

# Downtown Code

## Targeted updates to meet community expectations

	Current Issues	Proposed Changes
<i>Land Use</i>	Regulates properties within five downtown zoning classifications, some of which are not now present downtown and might be better applied city-wide.	<p><b>We will...</b> Add in permitted uses - such as cottage housing - to increase housing diversity, and</p> <p>Apply dedication standards for open space city-wide.</p>
<i>Design</i>	Multiple sections, such as the temporary uses, additional use standards, and table of permitted uses, provide a detailed use-based regulatory context, and apply specific regulations based on the proposed use.	<p><b>We will...</b> Emphasize form-based approach, limiting the use-based restrictions that contribute to code's confusion.</p>
<i>Streets</i>	The downtown zoning district identifies specific street types within downtown, requiring them to be built to certain standards in the course of development. But they may not necessarily fit downtown's character, where many streets are more rural, with grassy ditches lining the sides.	<p><b>We will...</b> Wrestle with requirements for street improvement to the types required by the code, making it easier to create a cohesive street environment, and</p> <p>Reconsider which street types should be applied where and under what conditions.</p>
<i>Navigation</i>	Challenging to navigate the ordinance, with a confusing numbering system.	<p><b>We will...</b> Change the numbering to a system that is more intuitive and easy to follow, blending it with the rest of the UDO.</p>



### Proposed Direction:

*The downtown code is now its own section within the overall UDO. It is not functioning as well as it could, with some confusion among the community on what to expect. Here are some ways to address this:*

- *Split up the downtown code, consolidate and integrate it into the rest of the UDO.*
- *Incorporate some standards into other sections, and still have a specific downtown code section.*
- *Pay more attention to street design, connectivity and compatibility.*

