KEEPING “THE OTHER” OUT: IDENTIFYING AND ELIMINATING BIAS IN JEFFERSON COUNTY’S REZONING REVIEW CRITERIA

RECOMMENDATIONS

01 REDEFINE

Technical terms like character and compatibility

02 ESTABLISH

Place Typologies to guide design & objectives

03 AMEND

The Rezoning Review Criteria to reflect updates made to relevant land use documents

Encourage the Planning and Zoning staff to amend areas of the Zoning Resolution that include instances of vague or ambiguous language. Loose definitions of community and compatibility have historically been used as an avenue for discrimination against minority populations. I recommend redefining character and compatibility to explicitly refer to the architectural context, and physical design elements, of building form, streets, and layout. This would help avoid subjective connotations to the term character and instead advise officials, planners, and the public to use it against the physical nature of places, rather than towards people. Additionally, it would better reflect the vision and intentions of future zoning and land use development in Jefferson County.

I recommend the following revisions to the Rezoning review criteria model:

1. Is the Rezoning proposal consistent with Place Typologies and its contexts?
2. Does the Rezoning proposal align with the intent and purpose of Place Typologies?
3. Is the Rezoning proposal consistent with the amended plans and documents?
4. Does the Rezoning proposal comply with the Goals and Policies of the amended plans and documents?