

Exploring Zoning Trends



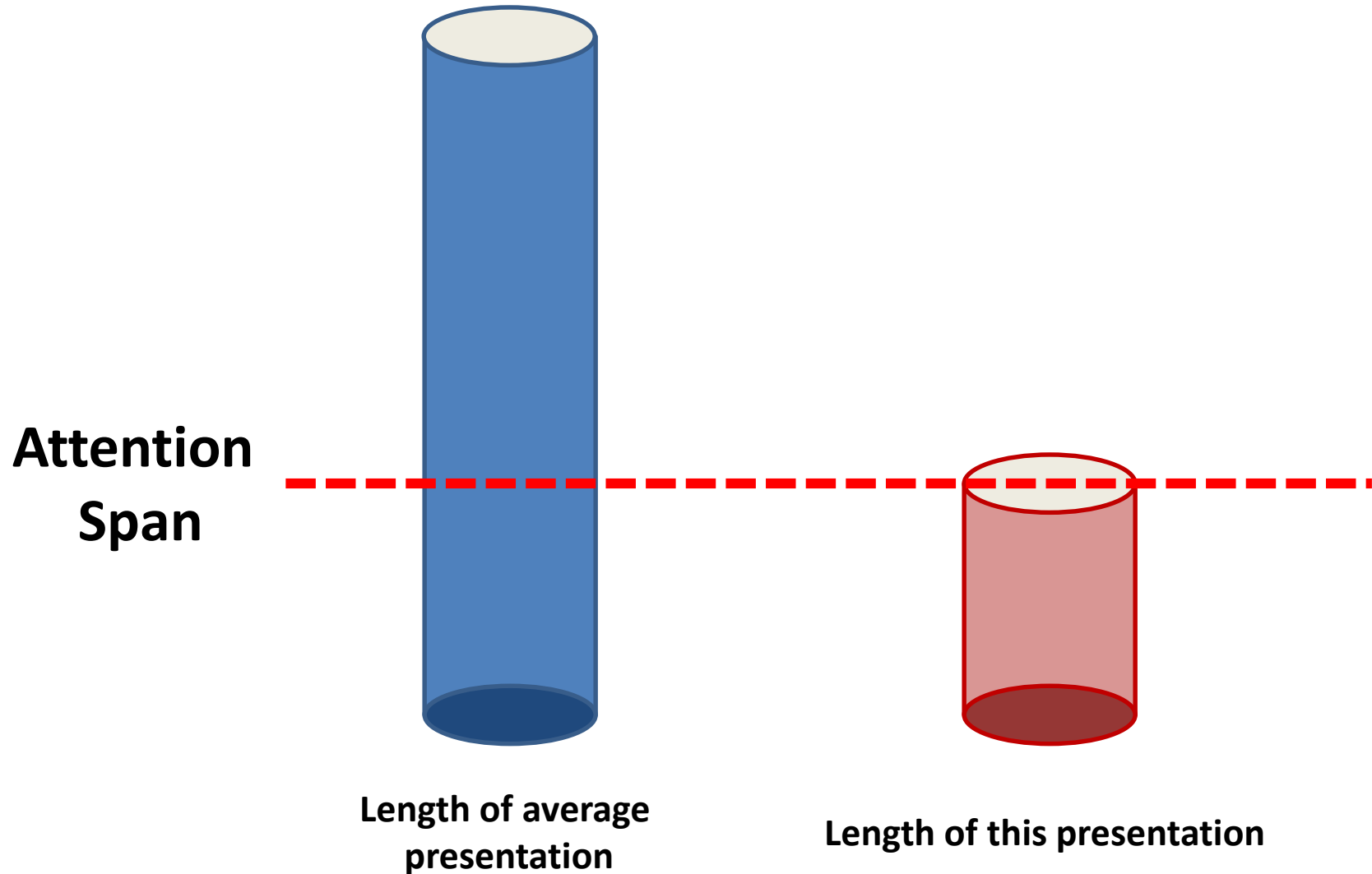
the alternative facts

Tareq Wafaie
RMLUI 2017

"...fun is good."

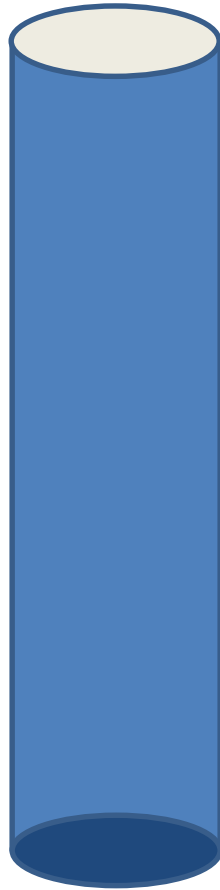
- Dr. Suess

Overview of Presentation



Overview of Presentation

Credibility

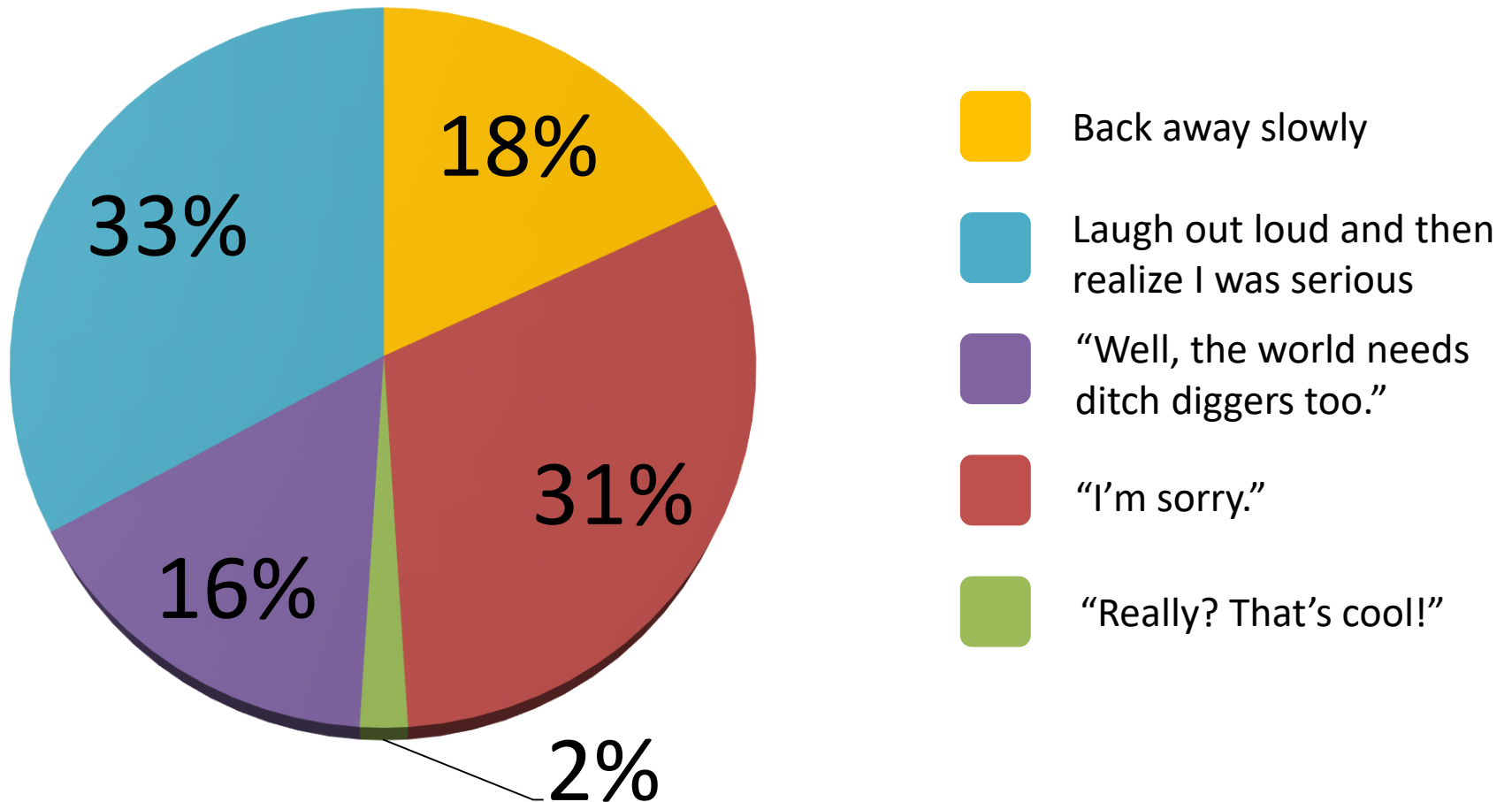


Average at RMLUI



This presentation

So, I write zoning codes...



So, I write zoning codes...

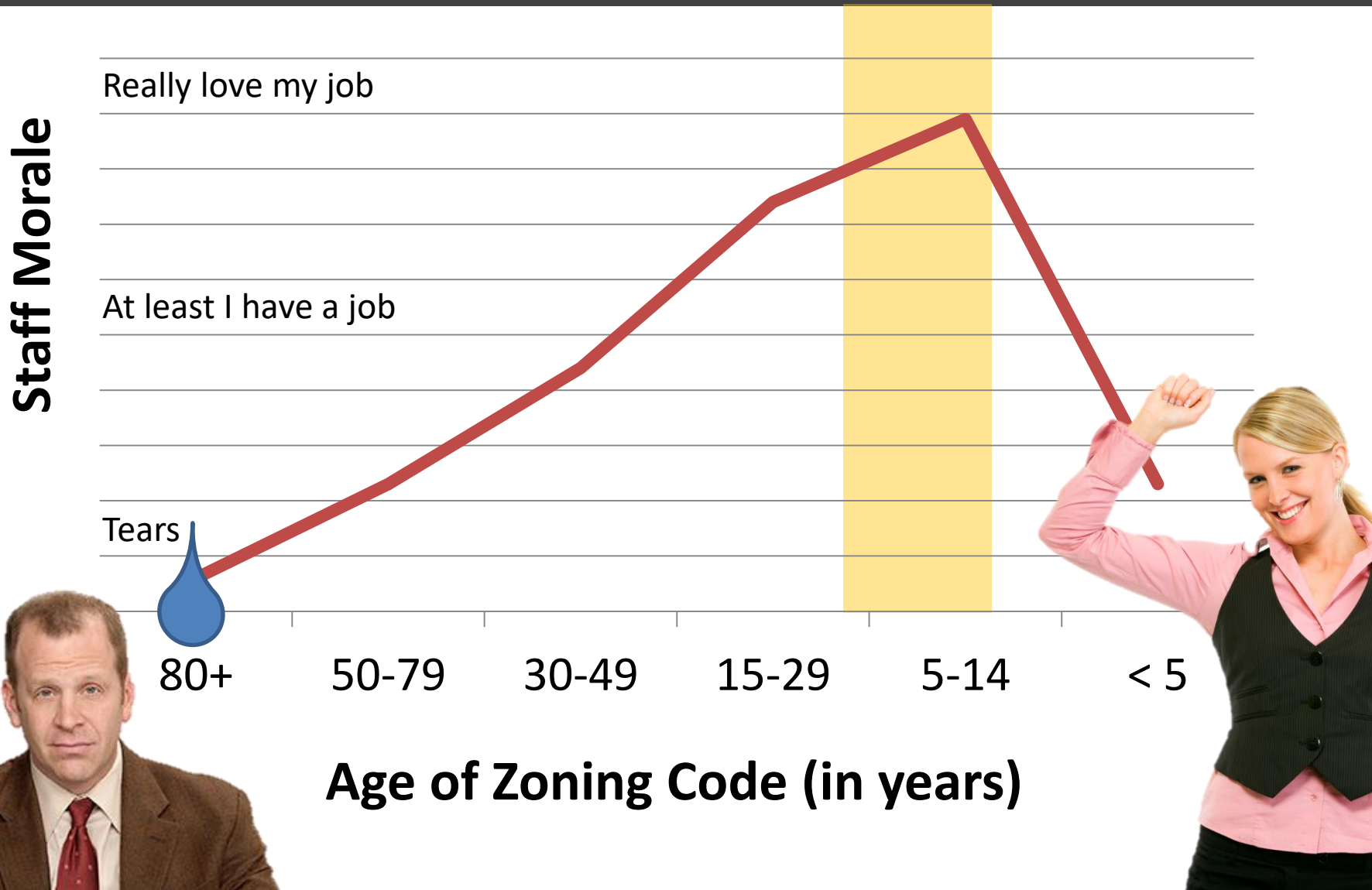


Zoning Code Drafters Do it Again!

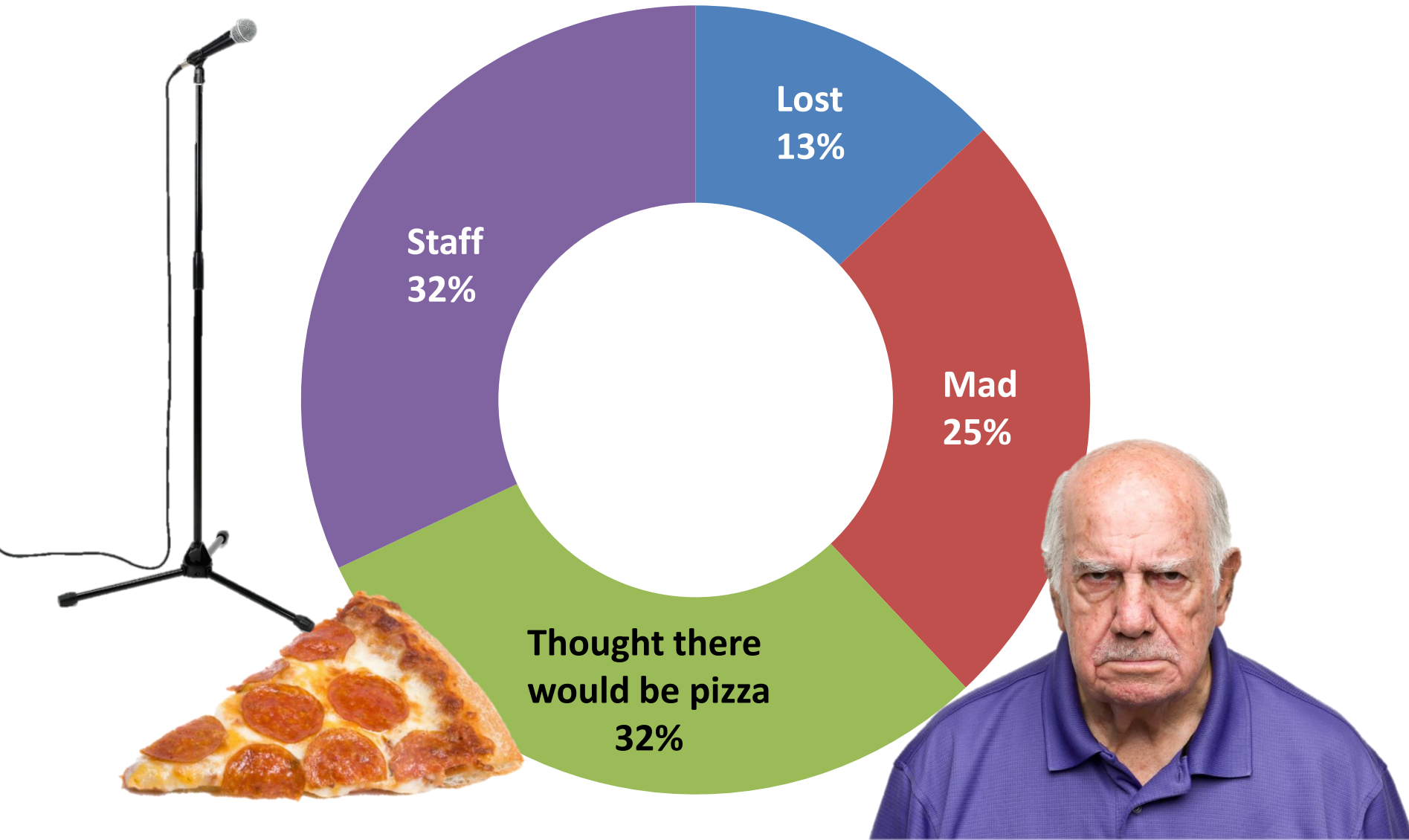
Denver, CO

Man loses 20 lbs. in 4 weeks just by carrying zoning code in backpack

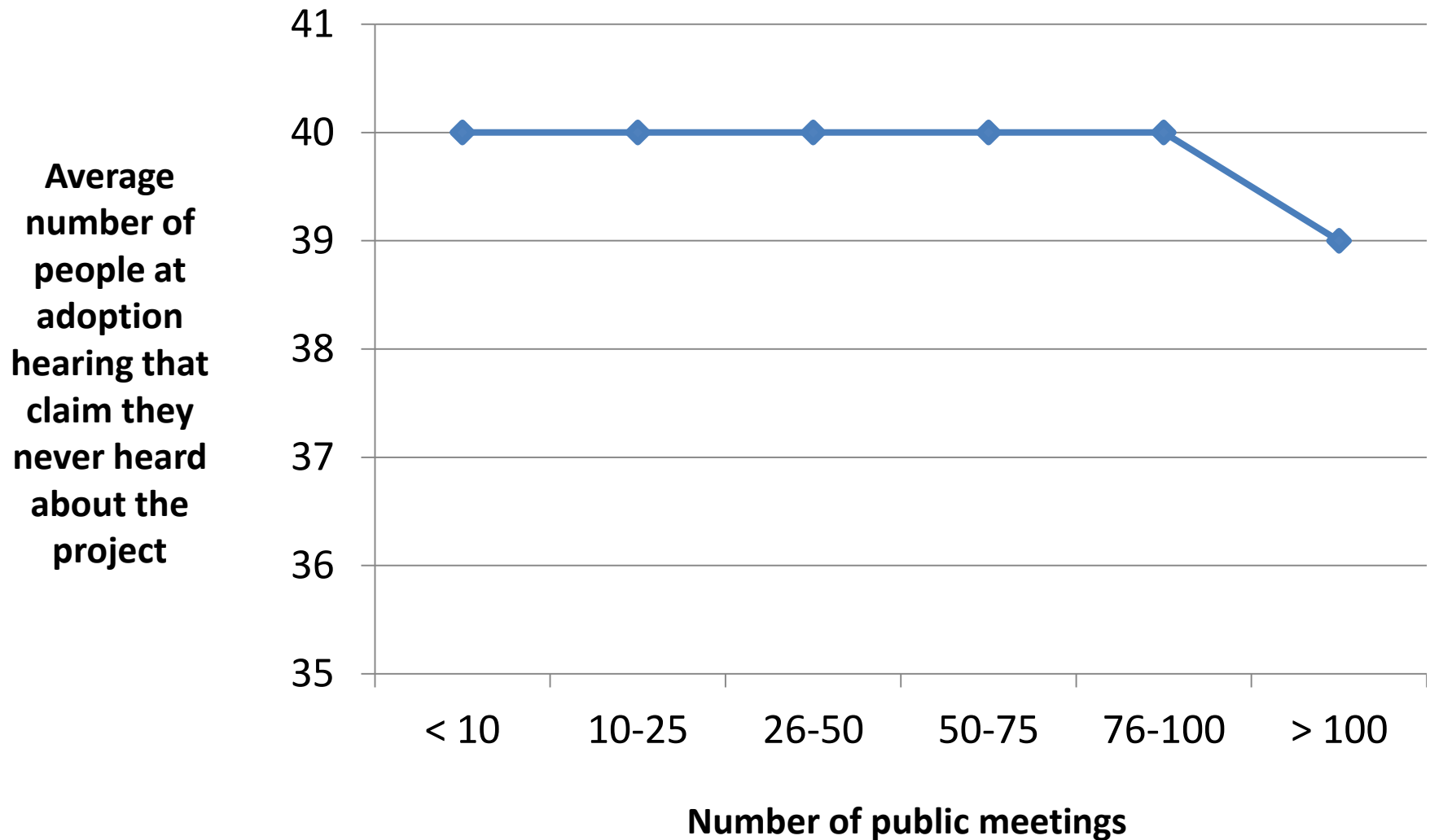
Zoning codes and staff morale



Who attends zoning code meetings?



Zoning code outreach



Zoning codes – common issues raised



Issue	Relative Frequency (approximate)
Tiny Homes	75%
Accessory Dwelling Units (ADUs)	95%
Marijuana	65%
Planned Unit Developments (PUDs)	80%
Tiny ADUs full of marijuana in PUDs	40%

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

A two-story tiny house with light-colored horizontal siding and a dark roof. Several windows are illuminated from within, casting a warm yellow glow. The house is situated in a grassy field under a twilight sky. A wooden deck and a small awning are visible on the lower level.

Tiny Home Owners...by the numbers

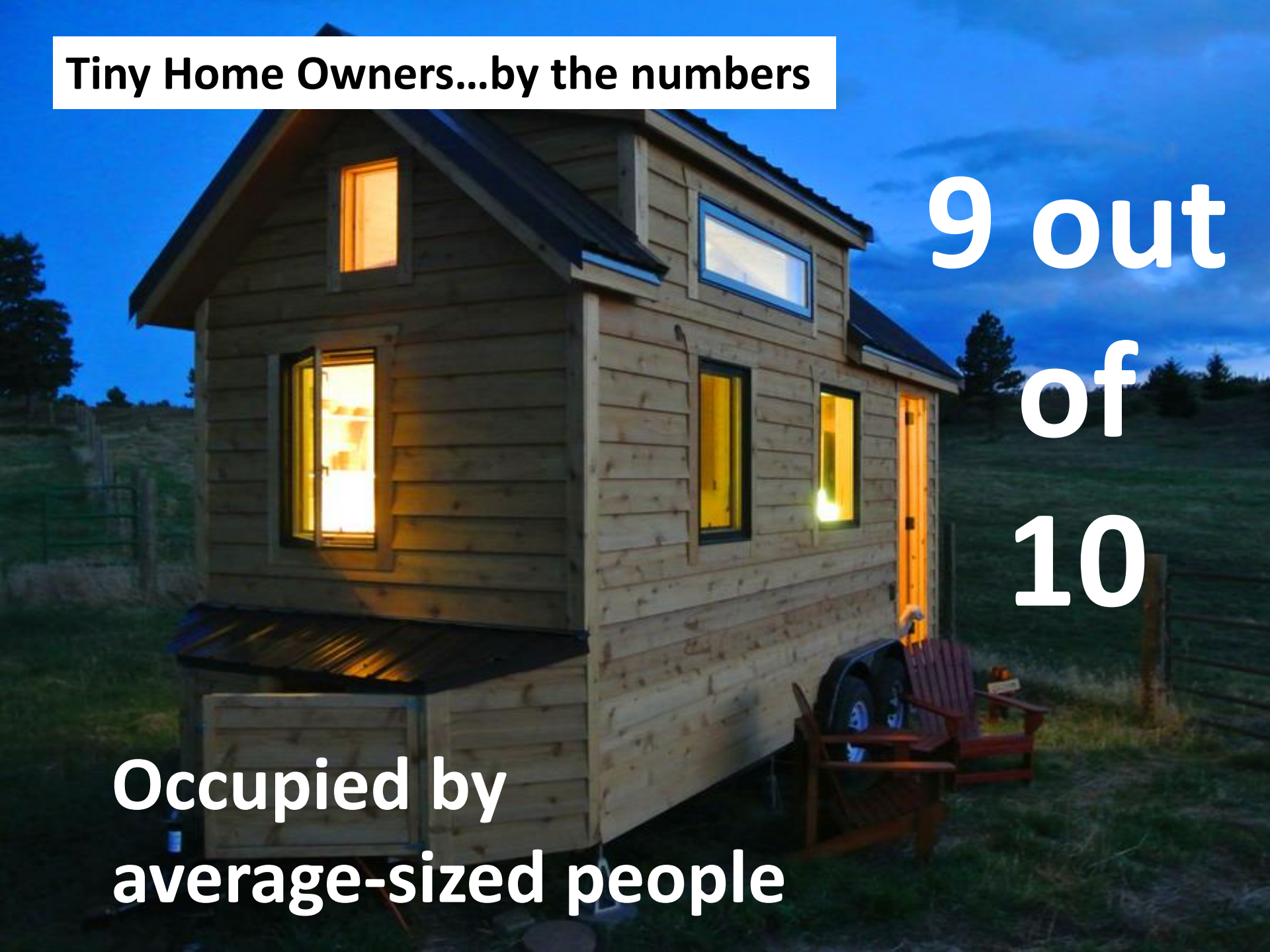
**8 out
of
10**

**Forced into decision by
significant other**

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

**10 out
of
10**

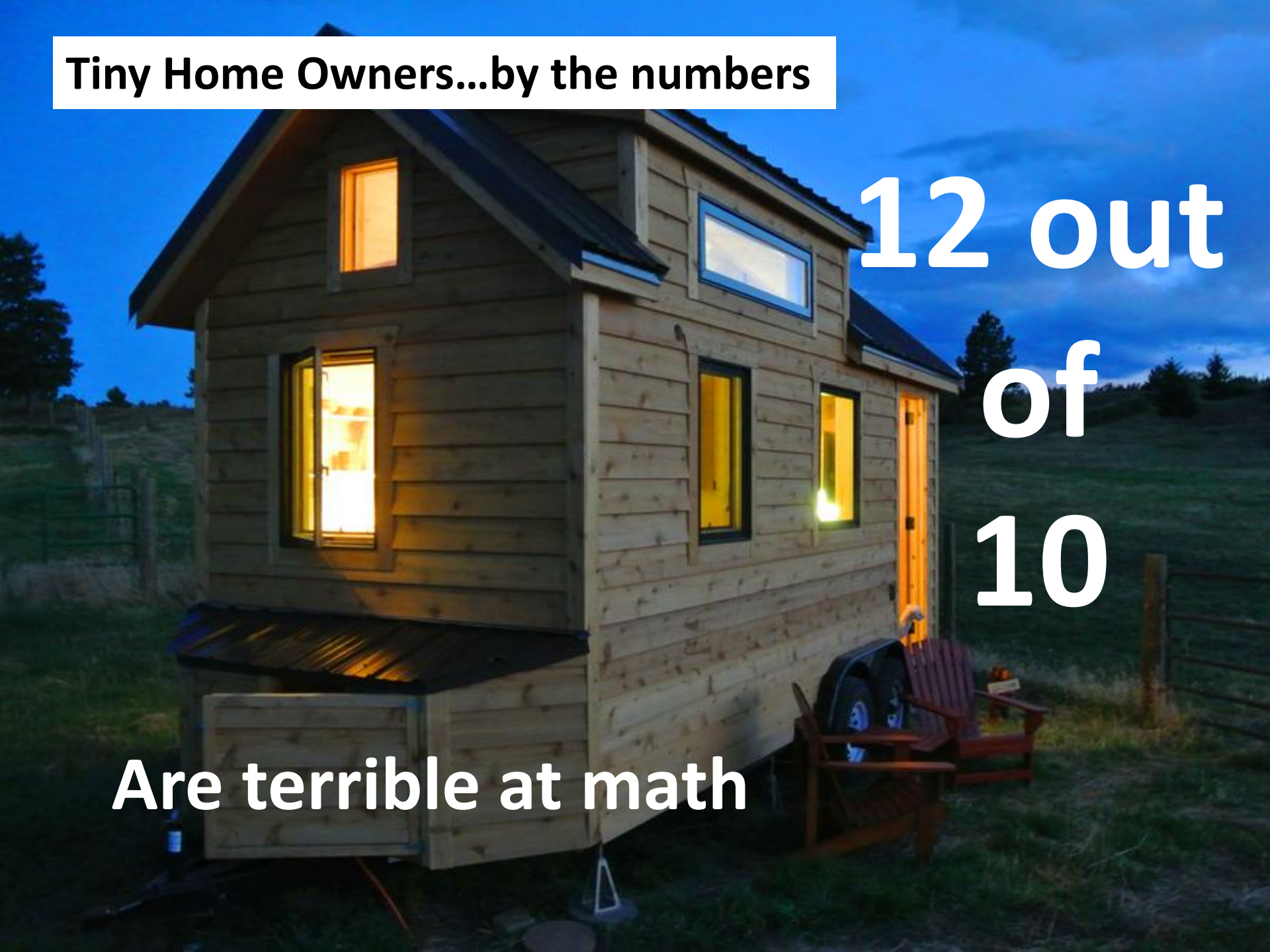
**Have a storage unit twice the
size of their tiny home**



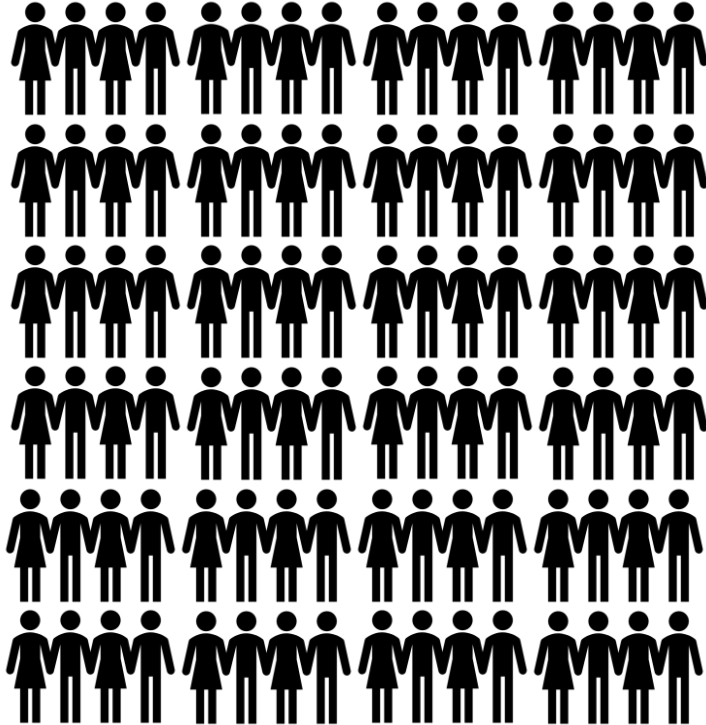
Tiny Home Owners...by the numbers

**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

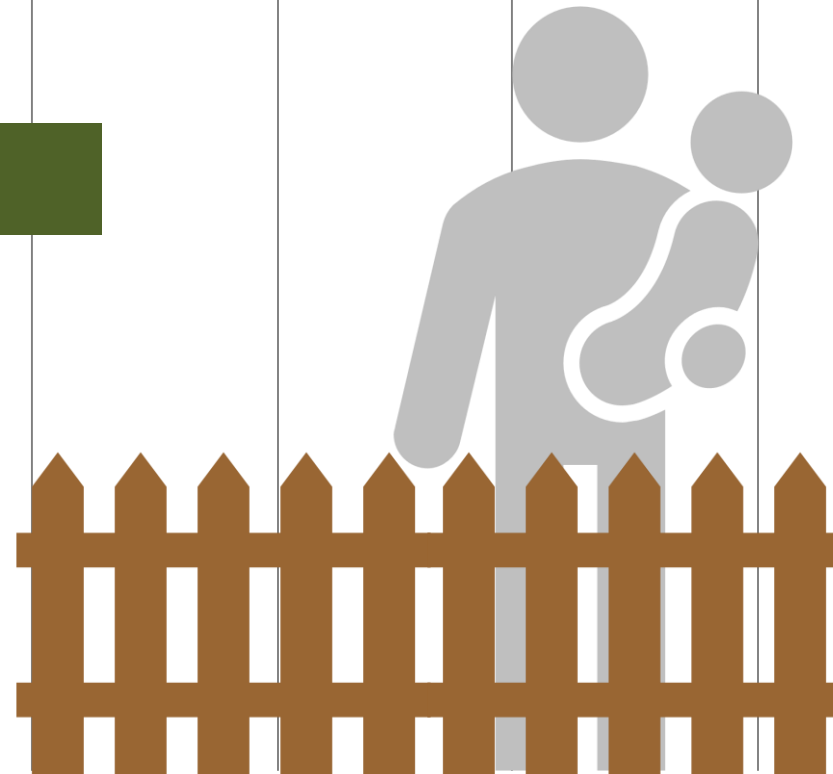
Fence height or location (to keep those pesky urban elk out)

Building height (for ham radio tower)

Setbacks (for drawbridge across moat)

Eight-car garage ('Merica!)

Tiny ADUs full of marijuana in PUDs



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





airbnb

\$16 per night



“Cozy one bedroom loft in
great neighborhood”

“Modern farmhouse feel”

“Great views”

thank you

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