

KEY ISSUES, NEEDS, & IDEAS

DEVELOPMENT STANDARDS & STRATEGIC DEVELOPMENT

The topics below relate to Development Standards & Strategic Development and represent key themes identified through the public engagement process and technical analysis thus far. These themes will be translated into more detailed issues, needs, and ideas for the Unified Development Code Update.

ACTIVITY: Place a sticker by the topics/themes you agree or disagree with:

-  **Strongly Agree:** Use GREEN sticker
-  **Somewhat Agree:** Use YELLOW sticker
-  **Disagree:** Use RED sticker

To leave a comment: Use a sticky note to add your comment and stick it near the topic it addresses. You can also fill out a comment form and leave it on the table.

VIRTUAL PARTICIPANTS:

Please email your comments to zoningcode@harriscountyga.gov

LOT STANDARDS (size, setbacks, dimensions, types of lots)

- Minimum Lot size
 - *Opinion:* Larger lot sizes preserve rural atmosphere of Harris County and promote high quality development 
 - *Opinion:* Need more flexibility in lot sizes to avoid sprawl and inefficient land development; smaller lot sizes are OK in certain areas and can be high-quality 
- Incentivize larger lot sizes to help maintain rural environment; 
- Review building setbacks from front, side and rear property lines 
- Review distance requirements between buildings on a lot to ensure there is adequate space between them 
- Establish different standards for larger, agricultural/rural single family residential lots compared with lots within a typical major subdivision where the lots are much smaller. 
- Provide appropriate differences in lot standards across different zoning districts 
- Provide flexibility in lot dimension requirements (i.e., lot width) to accommodate challenging topography in Harris County 

ACCESSORY STRUCTURES

- Consider alternative requirements/standards for the location of accessory structures on large lots in agricultural/rural areas that are not part of a subdivision 
- Consider differentiating between different types of accessory structures (type, size, use, etc.) 
- Provide flexible standards for certain land uses that require a variety of accessory structures and facilities

STRATEGIC DEVELOPMENT

- Promote development where existing infrastructure (roads, water, sewer, etc.) exists (cities; interstate exits; other areas where adequate infrastructure exists) 
- Guide new (higher density; commercial; mixed-use) development to certain areas, where most appropriate, but maintain a lower density residential environment in Harris County 
- Incentivize more intensive development (economic development) in certain areas, where appropriate 
- Diversify tax base so tax burden is not just on residential property owners; Need more industrial/commercial development in proper/appropriate planned locations to share tax burden 