

What is a Neighborhood Plan?

What guides a Plan?

Community Priorities

Outreach and feedback

Local & Citywide Goals

Existing Conditions

What topics are covered?

Zoning & Land Use

Urban Design

Housing

Streets & Open Space

Jobs & Economic Development

Schools & City Services

What are the tools to achieve a Plan?

Land Use Actions

Capital Investments

Public Realm Improvements

Programmatic Investments

Coordination with community & agencies

What is Zoning?

Zoning helps to regulate both “what” you can build and “where” you can build it.

Uses

Residential



Commercial



Community Facility



Industrial



Building & Site Design

Building Heights

Building Setbacks

Floor – Area – Ratio (FAR)

Rear Yards

Density

Public access & amenities

Ground floor streetscape
and uses



What is Zoning?

Zoning helps to regulate both “what” you can build and “where” you can build it.

Zoning does NOT

Require 100% affordable housing

Control aesthetics or architecture

Require existing buildings to change to the new rules

Result in new buildings where there is no market demand for such buildings

Require businesses to locate in a building

Require the construction of new buildings

Require a building to only have a certain number of bedrooms

Prohibit demolition of buildings