historic districts and landmarks.
Ch. 5 Goal 3 A	Protect the residential character of existing neighborhoods by providing for transitional buffers between residential, commercial, and industrial uses, such as alleys, fences, or natural areas.	Tables 9-3-1, 9-3-3, and 9-3-5 require commercial setbacks next to residential zones. §9-4-4 regulates industrial development and residential-edge yards; §9-6-12 requires parking screening/landscaping; §9-1-8(H) regulates fences. New NC zone scales commercial development between major arterials and existing neighborhoods.
Ch. 5 Goal 3 D	Encourage public and private investment in Sandpoint’s existing neighborhoods.	§9-1-11 and §§9-5-2 and 9-5-7 allow infill housing options; §9-3-2 supports neighborhood reinvestment. These enable private investment but do not create a neighborhood capital-funding program.
Ch. 5 Goal 3 E	Maintain the historic architectural integrity of all neighborhoods.	§§9-13-3 through 9-13-5 enable designation and architectural protection; §9-13-6 establishes downtown protections.
Ch. 5 Goal 3 G	Ensure new housing types are appropriately scaled within the neighborhood in which they are developed.	§9-5-2-3 includes Neighborhood Scale, Building Entrance, and Facade and Articulation standards. §9-5-7 regulates cottage scale and layout; §9-3-2-2(D) limits NC building size and promotes residential forms.
Ch. 5 Goal 3 H	Allow home businesses that maintain neighborhood residential character.	§9-1-9(B)(2) permits home occupations as accessory uses; §§9-8-1 through 9-8-4 require residential compatibility and regulate size, traffic, signs, operations, and registration.
Ch. 5 Goal 4	New Neighborhoods New neighborhood developments are aligned with resident needs and community values.	§9-5-7 provides shared-space cottage neighborhoods; §9-3-2 allows appropriately scaled neighborhood mixed use. §9-2-8(C) provides design and service review for applicable projects. Support is general rather than a separate new-neighborhood approval system.

Comprehensive Plan reference	Goal or policy excerpt	Supporting amended Title 9 provisions
Ch. 5 Goal 4 D	Allow live/work and neighborhood-serving retail at the edge of residential neighborhoods where appropriate to support walkability.	§9-3-2 and Table 9-1-2 allow housing and neighborhood businesses in NC; §9-3-2-2(E) supports walkability. Chapter 8 permits limited home occupations. The draft does not separately define or authorize a general live/work land-use category.
Ch. 8 Goal 8	Responsive Government: The participation of community members in civic affairs is valued and representative.	§9-2-6 establishes public-hearing procedures; §9-2-10 governs legislative actions. §§9-13-3(D)(5), 9-13-4(E), and 9-13-5(H) require notice and participation opportunities for specified preservation decisions.
Ch. 8 Goal 8 A	Continually improve governmental outreach to and engagement with citizens and businesses through such means as public surveys, townhalls, and workshops.	§§9-2-6 and 9-2-10 provide formal public notice and hearings. This code amendment was drafted with ten meetings with the PZC, three meetings with the ACHP, and two town halls, over 1600 mailers to property owners resulting in over 100 meetings at City Hall to review the drafts..
Ch. 8 Goal 8 B	Facilitate open, inclusive, and respectful public participation and engagement with all community members in proactive planning projects and the development review process to foster better decision-making and an informed community	§9-2-6 provides hearing participation procedures; §9-2-10 applies hearings to legislative zoning actions. §9-13-3(D)(5) adds notice to owners and occupants for district designation; §9-13-5(H) provides hearings for Commission-reviewed certificates. New Zoning Administration chapter includes specific findings necessary for application approvals.
Ch. 9 Goal 1	Economic Health A vibrant, diverse, and resilient year-round economy in Sandpoint is cultivated.	Chapters 3 and 4 and Table 9-1-2 provide commercial and industrial opportunities. §9-3-2 supports neighborhood businesses, while §9-3-3 and Chapter 13 reinforce downtown identity and reinvestment.
Ch. 9 Goal 1 E	Ensure an adequate supply of appropriately zoned land for a diversified mix of commercial, light industrial, and office uses.	§9-1-4 identifies commercial and industrial zones; Table 9-1-2 assigns commercial, manufacturing, and office uses; Chapters 3 and 4 set district standards. Adequate land supply for various land uses is periodically revisited, including with upcoming work on the industrial zones.
Ch. 9 Goal 1 G	Encourage appropriate businesses to locate in Neighborhood Mixed-Use zones to minimize the distance traveled for everyday goods/services and employment.	§9-3-2 expressly locates neighborhood-scale services within or next to neighborhoods. Table 9-1-2 and §9-3-2-1 authorize businesses subject to scale/use limits; §9-3-2-2(E) requires pedestrian-oriented siting.
Ch. 9 Goal 5	Downtown Vitality: Downtown is reinforced as the economic, social, and cultural center of Sandpoint.	§9-3-3 establishes downtown as the primary cultural and activity center; Table 9-1-2 permits diverse downtown uses. §9-3-3-2 and Chapter 13 protect the setting that supports downtown vitality.
Ch. 9 Goal 5 B	Cultivate an active and vibrant street life with outdoor seating, comfortable sidewalks and pedestrian crossings, convenient bicycle parking, and transit stops, promoting Sandpoint as a true walking town.	§9-3-3-2(B)(3), (5), (10) requires pedestrian storefronts, human-scale detailing, and weather protection. §9-1-9(B)(7) allows qualifying outdoor services; §9-6-15(B) requires bicycle parking. Crossings and transit stops also require public infrastructure action.

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Ch. 9 Goal 5 C	Encourage diverse, local restaurants and retail on the ground floor.	Table 9-1-2 permits retail and restaurants downtown while limiting DC residential uses to upper floors. §9-3-3-2(B)(3) establishes storefront standards. The code does not restrict these businesses to local ownership.
Ch. 9 Goal 5 D	Encourage a healthy mix of uses to activate downtown at all times of the day, including civic, cultural, entertainment, lodging, retail, office, and residential uses.	Table 9-1-2 permits a range of downtown retail, restaurant, office, lodging, civic/cultural, and residential uses, subject to district conditions; §9-3-3 supports this activity mix.
Ch. 9 Goal 5 F	Incorporate creative placemaking into new development and redevelopment projects.	§9-3-3-2(B) requires distinctive downtown form and pedestrian detail; §§9-3-1-2(H) and 9-3-2-2(H) provide civic spaces in CC/NC. §9-13-6 preserves downtown identity. These support placemaking without a general public-art requirement.
Ch. 9 Goal 5 G	Encourage temporary or short-term uses in downtown, such as pop-up restaurants, pop-up retail, events, and food trucks, to activate underutilized spaces.	§9-1-9(B)(7) permits qualifying outdoor sales/services; §9-1-9(B)(8) and Table 9-1-3 allow limited accessory food trucks. Table 9-1-2 addresses food truck courts and park events. Conditions apply; accessory food trucks require an established principal use and do not generally authorize vacant-lot activation.
Ch. 9 Goal 5 I	Evaluate codes to balance historic character with redevelopment opportunities.	§9-3-3-2(A) permits compatible additions and adaptive reuse; §9-3-3-2(B) guides new construction. §9-13-5(E), (I)(1)(e), and (O) provides exemptions and qualified flexibility while §9-13-6(E) protects historic features.