



CodeNEXT Scenarios

12/12/17

1. Nearest Equivalency Map

Intent:

The purpose of the nearest equivalency map is to serve as a baseline for mapping analysis and scenarios developed with the PC Mapping Working Group.

Nearest Equivalency to Current Zoning Map Methodology:

- For all lots without the –CO or –V overlay, the nearest zone in the draft code was applied – see table below
- For all lots with interim zoning, CodeNEXT draft zones were applied based on current land use
- For all lots with the -V overlay inside the urban core, typically Main Street zones were applied
- For all lots with the -V overlay outside the urban core, typically Mixed Use zones were applied per the table below
- For all lots with COs that were converted to CodeNEXT draft zones, the conversion was carried forwarded
- For all TODs, NCCDs, PDAs, ERC, NBG, and COs that were not converted, F25 was applied

The table below describes how current zoning categories were translated into CodeNEXT zones in the nearest equivalency map:

Current Zoning	Draft Zone
RR	RR
LA	LA
SF-1	R1A
SF-2 (outside core)	R1B
SF-2 (inside core)	R1C
SF-3 (outside core)	R2B
SF-3 (inside core)	R2C
SF-4A (outside core)	R2D
SF-4A (inside core)	R2E
SF-5/SF-6	RM1A
MF-1/MF-2	RM2A
MF-3/MF-4	RM3A
MF-5/MF-6	RM5A
MH	MH

NO/LO/LR	MU2A
GO	MU2B
GR	MU3A
CS/CS-1	MU4B
CH	MU5A
CBD	DC
DMU	CC
LI	IF
IP	IG
MI	IH
R&D	R&D
P	P
PUD	PUD
AV	AV
AG	AG
DR	DR
UNZ	UNZ

2. Working Group Scenarios

Scenario A: Preserve Neighborhood Character; focus on New development	Scenario B: Increase overall housing capacity	Scenario C: Maximize Income-Restricted Affordable Housing
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