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Town Planner's Review
Wednesday, July 28, 2021

IX. **Zoning Rewrite Discussion.** Consideration of proposed amendments to Administrative Provisions: Articles I, III through VI, and VIII. This is the first section of the zoning ordinance being reviewed as part of the planned comprehensive zoning rewrite.

- I recommend that the board discuss potential amendments to the articles included in the enclosed write up.

After adoption of the Durham Master Plan the staff and Planning Board recognized the need to revise the Zoning Ordinance, both to reflect objectives contained in the Master Plan and to update and improve the ordinance. Ten chapters were adopted in 2015 and the capstone chapter, Future Land Use, was adopted in 2018.

Conducting a zoning rewrite is a long and challenging process. See the enclosed memo from me dated February 28, 2018 explaining the rationale for the zoning rewrite and the suggested process. Indeed, it has taken a good while to commence this process given numerous other applications and projects that have come forward over the past 3-1/2 years. We will need to pursue sections as time allows.

My 2018 memo is out of date and is provided for a background only. We will likely want to revise the sections proposed for the rewrite and the order of presentation. Some of the sections may not be worth pursuing and some have already been addressed including agricultural provisions, short term rentals, and parking.

I started with Administrative articles, probably the easiest part of the ordinance. I included my suggested amendments. These proposed changes are fairly minor. I recommend that board members review each article as there will likely be other provisions that the board will want to amend.