

EX Zones – Draft Recommendation for Noise Task Force 10.19.15

In areas of the city that have been transformed from industrial sites to predominantly residential and/or mixed use areas, the zoning designation and concomitant decibel level restrictions in the Noise Code should be changed from Industrial (EX) to Commercial (C) such that an appropriate reduction in permitted sound levels may be achieved.

The collateral effect of such a zoning change would bring in to line the designation with the tax obligations and protections that describe similar but earlier established neighborhoods.

Any proposed change must include outreach to and input from potentially impacted stakeholders. It must also take into consideration the City's current efforts in the Comprehensive Plan and Mixed Use Zones Project. Staff expects designations to change over the next several years. For example, an area zoned CM1 may maintain a significant portion of residential characteristics that would require that area to maintain a residential decibel level standard.