



**Zoning Ordinance and Subdivision Regulations Rewrite
Town of Brentwood Council
November 9, 2016**

The purpose of this discussion was to present Clarion Associates' recommendations for the new Zoning Ordinance and Subdivision Regulations and to discuss the concerns and questions of the group. The following questions were raised by the participants. Staff responses to these questions were not recorded.

M-U-TC Zone

1. If the M-U-TC (Mixed Use – Town Center) Zone is being eliminated, what is the replacement base zone?
2. Brentwood and Mount Rainier like the by-right development that the M-U-TC Zone can provide.
3. What Transit-Oriented/Activity Center zone would be most appropriate for Mount Rainier and Brentwood?

Design Standards and Parking

4. Many of the homes in Brentwood were built before the current zoning code and standards were in effect. These homes have front setbacks that are more narrow when compared with what is required in the current standards. This creates a mismatch between building frontages. It would be good if the new code required new buildings to match the existing buildings in terms of setbacks.
5. It would be best to ensure a level of design consistency between new buildings, old buildings, and buildings that have new additions.
6. Commercial developments that have parking in the rear are beneficial to the community.
7. Residential parking on grass (either the front or back yard) is prohibited. This has led to more need for parking. Property owners cannot park on grass, nor can they pave front yards for more parking. We would like this changed.
8. Brentwood may be interested in a Neighborhood Conservation Overlay (NCO) zone, similar to that being explored for Mount Rainier, in order to enforce a level of design standards for the new construction.

Enforcement/Process

9. Are there any ways to make sure that after a permit is approved, someone goes to the development and checks to make sure the building follows the permit?
10. How can the new Zoning Ordinance better outline the process for obtaining municipal permits for structures such as fences and signs?



Other

11. Perhaps for multi-use buildings, the retail components of those buildings would not contribute to the building's overall floor area ratio?
12. The threshold for minor site plans is too low.
13. Will the new code impact where churches are allowed to be built?