

## RCDG Rewrite Mission and Principles

### Create a zoning code that:

- Improves clarity, conciseness, predictability and usability for residents, development professionals and the business community;
- Maintains the integrity of code concepts adopted over time by the City Council while utilizing new ideas where appropriate to achieve these concepts; and
- Implements clearly and effectively the goals, visions and policies of the Comprehensive Plan.

### Principles for Code Organization

1. Group and consolidate regulations in a simple, logical, and efficient structure, and provide clear references to relevant code sections when they are separated from core information.
  2. Provide visual aids to guide the user and to explain the relationship between various sections of the document.
  3. Place basic regulations in obvious locations, outside of footnotes and other easy-to-miss places.
  4. Separate definitions, procedures, and regulations.
  5. Clearly identify when city-wide regulations apply and when unique regulations apply.
  6. Reduce complexity and eliminate excessive detail to make the code easier to use, navigate, and search. Consider web-based formats.
2. Provide early notice, and opportunities for timely input corresponding to the land use action proposed.
  3. Ensure that decision-making timelines meet or are quicker than statutory requirements, without compromising opportunities for public input.
  4. Use an administrative review process for certain permits where there are clear approval criteria that ensure the City's goals and visions are being met.
  5. Describe the code's procedures clearly and succinctly. Use brochures and online information to help users understand the review processes.
  6. Consolidate multiple permits, related to a proposal to make the process more understandable and accessible.

### Principles for Code Regulations

1. Carry out the Comprehensive Plan with a clear connection to adopted policies.
2. Convey expectations of quality clearly and succinctly with illustrations and examples.
3. Identify opportunities to promote environmentally sustainable development practices.
4. Provide flexibility within defined limits as a method of meeting the intent of regulations.
5. Use easily-understood language, with defined legal and technical terms where useful. Avoid multiple definitions of terms.
6. Clearly convey maximum development potential.

### Principles for Permit Review Procedures

1. Incorporate legal review into the early stages of code revision.

### Principles for Zoning Code Update and Adoption

1. Seek input from user groups and the larger community by ensuring clear communication, open conversation, and providing a variety of public involvement opportunities and formats.
2. Document public involvement and findings as decisions are made to provide transparency and accountability.
3. Ensure a clear understanding of the project scope as being limited to code rewrites that are consistent with the Comprehensive Plan.
4. Group formal consideration of regulations into similar subjects to allow interested parties to participate in the changes most relevant to them.
5. Commit to a process for code development, public review and decision-making that will enable the City Council to adopt the zoning code rewrite during the first quarter of 2011.