The following is a list of issues and opportunities identified in the initial scoping of the project:

1. Adjusted residential lot sizes, lot coverage, and setbacks to improve land use efficiency
2. Multi-modal design standards for the Light Industrial and Highway Commercial Districts
3. Standards for mixed use development
4. Standards for various space-efficient housing types, including micro-housing, co-housing, cottage clusters, and accessory dwelling units
5. Design standards for commercial condominiums
6. Standards for mobile food vending and temporary structures for special events
7. Bike parking design standards
8. Review minimum parking requirements for reduction potential in all zones
9. Incorporation of Transportation Demand Strategies
10. Codification of the Coburg Loop Implementation Plan (2009), including design standards and provisions to require path construction by new adjacent development
11. Standards for bike boulevards
12. Codification of relevant elements of the TSP
13. Standards for complete street design, road spacing, and driveway standards and spacing, incorporating IAMP and TSP standards where applicable
14. Right-of-way use, design, and maintenance standards, including street trees and transit stops
15. A unified development ordinance, incorporating and reconciling with the Coburg Subdivision Ordinance
16. Improved definitions, as identified by staff and LCOG review of the code
17. Graphics to help people understand zoning code concepts and design standards
18. Hyperlinked table of contents, index, and cross references
19. Evaluate Campus Industrial designation to determine if zoning district is needed

Each of these items is discussed in varying degrees of specificity below.

2. EVALUATION OF COBURG'S LAND USE REGULATIONS

A. A COHESIVE DEVELOPMENT CODE

Code revisions will incorporate an uncodified subdivision ordinance and existing code provisions that address land divisions into one, cohesive land division section of the code. The revisions will also incorporate into the code relevant code language from existing planning documents, such as the Coburg Loop Multi-Modal Path Strategy. Code updates will add more graphic elements to help people understand zoning code concepts and design standards, and will use hyperlinks to make the development code more user-friendly by connecting related content.