

Item 10: Zoning Ordinance Revision Project (ZORP) Update

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ZORP Phase 1

- Development of a new Zoning Ordinance
- No substantive policy changes

ZORP Phase 2

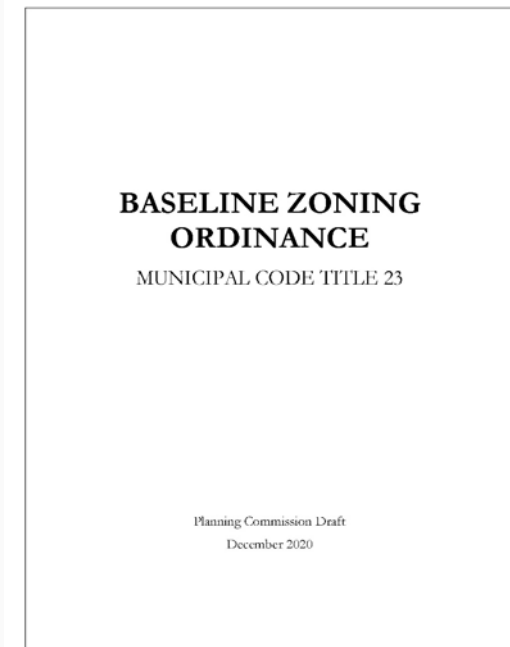
- Substantive policy changes
- Improve customer service and permitting
- Advance City Council's land use policy goals

ZORP Phase 1

October 2021: Council adopts the Baseline Zoning Ordinance (the “new” Zoning Ordinance)

December 1, 2021: New Zoning Ordinance effective date!

New Zoning Ordinance includes C-AC district, parking and TDM and Home Occupations



ZORP Phase 1 Implementation

- Staff training
- Updating BMC references in forms, Conditions of Approval and City web pages
- Process for regular updates on routine amendments and revisions to the new BMC

ZORP Phase 2

1. Consultant-assisted work on timely City Council priorities and State mandates
2. Staff-led work on proposed changes

ZORP Phase 2

Objective Standards

Staff and Consultant (Ben Noble City and Regional Planning)

Required by State law (RHNA and Housing Element)

Planning Commission's ZORP Subcommittee

- First meeting: December 15, 2021
- Task: Development of *objective standards for multi-unit residential development*
 - Residential density standards
 - New site and building envelope standards (height, coverage, FAR, etc)
 - Council's Missing Middle and Eliminating Exclusionary Zoning referrals
 - Meeting RHNA allocation through Housing Element Update

Summer 2022: Planning Commission review of objective standards

ZORP Phase 2

Other Changes

Staff Only

- Not required by State law
- Potential changes include:
 - Levels of discretion
 - Revising and standardizing permit findings
 - Revising use-specific regulations (auto uses, child care, etc)
 - Non-residential parking reforms
 - Appeals and other administrative processes

Questions?