

Place Type and Zoning Correspondence Matrix

DRAFT

Place Type Categories and Zoning

The matrix below describes the relationship between the existing zoning districts and the future land use place types in the Comprehensive Plan. Many place types could be implemented by multiple zoning districts based on their overall intent, primary and secondary uses, and building form, massing, or scale.

Four possible relationships between place types and zoning districts exist:

Directly related. The zoning district is appropriate to implement the place type.

Partially related. The zoning district may be appropriate, but with qualifications (such as a development plan with conditions).

Appropriate zoning district for any place type.

Not related / appropriate.

This matrix is a recommendation tool that identifies the relationship between the long-term scope of the Comprehensive Plan and the regulatory function of the Zoning Code. Other factors should be considered with any rezoning application such as the size of the site, environmental conditions on and near the site, and the character of adjacent place types, the potential for reuse or redevelopment under current zoning, and other policies. However, the existing zoning districts may not fully implement some of the place types recommended by the Comprehensive Plan. As part of the zoning code update, amended or new zoning districts may be proposed to align with the place types.

Review criteria for all rezoning amendment requests.

1. The applicant shall demonstrate that the proposed zoning amendment is consistent with the intent of the place type for the subject site, and reference the following attributes:

- a. Land Use Mix
- b. Housing Mix (if applicable)
- c. Building Form
- d. Transportation
- e. Open Space

2. The appropriateness of the proposed zoning amendment for a subject site shall be determined by based upon compliance with the place type description in addition to:

- a. Availability of public facilities and services to the subject site.
- b. Impacts on the public welfare of the proposed zoning district.
- c. Compatibility of the proposed zoning district with surrounding zoning districts and uses adjacent to the subject site.
- d. Other requirements as determined by the Zoning Code.

3. A request may be denied or approved with conditions if the proposed rezoning amendment is deemed inappropriate based upon place type description, other policies in the Comprehensive Plan, or other analysis of the request.

a. For example, conditions could restrict development until the surrounding transportation or utility infrastructure is sufficient to support development of the site under the new zoning.

Review criteria for zoning amendment requests where the proposed zoning district is partially related to the place type. These criteria are in addition to the list above. Applicants are required to have a pre-application meeting with staff to ensure one of the following criteria is met.

1. The proposed zoning district is consistent with the secondary uses of the subject site's place type. If the intent of the request is to create a supportive use described in the place type, then the applicant must explain how the request supports that outcome.
2. The proposed zoning district is compatible with the current zoning of adjacent sites.
3. The proposed zoning district is directly related to a place type that is adjacent to the subject site on the Future Land Use Map.

		EXISTING ZONING DISTRICTS																															
		RAE Exclusive Residential Zone	RA Low Density Residential Zone	RB General Residential Zone	PR Planned Residential Zone (1-2)	PR Planned Residential Zone (2-5)	PR Planned Residential Zone (5-9)	PR Planned Residential Zone (9-12)	PR Planned Residential Zone (12-24)	OS Open Space Zone	E Estates Zone	A Agricultural Zone	RP Rural Preservation Zone	CA General Business Zone	CB Business and Manufacturing Zone	SC Shopping Center Zone	CH Highway Commercial Zone	T Transition Zone	CR Rural Commercial Zone	CN Neighborhood Commercial Zone	OA Office Park Zone	OB Office, Medical, and Related Services Zone	OC Civic and Institutional Zone	BP Business and Technology Park Zone	EC Employment Center Zone	LI Light Industrial Zone.	I Industrial Zone	F Floodway Zone	HZ Historical Overlay Zone	TO Technology Overlay Zone	TC Town Center Zone	PC Planned Commercial Zone	
FUTURE LAND USE	Traditional Neighborhood		■	■	○	○	○	○	○	○	●							○		○		○	●						●	●			
	Corridor Mixed-use				○	○	○	○	○	○	●			○			○				■	■	●						●	●		■	○
	Town Center Mixed-use			○	■	○	○	○	○	○	●											○	●						●	●		■	○
	Suburban Residential	■	■			○	○	○	○		●												●						●	●			
	Suburban Mixed Residential	○	■	■	○	○	○	○	○		●							○		○		○	●						●	●			
	Corridor Commercial			○			○	○		●				■	○	■	■			○		■	●						●	●			■
	Business Park									●											■	○	●	■	■	○			●	●			○
	Rural Living				○	○				●	■	■	■							○	○		●					●	●				
	Rural Conservation				○	○				●		■								○			●					●	●				
	Rural Crossroads									●										■	○		●					●	●				
Rural Agriculture		○									○	■	■																●	●			
Civic and Institutional									●		○										○	○	●					●	●			○	
Parks and Open Space									●		○		●									●				○		●	●				
Mining and Heavy Industrial									●		○											●			○	■	●	●	●				