

**Attachment 1: Explanation of Research Items**

Zoning Ordinance Update Category	Potential Large Research Item	Explanation of Research Item
Miscellaneous Items	Sustainability Audit	The product would be a report that identifies provisions of the Zoning Ordinance that may create obstacles to sustainability and an outline of recommended changes to meet specific sustainability goals. The sustainability audit will include specific recommendations on changes that can be made to the Zoning Ordinance, including model language.
	Green Building Standards Investigation	Regulations or policy regarding green building standards, such as LEED or EarthCraft, for new construction.
Wireless Communications Ordinance and Performance Standards Policy	New Technologies Update	Determine options for the ordinance to be adjusted to accommodate new technologies.
Residential Districts (R-1, R-2, R-4, R-5, R-6), Cluster Overlay, and Manufactured Home Parks	Affordable Dwelling Unit Ordinance or Affordable Housing Overlay District Investigation	(Discussed in detail in the Comprehensive Plan Housing Section)
	Cluster Overlay Update	This was a recommendation that emerged from the Better Site Design process and subsequent implementation committee. At a Board work session on September 25, 2007, the Board provided guidance that this should be looked at during the Zoning Ordinance update process.
	Infill Residential Provisions Investigation	(Discussed in detail in the Comprehensive Plan Housing Section)
Rural Lands Districts (R-8, A-1)	Facilitated session with BOS to discuss the 2007 draft ordinance (with preparation of an update memo as well)	The staff would prepare and facilitate a BOS work session and technical assistance (consultant) to get direction on whether to proceed with old narrative or work on something new.
	Transfer of Development Rights Investigation	This would be a detailed review, to include (among many other things) an evaluation of potential challenges and opportunities of a TDR program in James City County, to include a discussion of the current proffer system, existing density incentive programs, and a review of the Zoning Ordinance to determine the relationship of density to development. It would also explore the idea that higher density development is necessary in order to make density increases in potential "receiving areas" marketable, and whether sufficient market demand for higher density development exists. What are basic characteristics of the residential development market in the County relative to a market for transferring of densities?
Multiple Use Districts (Mixed use, R-4, PUD)	Investigate Form Based Code for Toano	This item would involve looking at the 2006 Design Guidelines for the Toano Community Character Area and assessing the feasibility of developing a form based code for this area.
	For Economic Opportunity, investigate possible amended mixed use district or creation of a new district. Also, Urban Development Area (UDA) investigation.	Due to the creation of the new Economic Opportunity designation, this investigation would seek to determine whether the existing Mixed Use district would be appropriate or whether a new or modified district might be advisable.
Commercial Districts (LB, B-1, M-1, M-2)	BCTF items	These items are listed in the Business Climate Task Force recommendations.
Development Standards (Landscaping, Parking, Lighting, Signs, Streets, Sidewalks and Paths, Utilities, Outdoor Operations and Storage, and Timbering) & Overlay Districts	Sidewalk/Trail Inventory, Master Planning, and Text Update	Update the existing and outdated Sidewalk Master Plan which is referenced in the Zoning Ordinance. This item originates from the Transportation and Parks and Recreation sections and would create an up-to-date baseline for where we have sidewalks, multi-use paths, etc in order to make administration of the ordinance more effective.
Procedural Descriptions, Submittal Requirements, and Administrative Items (including definitions, fees, SUP and Rezoning submittal requirements and procedure, site plan requirements and procedure, enforcement, nonconformities, and BZA)	Submittal Requirement Guidelines - for Traffic Studies.	Developing guidelines would involve setting down a specific list of items that should be included in traffic studies so that studies are comprehensive and consistent - this would build on VDOT's new traffic study regulations, but put in place items that are expected in James City County.
	Submittal Requirement Guidelines - for Environmental	Preparation of a guidance document that outlines information needed to evaluate the environmental impact of a development.
	Submittal Requirement Guidelines - Fiscal Impact Statement	Developing guidelines would involve setting down a specific list of items that should be included in fiscal impact studies so that studies are comprehensive and consistent. It would focus fiscal impact studies on the fiscal picture of the development once it is built (rather than on revenues associated with the construction phase).
	Cumulative Impact Modeling - Database Set-up Investigation (to allow tracking of approved units in relation to public facilities, traffic, etc.)	This item would involve investigating software to model the cumulative impacts of development (tracking approved units in relation to public facilities, traffic, etc.)
Subdivision Ordinance	Alternative Onsite Sewage Systems Investigation	New regulations were put in place during the 2009 General Assembly session that should be investigated by staff.