

Comprehensive Zoning Ordinance Update

MWCOG

Planning Directors Technical Advisory Committee

July 18, 2025

Comprehensive Zoning Ordinance Update: **Project Goals**

- ❖ Alignment of Zoning Ordinance with 2040 Comprehensive Plan
- ❖ Completion of multiple initiated Zoning Text Amendments
- ❖ Support for Policy Moves, including:
 - Expansion of Housing Options
 - Green Zoning (PWC Community Energy & Sustainability Master Plan implementation)
 - More Options for Mixed-Use Development
- ❖ Innovation & Best Practices in Zoning:
 - Form-Based & Performance-Based Zoning
 - New/modified land use categories
- ❖ Modernization & Efficiencies
- ❖ Adjustments & Clarifications
 - Address changes in state law & issues with implementation
- ❖ Other County Priorities
 - E.g. economic development & other priorities in PWC Strategic Plan & 2040 Comprehensive Plan

Comprehensive Zoning Ordinance Update: Stakeholder Scoping Meetings

- Planning Office conducted **22 Stakeholder Scoping Meetings** between **October 2024 & February 2025** to obtain additional ideas on what to include in Zoning Ordinance Update scope
- Met with internal & external stakeholders who interact frequently with Zoning Ordinance
 - *Internal:* BOCS; Planning Commission; County agencies: Development Services (Zoning Administration & Land Development), Transportation, Public Works, Fire & Rescue/Fire Marshall, Planning Office Current Planning Division
 - *External:* CDC, DORAC, LOCCA/PELT, MIDCO, NVBIA, NAIOP
- Broader community engagement will occur as part of formal project launch & throughout the update; promotion on **PWC Works**

Stakeholder Scoping Meetings: Big Picture Themes

Definitions:

- Need for clarity for some existing definitions
- Missing definitions
- Need for new definitions

Overlay Districts:

- Examine all overlay districts for potential modification as needed or elimination
- Address conflicting criteria between overlay districts and underlying zoning districts

Planned Districts:

- Conduct comprehensive review of planned districts
- Modernize development standards in planned districts
- Update & expand housing types in planned districts

Stakeholder Scoping Meetings: Big Picture Themes, Continued

Buffers & Setbacks:

- Evaluate and consider changes to current buffer and setback standards for different development types & purposes (i.e. trail, common space)
- Update standards to support 2040 Comprehensive Plan

Flexibility & Future Uses:

- Address very prescriptive uses in the current ordinance—outdated or do not reflect/accommodate newer uses
- Add flexibility for future uses that may emerge over time
- Consider performance zoning & performance standards where appropriate
- Consider form-based zoning concepts where appropriate
- Modernize standards to accommodate temporary activities & events

Comprehensive Zoning Ordinance Update: Preliminary Timeline

- Comprehensive Zoning Ordinance Updates typically take minimum of 2 years
- Timeline subject to further refinement after project launch

