



AIA Advocacy : CodeNEXT comments

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Eliminate, or reduce, minimum parking ratios for on-site parking, across all zoning districts. Particularly, eliminate the penalty between 2500 sq. ft. and over 2500 sq. ft. restaurants.

Increase the available density in commercial zoning districts, particularly along high-growth, high-service corridors.

Compatibility setbacks are a key hindrance on these corridors and often conflict with City goals and zoning. At the least remove the “used as” language for triggering compatibility to reduce conflicts between zoning and the desired growth of an area.

Incorporate neighborhood plans and FLUMs into the LDC. This will codify all the requirements in one place and eliminate conflicts. This also makes the process for zoning adjustment the same, whether from the neighborhood or developer side. Everyone will be looking at, and working from, the same document.

Name all residential uses with a similar nomenclature. Right now neighborhoods fight adamantly against MF. If everything was phrased as varying densities of the same type of use (ie. Residential District 1-8) then there isn't an arbitrary line and such strong distinction in everyone's minds.

Rename all zoning districts to draw a clear distinction between the new LDC and all old plans / maps / guidelines

Don't provide the draft of the new code as a marked-up version relating to the existing sections. Start from scratch to write as streamlined of a document as possible.

Mandatory mixed-use

Tie allowable density increases beyond Code to planned mass transit access for the city. These would be readily available or administrative approvals.

Internal city memos, rather than codified, legal information, are often cited and the interpretations change over time. If memos are necessary then an official outlet is needed to publish the memos to design professionals. (Examples of internal memos are: seating/square footage cutoff for a unisex restroom, a urinal is required in a unisex restroom, stair guardrail and handrail return design, Subchapter F exemptions for a basement on a two-family residential lot)

Lack of decision-making for single reviewers, lately they often pull in other reviewers to consult and then we get multiple opinions / interpretations. Many projects have aspects that are in gray



areas of the code, reviewers need to be able to make the interpretation without having it go up the chain and bottleneck, no one will make any interpretations anymore

Provide a blanket exception to aspects of the Code for innovative, sustainable solutions. This gives reviewers a way to approve creative solutions or new technologies that aren't in the current, out-dated Code. They need to have a something they can point to when approving a project.

Expand the area designated as CBD, particularly to south of the river, which enables more development, more tax base and more services in the center city where it is desired.

Reduce the number of zoning districts to allow for a greater range of similar uses within one zoning. Combine this with a simplification to the “uses” table, so that a change of use is not required for every small remodel. (Example: changing an admin/business office to trade school)

Reduce lot size requirements for all types of residential: single home, two home, duplex, fourplex, apartment residential, etc... To allow for greater densities within the same volume, if the developer thinks the market will accept the product. ie: “micro units”