

## Non-Housing Zoning Code Update Recommendations

The recommended non-housing related zoning code changes initially focus on priority items staff has been tracking or from community feedback, simple clean up items, and implementing consistent procedures or modifications due to State Statutes.

The table below outlines how certain non-housing-related recommendations from the Comprehensive Plan can be implemented through updates to the zoning code. The first column outlines key recommendations, while the following columns highlight the relevant zoning code sections and the specific updates needed to align with the Comprehensive Plan.

These recommendations do not encompass all the changes that will be made as part of the zoning code update. Additional updates, including minor cleanups, new definitions, and clarifications, will also be incorporated to ensure consistency and usability.

Comprehensive Plan Recommendation	Current Code Section	Recommended Zoning Code Change
<b>Modify redevelopment processes</b>		
Evaluate the redevelopment process to eliminate barriers to revitalizing aging properties.	24.06.080 SP-PKG	Consider revising and clarifying SP-PKG regulations.
Shorten the approval process or offer density bonus.	24.07.030 Use Table	Consider permitting uses with minimal impact or those that are subject to additional regulations (landscaping, screening, distance, licensing etc), such as indoor storage operations and secondhand merchandise sales.
	24.11.120 Vehicle Loading and Unloading	
Identify additional opportunities to streamline development processes and incorporate appropriate design requirements.	24.12.020 Perimeter Vehicular Use Area Landscaping	Consider revising and/or clarifying vehicle loading/unloading, parking lot landscaping, screening regulations, and pedestrian standards.
	24.12.040 Screening	
	24.14.030 Pedestrian Standards	
	24.16 Procedures	
	24.18 Terminology and Measurements	

		<p>Remove zoning amendment protest petitions per State Statutes – all zoning changes must be by majority vote.</p> <p>Revise some approval processes for consistency.</p> <p>Revise and/or update some terminology and measurements.</p>
<b>Modernize Parking</b>		
<p>Encourage business owners to repurpose existing auto-oriented parking areas into spaces with more flexible uses.</p> <p>Update vehicle parking requirements where necessary to maximize on-street parking usage and reduce the amount of space needed for off-street parking.</p> <p>Modify ordinances to reduce the minimum parking requirements of sites near transit areas or where a walkable environment is desired.</p> <p>Encourage the installation of additional bicycle parking along existing bicycle facilities, particularly near commercial areas.</p>	24.11 Parking and Loading	<p>Reduce minimum parking ratios for common uses, such as eating and drinking establishments, retail sales, medical offices, professional offices.</p> <p>In the future, consider revising all parking ratios.</p> <p>Refine bicycle parking requirements to better serve the needs of cyclists</p>

## Protect Surface and Groundwater Quality

Encourage developers to incorporate stormwater management and green infrastructure	24.12.040 Screening	Update refuse/recycling container requirements.
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