



ReZone
CEDAR RAPIDS
PRESERVE • ENHANCE • TRANSFORM

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What is Zoning?

Simply put, zoning provides the rules for how land can be used and developed. It outlines:

- **WHAT** structures can be built and **WHERE**
- How they will be **USED**
- Influences how they'll **LOOK**, such as landscaping and aesthetics
- How **MUCH** can be built (density/intensity)

Zoning ordinances are in place to help **encourage high-quality, sustainable development** and to **protect functionality** and **property values** of our community.

Good zoning reflects a community's Comprehensive Plan to ensure that development follows what is **most important** to the community.

ReZone Cedar Rapids will help align the City's zoning code to more accurately reflect the quality of life issues that were identified through EnvisionCR, the City's Comprehensive Plan. The new zoning code will include **traditional** zoning standards and **form-based** code standards. Tools will be established to help accommodate a **range** of development needs and **preferences** throughout the community.



Traditional Zoning

Encourages the separation of various land uses such as residential, commercial, and industrial. For residents, this means you will not see a new factory built in the same neighborhood as single-family homes or other residential buildings.

Traditional Zoning Code Contents:

What can you do



- General Provisions
- Zone Districts
 - Uses and Use Standards
 - Dimensional Standards

What is required



- Development standards

How the city
is involved



- Procedures
- Enforcement & Penalties
- Definitions



Form-Based Zoning

Addresses the relationship between buildings and the street – the “public realm.” Supporting the unique characteristic of a neighborhood is a key pillar of a form-based code, which focuses on several elements of public space: Form and size of buildings, space between the street and front of buildings, attractiveness of a neighborhood, street networks and access, room for cars, bicyclists, pedestrians.

Form-Based Code Contents:

What can you do



How it gets reviewed



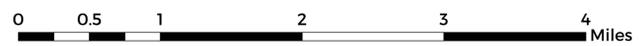
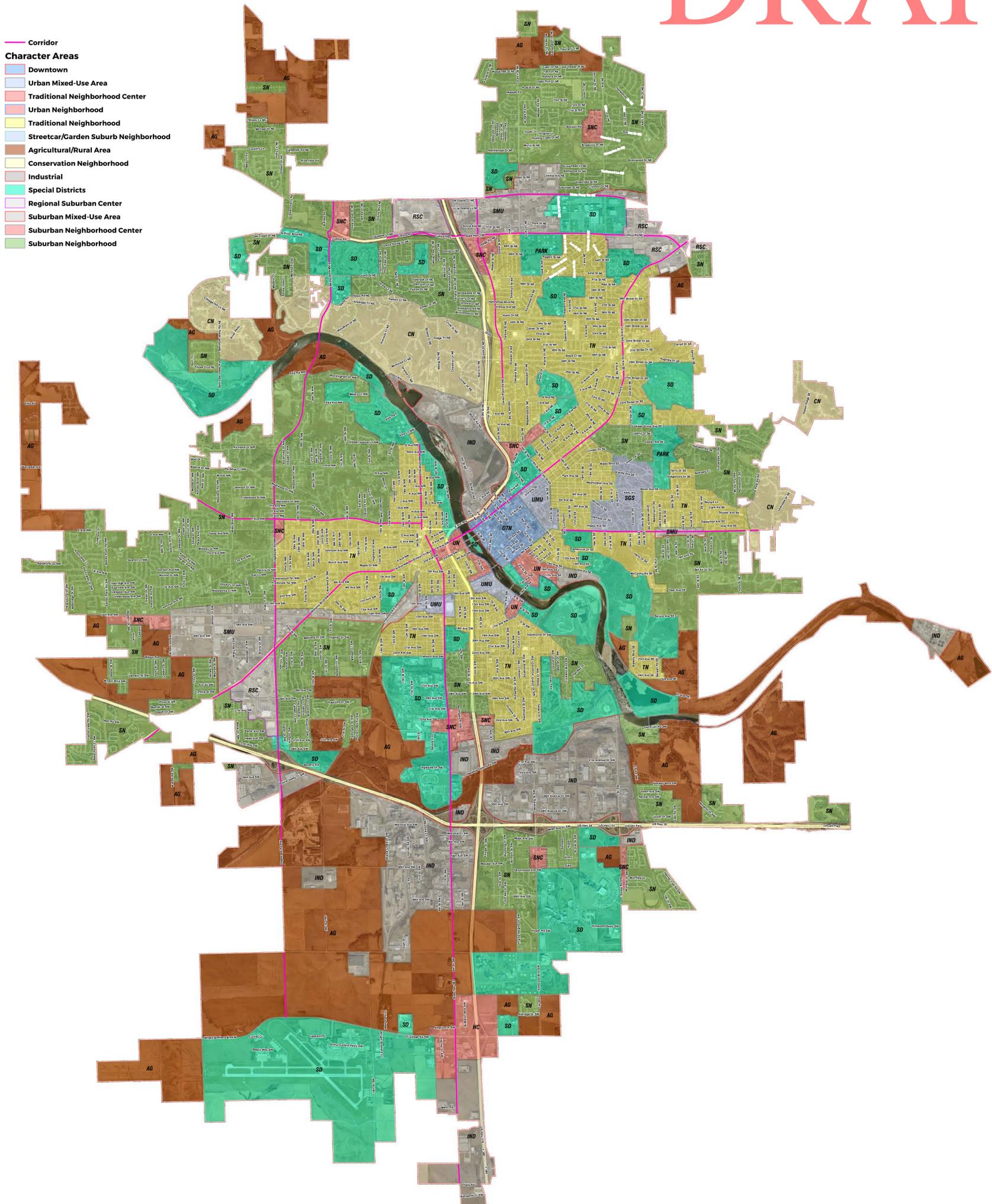
How shall it be designed



- Regulating plan
- Building form and function standards
- Public space standards
- Administration
- Landscaping standards
- Optional standards
 - Architectural
 - Environmental
 - Other as determined by community



DRAFT



Character Areas: Summary Descriptions

Downtown (DT), the historic center of Cedar Rapids is large-scale, mixed-use, compact, and walkable. It is the most intense area in the city, and very pedestrian-oriented, although individuals may arrive via all modes of transportation.

Urban Mixed-Use Areas (UMU) are of moderate to high intensity, and include a range of uses from residential to commercial to industrial, within a framework of urban building forms and an interconnected street network, generally surrounding **Downtown**.

Traditional Neighborhood Centers (TNC) are similar in character to a downtown but on a much smaller scale. They include locally serving retail, office, and residential uses in a compact, walkable form. They are located within, adjacent to, or between **traditional neighborhoods**, **urban neighborhoods**, or **urban mixed-use areas**, (and potentially **suburban neighborhoods**) and range in size from a few blocks to a corner store.

Urban Neighborhoods (UN) are predominantly residential areas in close proximity to **Downtown**, comprised of a range of housing types, from apartments to townhouses and, in limited locations, small lot single family homes, arranged in a compact, walkable form.

Traditional Neighborhoods (TN) may be historic neighborhoods or newer neighborhood developments. They have an interconnected network of walkable streets, and include a range of housing types (but are less intense than an urban neighborhood). Some daily needs can be met within a 5-10 minute walk. These neighborhoods may encompass **traditional neighborhood centers** as well as some institutional uses such as schools and churches.

Streetcar or Garden Suburb Neighborhoods (SGS) were typically developed in the late 19th and early 20th centuries. They are usually comprised of single-family houses, but may include accessory dwelling units in the form of detached garages or carriage houses, as well as small apartment buildings. Street patterns are often irregular but interconnected. These neighborhoods are often within walking distance to a **traditional neighborhood center** (or historic streetcar route).

Regional Suburban Centers (RSC) are large-scale, auto-oriented areas, typically developed as a cohesive center following a master plan, located on major arterials, and often serving as a citywide or regional destination for goods and services. They are predominantly comprised of retail, restaurant and office uses, but may include a residential component.



Character Areas: Summary Descriptions

Suburban Mixed-Use Areas (SMU) are auto-oriented locations, frequently located along a major suburban corridor or highway frontage. The uses range from light industrial to office, from retail to residential (including hotels), often configured in “horizontal mixed-use” patterns, with standalone commercial buildings or strip centers with pad sites. **Highway commercial areas** are a sub-category of suburban mixed-use areas.

Suburban Neighborhood Centers (SNC) are primarily auto-oriented (yet still accessible by pedestrians) commercial areas, but may include attached single-family and multi-family residential sub-areas. They are a range of sizes, typically smaller than regional suburban centers or mixed-use areas, and provide goods and services to the surrounding **suburban neighborhoods**.

Suburban Neighborhoods (SN) are auto-oriented residential areas, primarily built after WWII up until the present day. Street networks typically include long blocks and may lack sidewalks. Streets are often curvilinear and disconnected and frequently include cul-de-sacs.

Conservation Neighborhoods, a sub-category of suburban neighborhood, are low intensity residential areas with limited development potential due to topography or other natural features.

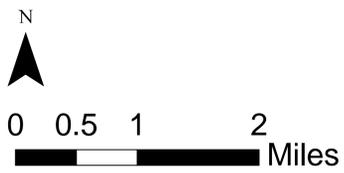
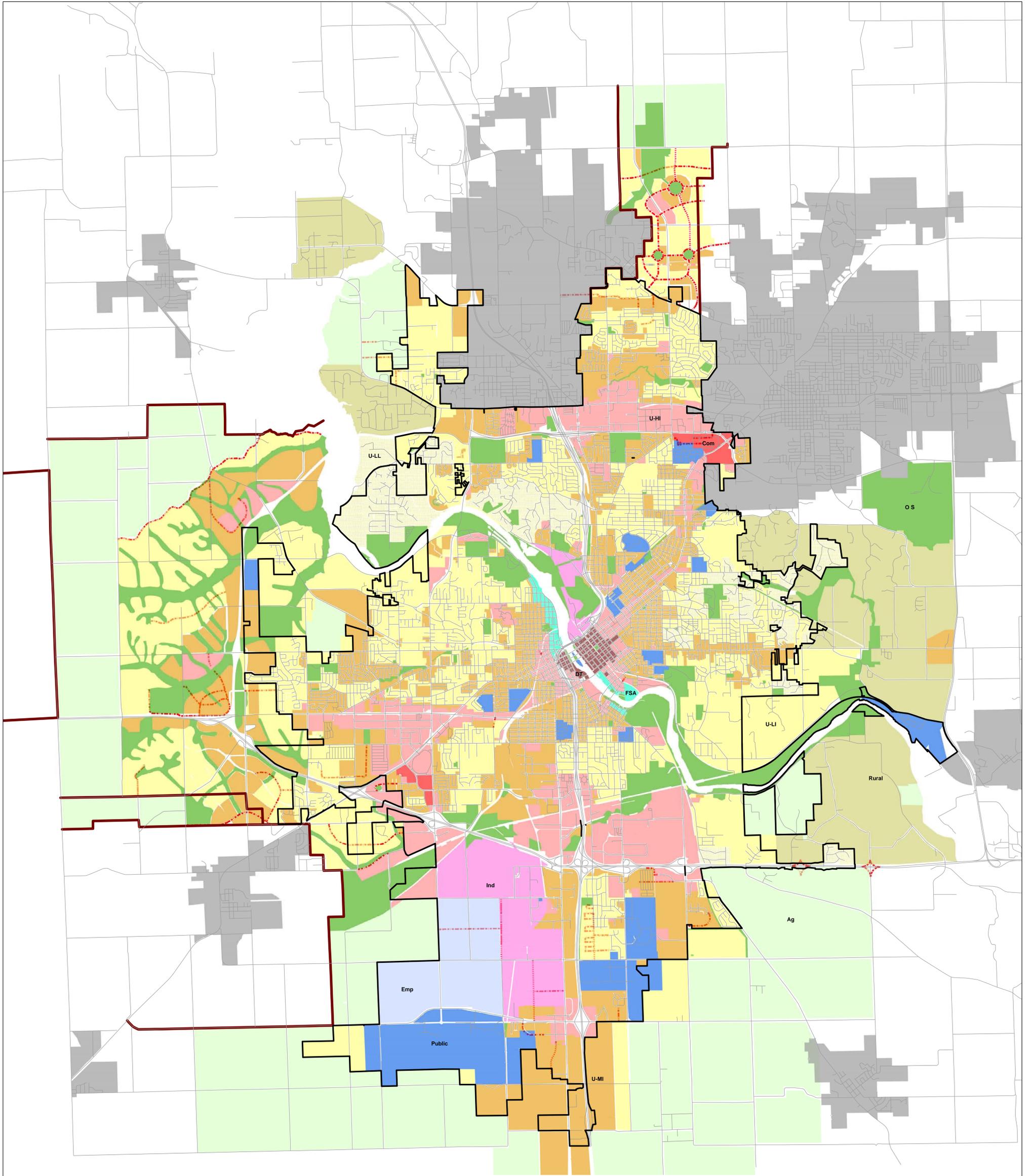
Industrial Areas (IND) are large scale and dominated by manufacturing, processing, and distribution uses, but may also include commercial and retail services, including restaurants. They are typically located along highway and rail corridors and are easily accessible by tractor-trailer trucks.

Special Districts (SD) are typically single-use areas with a form and character specific to their function. They may include small industrial areas, office parks, recreational facilities and signature parks, corporate and college campuses, and large institutional and public uses such as airports or waste-management facilities.

Agricultural/Rural Areas (AG) are dominated by active agricultural uses, primarily cultivated fields and pastures with little built form. The structures that do exist (in addition to individual family residences) are typically accessory to farm uses, such as barns and silos. Agriculture-related retail uses may also be present.

Corridors are thoroughfares that provide vehicular connections between and through different Character Areas. Long corridors frequently change form and character along their length, as they pass through various centers and neighborhoods. The built form, landscape and signage along corridors affect the overall character and perception of the city. Corridors may have an urban, suburban, rural, or highway commercial character.





Legend

- | | | | | |
|---------------------------|------------------------|----------------------------|------------------------|--------------------------|
| — Corporate Boundary | Future Land Use | ■ Downtown | ■ Open Space | ■ Urban Low Intensity |
| - - - FLU NEW Major Roads | Base LUTA | ■ Employment Reserve | ■ Public | ■ Urban Large Lot |
| — Annexation Agreements | ■ Agriculture | ■ Flood Control Study Area | ■ Rural | ■ Urban Medium Intensity |
| | ■ Commercial | ■ Industrial | ■ Urban High Intensity | |

Land Use Typology Areas Summary

The table below outlines the Land Use Typology Areas (LUTAs) contained in EnvisionCR. The LUTAs identify the intended types, densities, and intensities of development allowed. The Future Land Use Map identifies the locations and the boundaries of the LUTAs.



LAND USE TYPOLOGY AREA	DESCRIPTION / PURPOSE	RESIDENTIAL DENSITY (du/Acre)	NON-RESIDENTIAL OR MIXED-USE INTENSITY (FAR)
Agricultural Preserve (AP)	Areas preserved for permanent farming, agricultural production, and resource extraction.	1 unit/40 acres max	NA
Rural (R)	Areas that are unlikely to receive urban services. Agriculture and very low-density development will be the probable final use.	1 unit/2 acres max	NA
Urban-Large Lot (U-LL)	Areas with urban services including very low-density residential constrained by environmental elements, such as steep slopes, waterways, and woodlands.	0-6	0.50 max
Urban-Low Intensity (U-LI)	Areas with urban services including relatively low-density residential and neighborhood commercial and services uses.	2-12	0.50 max
Urban-Medium Intensity (U-MI)	Areas with urban services including medium-density residential and neighborhood and community commercial, office, and service uses.	4-24	1.0 max
Urban-High Intensity (U-HI)	Areas with urban services including medium and high-density residential, major commercial, office, and services uses, and limited industrial in suitable locations.	8-40	3.0 max
Downtown (DT)	High-intensity mixed uses focused on downtown and immediate environs.	20 and up	1.0 max
Commercial (C)	Areas dominated by major community and regional commercial development that are both large in scale and have high traffic impact. May include high-density residential uses.	16-40	1.0 max
Industrial (I)	Areas dominated by large-scale industrial uses.	NA	NA
Employment Reserve (ER)	Areas reserved for future large employers.	NA	NA
Public, Semi-Public (P)	Areas with major, typically land-intensive public, semi-public, or other civic uses.	NA	NA
Open Space (OS)	Areas intended to provide open space recreational uses, such as local and regional parks and for the preservation of environmentally sensitive areas. May include accessory or complementary uses if permitted by flood plain or other environmental regulations.	NA	NA
Urban Reserve Overlay (UR)	Areas that are unlikely to be served by urban infrastructure during the planning period, but will be feasibly served and needed for urban development in the long-term	1 unit/40 acres max	NA
Environmental Conservation Overlay (EC)	Areas will remain undeveloped due to sensitive environmental features and habitat.	NA	NA
Flood Control Study Area (FC)	Areas of the community currently under study for planned flood control project.	NA	NA



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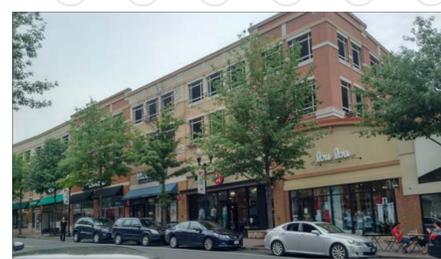
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Next Steps | 2016 Milestones

Summer 2016

Code Assessment Report available on CR website

Late Summer 2016

Project Team drafting updated administrative procedures

Fall 2016

Project Team drafting updated zone districts

Late 2016

Next opportunity for in-person public input

