

## **F25 ZONING = LEFTOVERS**

**By Mary Ingle**

Have you ever opened your refrigerator and not known what to do with the leftovers: a rickety box with a couple pieces of pizza, an uneaten half of a congealed chicken and bones, a couple of dead carrot sticks, and a carton of indiscernible glop from a couple of nights ago? This seems to be what the City did with the F25 category under CodeNEXT Draft 3.0. Either they did not know or care about how to fix the leftovers and lumped together all these unrelated properties into the F25 zoning category. The proposed F25 category can be found at 23-4D-8080.

F25 excludes from the new zoning rules under CodeNEXT a hodgepodge of properties ranging from PUDS (Planned Unit Developments) to NCCDs (Neighborhood Conservation Combined Districts), PDAs (Planned Unit Agreements), Regulatory Plans, specifically “identified” COs (Conditional Overlays) and other mishmash (ordinances and agreements) – all leftovers! These seemingly unrelated categories are all smooshed into F25, with the Director being able to publish in the future a guide with information about the regulations for these properties. This will be available online. When? **The stated purpose of F25 is to rezone all the properties “over time”**. The Director is given great latitude, with F25 zonings ranging from soup to nuts (PUDS, NCCDs, PDAs, etc.).

Compatibility Standards will apply to these properties if they are regulated under the old code (Chapter 25-2), but if a new zoning is requested, the property must come into compliance with the new code (Draft 3.0). This type of compliance presents an unknown – what new zoning category will be the appropriate fit since there is no equivalency chart from the old code (Chapter 25) available? Furthermore, there would be no reason for an investor/applicant to retain the old zoning if a new category has more entitlements. This is type of compliance process will function like a stack of dominos; your neighboring lot is the subject of a rezoning application and magically changes to another “compliant” category in the new code. Then, the whole block follows suit like falling dominos.

F25 is another Trojan Horse. The F25 zoning policy is to “rezone properties within the F25 Zone”, because it is the will of the City to eliminate gradually PDAs, NCCDs, PUDs, and COs.

**F25 properties are truly the leftovers to be thrown away.**

**Chapter 23-4D-8080**

**Code Draft 3.0**