



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 4, 2019

SUBJECT: Presentation on the NRH zoning ordinance regarding the Transit Oriented Development and Town Center zoning districts.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

A series of presentations about the zoning ordinance has been included on work session agendas as time and caseload has permitted and will continue through the spring. 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
March 7	Planned development zoning districts and use regulations. Explanation and comparison of planned development zoning districts. Look at examples of how the district is used and common development standards and amenities.
March 21	Transit Oriented Development and Town Center. Overview of the Transit Oriented Development and Town Center zoning districts.
April 4	Transit Oriented Development and Town Center. Overview of the Transit Oriented Development and Town Center zoning districts.
TBD	Special zoning districts and use regulations. Comparison of special districts including the Freeway Corridor Overlay and Minimum Dwelling Unit Size Overlay. Look at how land uses are distributed throughout the districts and special conditions for uses
TBD	Administration. 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.