



DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR BRETT P. SMILEY

November 13, 2024

To: City Plan Commission
From: Robert E. Azar, AICP, Deputy Director
Re: Comprehensive Plan Zoning Changes

The Department of Planning and Development, in conjunction with the Zoning Official and the Law Department, is preparing zoning changes to implement the land use policies in the Comprehensive Plan.

We propose to advance the changes in two phases, the first with relatively simple changes where the direction is explicit in the plan, and the second with changes that will require more discussion. Below are proposed changes for the first phase.

Mapping

1. Adopt a new base zoning map consistent with the comp plan's proposed zoning map.
2. Add a handful of properties to the historic overlay district where the owners have already consented to inclusion.
3. Delete the Capital Center overlay district.

Text

1. Delete all regulations of the R-2 zone.
2. Delete all regulations of the C-1 zone.
3. Delete all regulations of the Capital Center overlay district.
4. Adjust regulations of the C-2 zone:
 - Standardize setbacks to 10' rear yard and 10' corner side yard.
 - Strengthen standards for drive-through uses in the C-2 zone.
 - Prohibit vehicle repair in C-2.
5. Allow for subdivision of residential lots into undersized lots when it can be demonstrated that lots had previously been merged. Proposed language: "Where it is documented in an official map or record of the Tax Assessor that one or more nonconforming lots previously existed, a subdivision may be performed to create the same number of lots that preceded the merger of such lots as long as each of the resultant lots contains at least 2,500 sf and 25 feet of lot width. The subdivision is subject to all other regulations of this ordinance."
6. Allow for multifamily development, rowhouse, and cluster development in R1, R-1A and R-3 at appropriate densities.

7. Cap density in the R-4 zone.
8. For short-term rentals, require owner-occupancy in R-4 as we do already in R-1A, R-1 and R-3.
9. Other zoning changes to clean up the ordinance and to comply with recent state law changes.

Next Steps

The DPD will prepare an ordinance for the CPC's review at the December 17 meeting. In the coming months, the DPD will advance the second phase of zoning changes called for in the plan. These include the following:

- Prohibit the development of new gas stations within city limits, except by special use permit if the targeted land is unsuitable for residential development.
- Establish an ad hoc committee to advise on the creation of design regulations.
- Adjust minimum parking regulations.
- Further regulate uses incompatible with stable neighborhoods, including high-density student housing
- Create new regulations related to industrial uses in and adjacent to the port.
- Refine regulations related to development incentives.
- Develop inclusionary zoning measures that are calibrated with tax and subsidy policy changes to enhance development feasibility.