

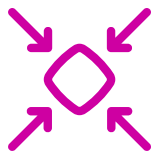
Unified Development Ordinance

CODE APPROACH 101

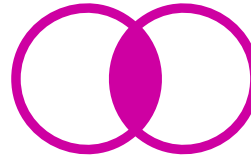
THE 'BIG MOVES'



- 1 Concentrate density within the Urban Growth Boundary - build up, not out



- 2 Streamline and consolidate zoning districts



- 3 Align zoning districts with the Comprehensive Plan Placetypes



- 4 Place a greater emphasis on form (built outcomes), less focus on density

NEW STRUCTURE

TODAY'S UDO:

- Article 1:** General
- Article 2:** Review Authority
- Article 3:** Applications and Permits
- Article 4:** Zoning Districts
- Article 5:** Use Regulations
- Article 6:** District Intensity Standards
- Article 7:** Design Standards
- Article 8:** Environmental Protection
- Article 9:** Landscaping and Buffering
- Article 10:** Parking and Loading
- Article 11:** Sign Standards
- Article 12:** Infrastructure and Public Improvements
- Article 13:** Additional Requirements for Subdivisions
- Article 14:** Nonconformities
- Article 15:** Enforcement
- Article 16:** Design Districts
- Article 17:** Definitions

NEW UDO:

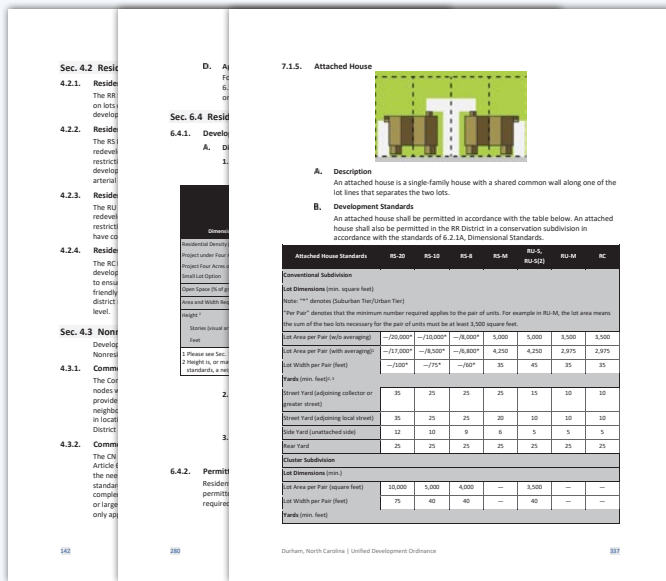
- Article 1:** Introductory Provisions
- Article 2:** Zoning Districts
 - Includes Today's:*
 - Article 4: Zoning Districts
 - Article 6: District Intensity Standards
 - Sec. 7.1: Housing Types
 - Article 16: Design Districts
- Article 3:** Use Regulations
- Article 4:** Developments Standards
 - Includes Today's:*
 - Article 7: Design Standards
 - Article 9: Landscaping and Buffering
 - Article 10: Parking and Loading
 - Article 11: Sign Standards
- Article 5:** Overlay Districts
- Article 6:** Planned Development
- Article 7:** Infrastructure and Public Improvements
- Article 8:** Environmental Protection
- Article 9:** Administration
 - Includes Today's:*
 - Article 2: Review Authority
 - Article 3: Applications and Permits
 - Article 14: Nonconformities
 - Article 15: Enforcement
- Article 10:** Definitions

TAKEAWAYS:

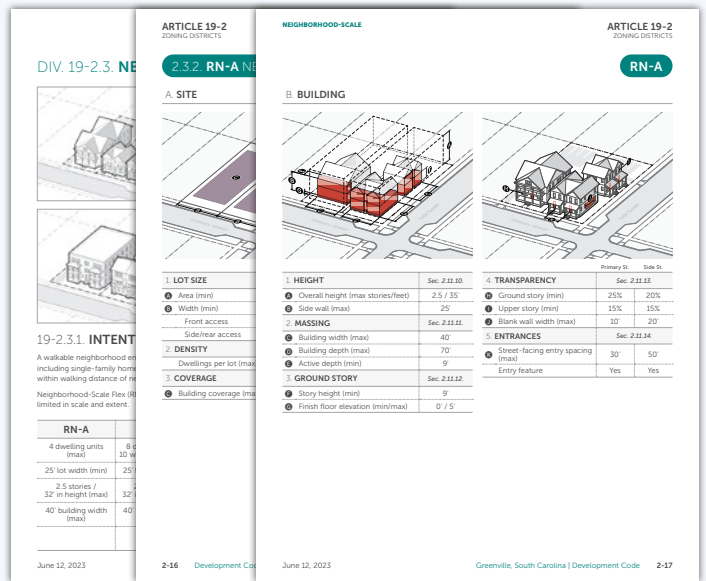
- 1 Fewer Articles (fewer cross references)
- 2 Simplified zoning district rules (consolidated rules)
- 3 More by-right districts (fewer planned developments)
- 4 No tiers (inside vs. outside urban growth boundary)

MORE VISUAL

TODAY'S UDO:



NEW UDO: (EXAMPLE)



MORE GROWTH IN THE URBAN GROWTH BOUNDARY ALIGNED WITH THE COMPREHENSIVE PLAN

1 Combine existing lower-intensity residential districts, allow more units

- RU-5, RU-5(2), RS-8, and RS-10
- R-20 and RR
- Allow more than 4 units per lot in RU-5 - 6 to 8 units per lot

2 Restructure higher-intensity residential and transit/mixed use districts - based on maximum story height

Commercial-Emphasis Mixed Use

- CX-3 (3 stories max)
- CX-5 (5 stories max)
- CX-8 (8 stories max)
- CX-12 (12 stories max)

Residential-Emphasis Mixed Use

- RX-3 (3 stories max)
- RX-5 (5 stories max)
- RX-8 (8 stories max)

TODAY'S UDO:

4 units on a lot
Existing max 8 dwelling
units per acre

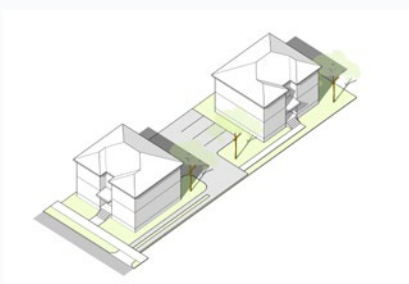
120' x 175' lot
21,000 SF area
4 x 1,000 SF units
4 parking spaces



NEW UDO:

8 units on a lot
Increase max number of
units on a lot

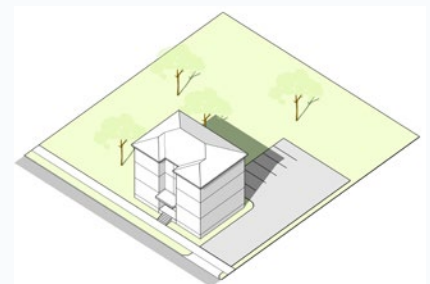
60' x 175' site
10,500 SF area
8 x 1,000 SF units
8 parking spaces



TODAY'S UDO:

RU-M
Residential Urban

150' x 150' lot
22,500 SF area
3 stories
6 x 865 SF units
6 parking spaces
12 u/a



NEW UDO:

RU-M
Residential Urban

150' x 150' lot
22,500 SF area
4 stories
54 x 600 SF units
54 parking spaces
104 u/a

