

**Subject:** Zoning Code Rewrite Contact Form

General Information

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Message :

DEZONING: a DEZONED ZONE

I see you are rewriting the zoning code. I favor a rewrite, but being very critical of zoning I see zoning as a way to make cities less interesting and less convenient, I would like to see a DEZONED ZONE, an area of the city where you could build whatever you wanted, assuming that you followed existing building codes and you followed any pre-existing rules about uses banned in the \_entire\_ city limits. I think a dezoned zone would be appropriate for the following reasons:

- a. it would save the city a small amount of money and hassle
- b. it would encourage certain businesses to locate inside the city limits rather than outside, in the suburbs, as there would be no zoning hassles at all. In this one sense, it would be similar to an enterprise zone. If it worked, it would expand the tax base within the city limits.
- c. it would tell us what sort of benefits, if any, we get from zoning. If after a few years the DEZONED ZONE turned out to be just as pretty, just as quiet, and just as crime-free as the "zoned" areas surrounding it, then it would be a good idea to rethink the whole idea of zoning, I would think.

Anyway, you could start with a very small, non-residential area say, 9 square blocks. You could even start with some unbuilt areas.

If plans for a DEZONED ZONE are already in motion, please forgive me for wasting your time. If they are not in motion, please tell me if anyone has talked about this idea or something very similar in the long process of rewriting the zoning code. I would guess no one has.

Sincerely,

Mark Koerner