

**Joint Town Council – Planning & Economic Development Commission**  
**Zoning Code Update Workshop**  
**Draft Commercial Zoning Districts Chapter**  
**June 12, 2013 4:00 PM**

- I. Introduction (Jessica Morriss)
  - i. Meeting Objective:

*To introduce, discuss, and receive initial input on the current concepts contained in the Draft Commercial District Zoning Chapter (and supporting information), and discuss the Community Benefits/Incentive Zoning policy as it relates to the Zoning Code Update.*
  - ii. Purpose of Commercial Zoning Update
  - iii. Process Overview
- II. Draft Commercial Zoning Chapter and Supporting Information (Martha Miller, Dyett & Bhatia)
- III. Recap Downtown Working Group results/direction (Jessica Morriss, Martha Miller, Mickey Brown)
- IV. Next Steps (Jessica Morriss)

Commercial Zoning Chapter Discussion Questions

1. **Do the Districts (Downtown, MLR, and OMR) and their purpose statements reasonably reflect the character objectives for the commercial districts?**
2. **Do the concepts of Designated Active Streets and the proposed restrictions to ground-floor uses encourage a pedestrian-oriented environment?**
3. **Do the proposed development standards (stepbacks, roof and façade articulation, building transparency, build-to lines, public space requirements, connectors, etc.) achieve the desired character of the districts?**
4. **Do the Commercial District standards provide the desired flexibility in design while encouraging the type of development the community wants?**
  - i. **Is it appropriate to allow more uses “as of right,” subject to Design Review?**

Community Benefits / Incentive Zoning Discussion Questions

1. **Is the approach of integrating the “correct” development standards into the Commercial Zoning code appropriate or should the CBIZ policy be retained, allowing zoning-related concessions to be negotiated in exchange for community benefits?**