

(#38-22) - Attachment A

Engagement Takeaways	Zoning Tools						Non-Zoning Tools
	Dimensional Standards	Development Standards	Allowable Uses	Allowable Density	Permitting / Process	Incentive	
Create more communal & public space + activation	Setbacks that prioritize active use	Open space/ community space requirements for new development & redevelopment	Update Use Table		Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for greater public realm enhancements	X
Increase accessibility to buildings and infrastructure within village centers	Ensure minimum sidewalk widths	Follow universal design guidelines Require affordable accessible housing units			Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for public realm accessibility improvements	X
Incorporate climate resiliency through built structures and green spaces	Exemptions for sustainable building design components	Tier sustainability benchmark requirements for different sized projects Planting/open space requirements for new development & redevelopment		Height and density allowance for sustainability measures	Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for increased sustainability measures	X
Help small businesses to begin, stay and thrive in village centers	Smaller retail spaces Flexible ground floor story height	Flexible parking requirements	Simplify home business regulations Update Use Table	Upper floor residential above ground floor retail Expand built-in customer base	Flexible parking requirements Streamline process for use change in existing space	Height and density bonuses in exchange for subsidized commercial space	X
Make the permitting process easier, clearer, and multi-tiered	Update standards for by-right projects	Update standards for by-right projects Design guidelines	Tiered process for by-right and Special Permit projects Update Use Table		Tiered process for by-right and Special Permit projects "How To" guide for small builders and developers	Streamlined process in exchange for greater levels of affordability, sustainability, accessibility, etc.	
Add more diverse housing options and encouraging mixed-use projects	Setback requirements that allow for missing middle housing	Flexible parking requirements	By-right mixed use and multi-family projects Update Use Table	Height and density allowance for missing middle and mixed-use buildings	Tiered process for by-right and Special Permit projects		X
Prioritize safe and accessible routes to and through village centers, especially walking and biking	Ensure minimum sidewalk widths	Promote bicycle, shuttle, rideshare, and other alternatives to driving infrastructure Flexible parking requirements	Update Use Table	Height and density allowance for missing middle and mixed-use buildings	Public realm design guidelines that address accessibility, green infrastructure, and activation considerations	Height and density bonuses in exchange for greater public realm enhancements	X
Incentivize the preservation and adaptive reuse of historic buildings		Update standards for by-right projects			Streamlined process for adaptive reuse.	Streamlined process in exchange for a certain level of preservation of the existing building.	X