

2020 DRAFT THREE-PHASE ZONING FOR HOUSING PRIORITIZATION PLAN

PROPOSED “ZONING FOR HOUSING” PRIORITIZATION PLAN TABLE (March 2020)		
* PHASE I Through June 2021 (+ = work is underway)	PHASE II FY 2022	PHASE III FY 2023
Study Accessory Dwelling Units (ADUs) +	Streamline Coordinated Development Districts (CDDs)+	Consider increasing permitted units in Single Family Zones
Study Inclusionary Zoning +	Examine permitted densities within walking distance of existing and planned stations for High-Capacity Transit	Study existing zoning near King Street Metro
Examine Townhouse Zoning Consistency	Examine additional Parking Requirements for Multi-family Zones	Further examine the redevelopment of industrial zones for computability of light industrial uses with residential uses
Examine KR Zone Modifications - 1400 and 1500 King Street+	Examine possible expansion of By-Right Development	Examine creation of Traditional Neighborhood Zoning Districts and New Housing Types
Examine expanding opportunities for RMF Re-zoning	Flag Lots: Look to see how other jurisdictions permit development of these lots with fewer restrictions	
Examine Section 7-700 Height and Affordability Levels	Examine Zoning flexibility for adjacent Parcels	
Examine consistency of regulations for Open Space+	Examination of a possible Zoning Ordinance Rewrite and included would be feasibility analyses of possible alternative approaches such as Form-based Code versus FAR and Dwelling Units Per Acre	
Examine locations for Health Care Uses		
Study Co-Housing/Rooming Houses+		
Study parking requirements in Single Family Zones		
Examine Subdivision Modifications+		