

Planning and Zoning Code Update

Council-Manager Briefing

February 14, 2022

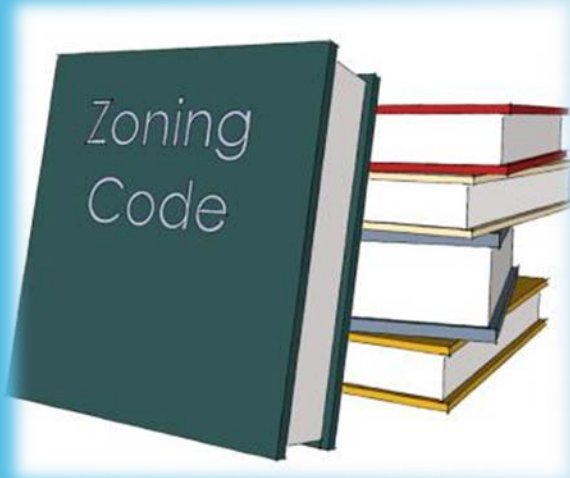


What is a Planning & Zoning Code?

- Primary tool used to guide development throughout the city
- Set of regulations as to how land can be used

- Lot coverage & building placement
- Land use
- Signage, landscaping and parking requirements
- Subdivision layout standards
- Stormwater management
- Source water protection
- Cell towers

- NOT: Property Maintenance



Zoning vs. Property Maintenance

Zoning

- What you can or cannot do with your property
- Examples:
 - Size of storage shed
 - Height of building
 - Location of a swimming pool

Property Maintenance

- What your property looks like
- Examples:
 - Litter or debris on front porch
 - Tall grass
 - Dilapidated fence or swimming pool

What is a Comprehensive Plan?



- Adopted in 2019
- A vision for future development of the community
- Collection of goals, policies and strategies to implement the vision
- **Strategy LUZ-1** – conduct a comprehensive overhaul of the city zoning code to implement the future land use plan and other policies of this plan
- Extensive public outreach



Recommendations

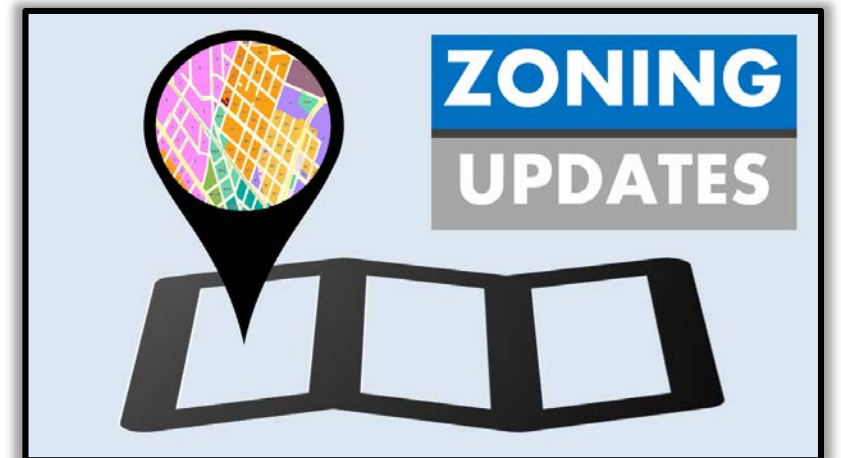


- Enhanced landscaping and buffering standards
- Revise parking regs to prevent excessive parking lots
- Address sign height and sign clutter
- Greater design standards
- Encourage new developments to incorporate public gathering places or pocket parks



Why Update?

- The city's code was adopted in the early 1980's and has undergone piecemeal updates throughout the years.
- Recently adopted Fairfield Forward.
- Difficult to use for city staff, residents, business owners and developers.
- Inconsistent and outdated regulations (need to ensure a legally sound Code)



Update Process

1. Project Initiation
2. Code Diagnosis and Outline
3. Drafting of the Regulations
 - a) Module 1: Zoning Districts and Uses
 - b) Module 2: Development and Design Standards
 - c) Module 3: Subdivision Standards
 - d) Module 4: Administration, General Provisions, Review Procedures, and Definitions
4. Adoption and Final Production

We are here



Project Initiation

- Work Sessions with Consultant
- Advisory Committee Meetings
- Board of Zoning Appeals (BZA)
- Planning Commission



Advisory Committee

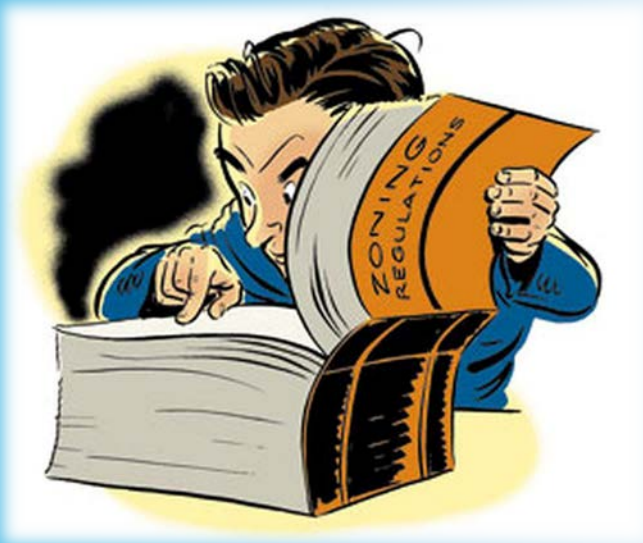


- Matt Davidson – City Council & Planning Commission
- Steve DeSalvo – Design Review Committee
- Don Hassler – Planning Commission
- Scott Lepsky- Planning Commission & BZA
- Missy O’Brien – Planning Commission
- Dale Paullus – City Council
- Kert Radel – Fairfield Chamber
- Tony Rawe – BZA
- Erin Simons – BZA
- Terry White – Fairfield Forward Committee
- Bill Woeste – Resident (former City Council member)
- Steve Wolterman – Law Department
- Staff: Greg Kathman, Nathaniel Kaelin, Erin Lynn, Lee Rosato

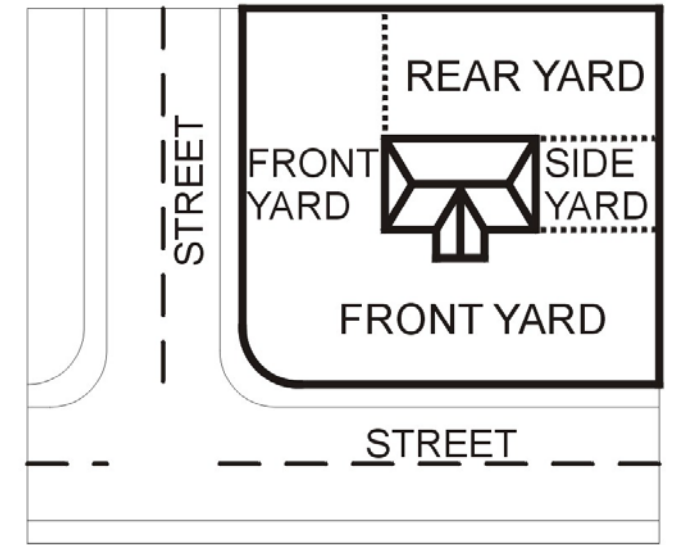
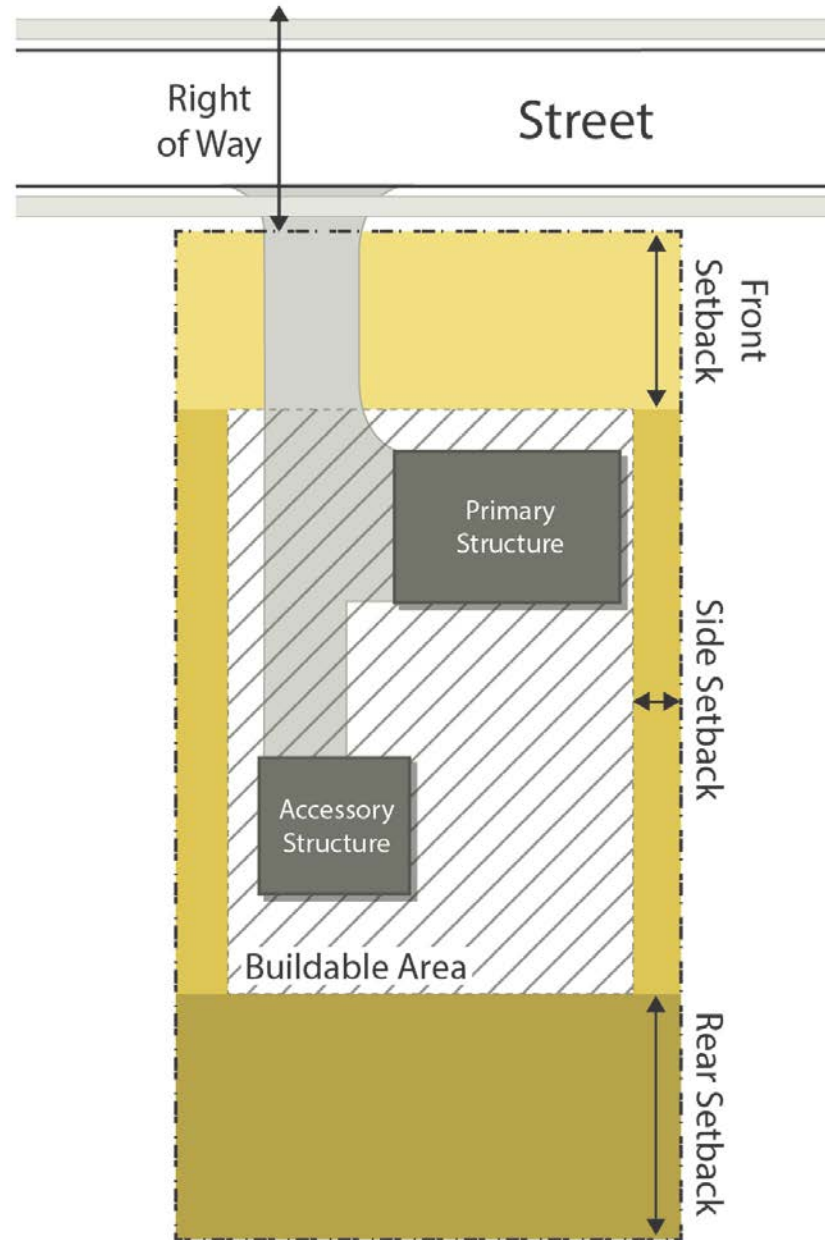
Code Diagnosis & Outline

Detailed documentation of the strengths and weaknesses of the current City of Fairfield Planning and Zoning Code

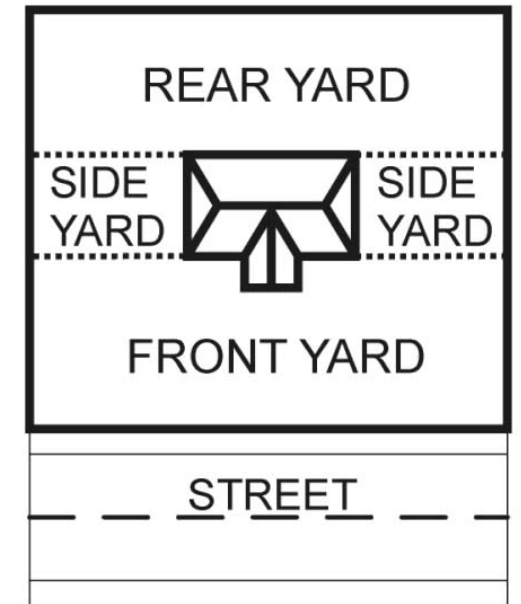
- *Analysis of the Current Regulations*
- *Proposed Code Outline*



Illustrate Key Concepts



CORNER LOT



INTERIOR LOT 11

Modernize and Improve Development Regulations



Parking Lots

- Right Size (max/min) parking requirements
- Adding landscaping requirements



Signage

- Sign code compliance with “content neutral” laws
- Update standards for signs in the city including type, dimensions, and electronic messages



Next Steps

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Public Outreach

- Online information and engagement
 - www.fairfieldzoning.com
- Online surveys
- Stakeholder interviews
- Public meetings
- Newsletter articles
- Facebook posts
- City website



QUESTIONS OR COMMENTS