

Livingston Zoning Commission
Report to the City Commission
December 29, 2020

Activities in 2020

1. The Zoning Commission met monthly, except for April and May; subsequent meetings were via Zoom
2. The **Growth Policy**: Two reports and public comment sent to Burton with our recommendations
3. **Large Format Retail** research and draft ordinance development
4. **ADU Ordinance** – 2 public hearings, Ordinance was passed and forwarded to the City Commission
5. **Adopted Zoning** for Green Acres, passed one additional Zoning request
6. Several **Language change approvals in the Zoning Ordinance** including Setback language

Anticipated work in 2021

1. Completion of the Large Format Retail ordinance
 - a. Parking, and landscaping
 - b. Site Planning, building size and location
2. Revisit the City Zoning categories and map
 - a. Possible new Zoning category: **Freeway Commercial** for the 89 South Freeway exchange area
 - b. Refinement of the Highway Commercial Zone
 - c. Define and locate several additional Neighborhood Commercial areas
 - d. Develop Gateway Overlay planning districts
3. Measures to increase density in the city core
 - a. Expand allowable housing types (Housing in the Middle), in R-II areas.
 - i. Courtyard houses, ADUs, Medium Density types,
 - b. Encourage “15 Minute City” planning principles
 - i. Locate, define and Zone several Neighborhood Commercial locations
 - c. Encourage Mixed Use buildings with apartments in the commercial core and along Park Street
 - i. Address the need for additional parking in the downtown area
 - ii. Require all new commercial buildings to be placed adjacent to the street with parking and landscape buffers in the rear.

We are happy to visit with the City Commission about these ideas and to receive additional direction.

Best wishes in 2021!



Jim Baerg, Chair

Livingston Zoning Commission