

# Unified Development Ordinance: Housing

## GOAL

Allow live/work housing in all residential and commercial zoning districts (Strategic Plan)

## THOUGHT STARTERS

In residential areas, how should live/works be regulated? How can they best fit in with single family homes? What should they look like?

## GOAL

Allow smaller homes (Strategic Plan)

## THOUGHT STARTERS

Should we develop a zoning category for cottage courts that would make small homes (< 1000 sq. ft.) a financially viable option in residential zoning districts? In what other ways could we make small homes possible?

## GOAL

Allow/incentivize senior housing units (Affordable Housing Study)

## THOUGHT STARTERS

What type of units make sense? Would they be related to the possibility of small, cottage development or would it require a separate initiative?

## GOAL

Allow/incentivize new apartments and the renovation of older apartments (Strategic Plan, Affordable Housing Study)

## THOUGHT STARTERS

Apartments are already allowable downtown. Should they also be a development option in neighborhoods? If so, at what scale? And where (Within? Only along the edges? Adjacent to commercial areas?)? How might we incentivize the renovation of our aging apartment stock?

## GOAL

Understand that older housing stock will need to be renovated (Affordable Housing Study)

## THOUGHT STARTERS

If demolition is prohibited or further regulated in some way, how might we incentivize property owners to renovate existing properties?

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# Unified Development Ordinance: Transportation

## GOAL

Require inter-parcel connectivity (Community Transportation Plan)

## THOUGHT STARTERS

What are the best ways to break up large development sites to ensure better community connectivity? Smaller blocks? Through streets? Pedestrian pathways? How can development sites better connect with and complement surrounding areas?

## GOAL

Design complete streets standards (Community Transportation Plan)

## THOUGHT STARTERS

What design standards are appropriate for new streets? What types of users should be accommodated? In what ways?

# Other/Public Art

## GOAL

Require/incentivize the installation of public art (Cultural Arts Plan)

## THOUGHT STARTERS

Should new development be required to include some form of art installation? Should art be something we require, to further develop our identity and marketability as a city? Or should we simply encourage it? And if so, what might an appropriate incentive be?

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# Unified Development Ordinance: Preservation

## GOAL

Update local historic district guidelines (Strategic Plan)

## THOUGHT STARTERS

How should they be updated? In what ways can such guidelines better help streets, blocks, neighborhoods or districts with their mutually agreed upon preservation goals?

## GOAL

Create design/infill guidelines for all neighborhoods (Strategic Plan)

## THOUGHT STARTERS

In 2007, the citizen-led Infill Task Force provided recommendations which are reflected in our current standards. Those changes included a 40% limit on floor area and lot coverage, as well as reducing the allowable building height. In what ways do these standards fail to serve our present goals? How could they be changed?

## GOAL

Adopt restrictions to prevent the demolition of historic homes and significant commercial structures (Strategic Plan, Environmental Sustainability Plan)

## THOUGHT STARTERS

What homes or commercial buildings would be affected? What criteria should be used in determining applicability? Should protections take the form of prohibitions against or meaningful incentives in favor?

## GOAL

Preserve more historic buildings, regardless of their status (Strategic Plan, Environmental Sustainability Plan)

## THOUGHT STARTERS

How can we make the preservation of historic buildings more desirable to property owners? What sort of incentives might lead to more older buildings getting a second life?

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# Unified Development Ordinance: Lifelong Community

## GOAL

Require or incentivize Universal Design Guidelines (Strategic Plan, Community Transportation Plan)

## THOUGHT STARTERS

How can we achieve design features that better accommodate aging in place, visitability or both? Should such features be a required part of construction and renovation or should we establish incentives to encourage them?

## GOAL

Update ADA design standards (Community Transportation Plan)

## THOUGHT STARTERS

In what ways are our streets and sidewalks failing to provide adequate accessibility? What enhancements should be a standard part of new or upgraded streets?

## GOAL

Allow/incentivize senior housing units (Affordable Housing Study)

## THOUGHT STARTERS

What form might these take? Is it related to the possibility of small, cottage development or would it require a separate initiative?

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# Unified Development Ordinance: Green/Sustainability

## GOAL

Greener building through resource efficiency, proper design, and effective landscaping practices. (Strategic Plan, Environmental Sustainability Plan)

## THOUGHT STARTERS

How can we achieve greener design and execution, in both a residential and commercial capacity? Should such features be a required part of construction and renovation or should we establish incentives to encourage them?

## GOAL

Manage stormwater close to where it falls and encourage green infrastructure for better filtration and absorption (Strategic Plan, Env. Sustainability Plan)

## THOUGHT STARTERS

Should stormwater requirements for single family sites, parking lots, and public parks/rights of way be the same? What about green infrastructure like rain gardens, bio-retention, green roofs, tree preservation, and drought tolerant/native landscaping? Required or incentivized?

## GOAL

Energy reduction options: alternative fuel stations, solar or wind power (Strategic Plan, Environmental Sustainability Plan)

## THOUGHT STARTERS

Should such energy reduction initiatives and techniques be allowable? If so, should we encourage their use? What would be an appropriate incentive?

## GOAL

Energy management: lighting alternatives/ light pollution guidelines (Strategic Plan, Environmental Sustainability Plan)

## THOUGHT STARTERS

Should the city require such efforts? If not, should we encourage them? What would be an appropriate incentive?

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