Exploring Zoning Trends

the alternative facts

Tareq Wafaie
RMLUI 2017
“...fun is good.”

- Dr. Suess
Overview of Presentation

Length of average presentation vs. Length of this presentation
Overview of Presentation

Credibility

Average at RMLUI

This presentation

Credibility Gap
So, I write zoning codes...

Back away slowly
Laugh out loud and then realize I was serious
“Well, the world needs ditch diggers too.”
“I’m sorry.”
“Really? That’s cool!”
So, I write zoning codes...

NEWS

BREAKING:
Zoning code drafting named “sexiest job” for sixth year straight

With pencil in hand, zoning code drafters are making their mark as the nation’s most sought after position. Neque adipsicing elit. Maecenas porttitor congue massa. Fusce dapibus, pulvinar ultricies, purus lectus malesuada libero, malesuada fames ac turpis egestas. Proin luctus massa ac tortor malesuada, in malesuada fames ac turpis egestas.

MAN LOSES 20 LBS. IN 4 WEEKS JUST BY CARRYING ZONING CODE IN BACKPACK

Zoning Code Drafters Do it Again!
Denver, CO
Zoning codes and staff morale

**Staff Morale**

- Really love my job
- At least I have a job
- Tears

**Age of Zoning Code (in years)**

- 80+
- 50-79
- 30-49
- 15-29
- 5-14
- < 5
Who attends zoning code meetings?

- Lost: 13%
- Mad: 25%
- Thought there would be pizza: 32%
- Staff: 32%
Zoning code outreach

Average number of people at adoption hearing that claim they never heard about the project

Number of public meetings
Zoning codes – common issues raised

- Tiny Homes
- Accessory Dwelling Units (ADUs)
- Marijuana
- Planned Unit Developments (PUDs)
- Tiny ADUs full of marijuana in PUDs
Tiny homes

SHED + HOUSE
Tiny Home Owners...by the numbers
Tiny Home Owners...by the numbers

- Lost Job
- Have Beard
- Hiding
- Unsure
Tiny Home Owners...by the numbers

Forced into decision by significant other

8 out of 10
Tiny Home Owners...by the numbers

9 out of 10

Occupied by average-sized people
Tiny Home Owners...by the numbers

1 out of 10

Had back problems before moving into tiny home
Tiny Home Owners...by the numbers

7 out of 10

Now have back problems
Tiny Home Owners...by the numbers

Have a storage unit twice the size of their tiny home

10 out of 10
Tiny Home Owners... by the numbers

12 out of 10

Are terrible at math
Development review procedures

Elected officials that are tired of reviewing so many development applications

Elected officials willing to delegate review to staff or P&Z
## Variances

<table>
<thead>
<tr>
<th>Variance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fence height or location (to keep those pesky urban elk out)</td>
<td></td>
</tr>
<tr>
<td>Building height (for ham radio tower)</td>
<td></td>
</tr>
<tr>
<td>Setbacks (for drawbridge across moat)</td>
<td></td>
</tr>
<tr>
<td>Eight-car garage (‘Merica!)</td>
<td></td>
</tr>
<tr>
<td>Tiny ADUs full of marijuana in PUDs</td>
<td></td>
</tr>
</tbody>
</table>
And finally...the chickens

6 out of 10

Just love how the “yolks set up so nicely”
And finally...the chickens

9 out of 10

Have neighbors that filed an application for a fence height variance
And finally...the chickens

2 out of 10

Only like them because they say “bok-bok-b’gok”
And finally... the chickens

3 out of 10

Rent out their coops on Airbnb since the chickens escaped
$16 per night

“Cozy one bedroom loft in great neighborhood”

“Modern farmhouse feel”

“Great views”
thank you

Tareq Wafaie, AICP
twafaie@clarionassociates.com
(303) 830-2890 ext. 32