



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** November 1, 2018

**SUBJECT:** Presentation on the NRH zoning ordinance regarding commercial zoning districts and related development standards.

**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Over the next few months, a series of presentations about the zoning ordinance will be included on the work session agenda. These presentations are intended to provide an overview and training on the concepts and contents of the zoning ordinance.

The preliminary schedule is below, but it may vary depending on the size and complexity of cases on these agendas. The complete zoning ordinance is online at [NRH Zoning Ordinance](#).

| DATE        | DISCUSSION TOPICS                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| November 1  | <b>Nonresidential zoning districts and use regulations (continued).</b> Comparison of nonresidential zoning districts as the foundation for the zoning ordinance, including the Town Center zoning district. Look at how land uses are distributed throughout the districts and special conditions for uses. Review of building design requirements and related site design standards such as parking, fencing, and landscaping. |
| November 15 | <b>Special zoning districts and use regulations.</b> Comparison of special districts including the Freeway Corridor Overlay and Transit Oriented Development districts. Look at how land uses are distributed throughout the districts and special conditions for uses                                                                                                                                                           |
| December 6  | <b>Administration and miscellaneous regulations.</b> Overview and discussion of procedures for administration of the zoning ordinance, including zoning change applications and code amendments. Look at the Zoning Board of Adjustment and nonconforming uses and structures. Review of general standards such as outdoor storage, accessory buildings and structures, outdoor lighting, detention ponds, and other standards.  |