

ATTACHMENT A: SUMMARY OF THE PROPOSED TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE AND THE TECHNICAL STANDARDS MANUAL

UNIFIED DEVELOPMENT CODE

The following is a summary of the proposed text amendments to the Unified Development Code (UDC). The full text of each proposed text amendment is provided on Attachment B (see page reference in the “Number” column below).

Number	Summary of Proposed Amendment	Rationale
1 <i>Attachment B, Page 1-4</i>	Various changes to Table 3.2-1 (Public Notice and Procedural Requirements)	Correct omissions/mistakes from creation of table.
2 <i>Attachment B, page 5</i>	Sec. 3.2.2.C.1.a (Neighborhood Meeting) Replace “with” with the word “within”	Corrects grammar.
3 <i>Attachment B, page 6</i>	Sec. 3.2.2.C.4 (Neighborhood Meeting) Replace “mailing” in the last line with “preparation of notice”	Provide correct title for section referenced.
4 <i>Attachment B, page 7</i>	Sec. 3.2.4.B.3.c (Public Notice) Delete “as set forth in Section 3.2.4.H”	This language is unnecessary for the section.
5 <i>Attachment B, page 8</i>	Sec. 3.2.4.B.3.c (Public Notice) Insert new: subsection c.1 Exception: Flexible Lot Design (FLD) acceptance letters do not have a public comment period and are for information only.	Clarifies that FLD acceptance letters are informational and not associated with a comment period.
6 <i>Attachment B, page 9</i>	Sec. 3.2.4.B.4 (Public Notice) Add new subsection c: c. Recipients of notice under Section 3.2.4.B.6 for Zoning Examiner decisions and the Zoning Examiner Legislative Procedure shall be provided with the web link to	Provides for notice of decision in Zoning Examiner decisions and the Zoning Examiner Legislative Procedure.

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	the decision, with the option to request a hard copy of the decision from PDSD.	
<p align="center">7</p> <p><i>Attachment B, page 10</i></p>	<p>Sec. 3.2.4.H (Public Notice) Add new subsection H.3 3. For the Zoning Examiner Legislative Procedure, Approval-Protest Forms can be submitted from the time of mailed notice until one day before the scheduled Mayor and Council action.</p>	<p>Adds clarification and certainty for the submittal of A-P forms</p>
<p align="center">8</p> <p><i>Attachment B, page 11</i></p>	<p>Sec. 3.4.3.E (Zoning Examiner Special Exception Procedure) Delete the entire section.</p>	<p>Corrects public comment period reference. The public comment period (PCP) in LUC was for Administrative Reviews not public hearings. Change is consistent with previous LUC process.</p>
<p align="center">9</p> <p><i>Attachment B, page 12</i></p>	<p>Sec. 3.4.3.F-K (Zoning Examiner Special Exception Procedure) Renumber 3.4.3.E-J</p>	<p>Renumbering required due to striking of 3.4.3.E above.</p>
<p align="center">10</p> <p><i>Attachment B, page 13</i></p>	<p>Sec. 3.4.4.B.1 (Mayor and Council Special Exception Procedure) Renumber to 3.4.3.B.-H</p>	<p>Renumbering required due to striking of 3.4.3.E above.</p>
<p align="center">11</p> <p><i>Attachment B, page 14</i></p>	<p>3.5.3.E.1.a (Zoning Examiner Legislative Procedure) Strike: and Table 3.2-1</p>	<p>This is redundant to Section 2.4.B.6 which references Table 3.2-1</p>
<p align="center">12</p> <p><i>Attachment B, page 15</i></p>	<p>Section 3.5.3.F (Zoning Examiner Legislative Procedure) Strike the entire section.</p>	<p>Corrects public comment reference. The public comment period (PCP) in LUC was for Administrative Reviews not public hearings. Change is consistent with previous LUC process.</p>
<p align="center">13</p> <p><i>Attachment B, page 16</i></p>	<p>Sec. 3.5.3.G-K (Zoning Examiner Legislative Procedure) Renumber to 3.5.3.F-J</p>	<p>Renumber due to striking 3.5.3.F above.</p>
<p align="center">14</p> <p><i>Attachment</i></p>	<p>Sec. 3.5.3.H, (formerly I) (Zoning Examiner Legislative Procedure) Delete: and the owners of property</p>	<p>Clarifies current procedure. The property owners receive notice of the public hearing and the web link where</p>

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<i>B, page 17</i>	located within 300 feet of the rezoning site	the complete report and other materials associated with the case can be found. This has been the practice since 2011.
<p>15</p> <p><i>Attachment B, page 18</i></p>	<p>Sec. 3.5.5.B (Planned Area Development Zone) Strike: Dimensional Replace with: Land Use Regulations</p> <p>3.5.5.B.1 (Planned Area Development Zone) Strike: Dimensional Replace with: land use regulations and insert <u>the UDC and</u> before “other zoning districts”</p>	Corrects a mistake. PADs can have distinct land use regulations and technical standards, not just dimensional standards.
<p>16</p> <p><i>Attachment B, page 19</i></p>	<p>Sec. 3.10.3.M (Board of Adjustment) Strike: See Table 3.2-1 and Section 3.2.4.</p>	Removes a redundant and unnecessarily broad reference.
<p>17</p> <p><i>Attachment B, page 20</i></p>	<p>Sec. 3.11.1.D.2.f (Design Development Option) Add a missing finding to the Design Development Option procedure.</p>	Corrects a mistake. The finding was inadvertently not transferred from the LUC.
<p>18</p> <p><i>Attachment B, page 21</i></p>	<p>Table 4.8-1: Permitted Uses – Rural and Suburban Residential Zones Correct the use-specific standard references for Home Occupation: Travelers’ Accommodation, Lodging as an accessory to use to an permitted Family Dwelling use in the Rural and Suburban Residential Zones (i.e. RH, SR, SH, RX-1, & RX-2)</p>	Corrects a mistake. The proposed amendments correct the errors to the use-specific standards transferred incorrectly from the LUC to the UDC.
<p>19</p> <p><i>Attachment B, page 23</i></p>	<p>Table 4.8-2: Permitted Uses – Urban Residential Zones Correct the use-specific standard references for Residential Care Services and the Home Occupation: Travelers’ Accommodation, Lodging as an accessory to use to an permitted Family Dwelling use in the Urban Residential Zones (i.e. R-1, R-2, R-3, MH-1, &</p>	Corrects a mistake. The proposed amendments correct the errors to the use-specific standards transferred incorrectly from the LUC to the UDC.

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	MH-2)	
<p>20</p> <p><i>Attachment B, page 25</i></p>	<p>Table 4.8-4: Permitted Uses – Commercial and Mixed Use Zones Correct the use-specific standard reference for the Communications: Wireless Communication use and Restricted Adult Activities uses in the C-2 Zone.</p>	<p>Corrects a mistake. The proposed amendments correct the errors to the use-specific standards transferred incorrectly from the LUC to the UDC.</p>
<p>21</p> <p><i>Attachment B, page 26</i></p>	<p>Table 4.8-5: Permitted Uses – Industrial Zones Correct the use-specific standard reference for Travelers’ Accommodation, Lodging use in the I-1 and I-2 Zones.</p>	<p>Corrects a mistake. The proposed amendments correct the errors to the use-specific standards transferred incorrectly from the LUC to the UDC.</p>
<p>22</p> <p><i>Attachment B, page 27</i></p>	<p>Sec. 4.9.7.D.2 (Use Specific Standards: Home Occupations are permitted as Accessory Land Uses to Mobile Home Dwelling or Family Dwelling) Correct the use-specific standards required of various permitted home occupation uses to match the regulations that were in effect prior to the UDC.</p>	<p>Corrects a mistake. The proposed amendments correct the errors to the use-specific standards transferred incorrectly from the LUC to the UDC.</p>
<p>23</p> <p><i>Attachment B, page 29</i></p>	<p>Sec. 4.9.7.J.7 (Use Specific Standards: Residential Care Services) Correct one of the use-specific standards required of Residential Care Services to remove a redundancy.</p>	<p>The proposed amendment removes a redundancy.</p>
<p>24</p> <p><i>Attachment B, page 30</i></p>	<p>Sec. 4.9.13.J.2 (Use Specific Standards: General Standards, Restrictions, and Exceptions) Correct the general restrictions for the O-1, O-2, O-3, NC (Neighborhood Commercial), RVC (Rural Village Center) zones to exempt Day Care and Educational uses from the prohibition against outdoor activities.</p>	<p>Corrects a mistake. The Day Care and Educational uses were inadvertently prohibited from having outdoor activities in the LUC to UDC transfer.</p>

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<p>25</p> <p><i>Attachment B, page 32</i></p>	<p>Sec. 5.3.4.A.3 (Scenic Corridor Zone: Scenic Route Buffer Area) Delete “such as construction staging areas” from one of the Scenic Route Buffer Area requirements (within the Scenic Corridor Zone).</p>	<p>1) Corrects a mistake. The standard was transferred incorrectly from the LUC to the UDC; and, 2) The standard as written conflicts with the permitted improvements in the Scenic Route Buffer Area detailed in Sec. 5.3.4.C.</p>
<p>26</p> <p><i>Attachment B, page 33</i></p>	<p>Sec. 5.8.8.D (Historic Preservation Zone – Maintenance) Correct the outdated reference to Uniform Building Code.</p> <p>and 7.6.4.E (Landscape and Screening – Plant Cover/Dust Control)</p>	<p>References to the building codes need to be updated.</p>
<p>27</p> <p><i>Attachment B, page 34</i></p>	<p>Table 6.3-2.B: Exceptions to the R-1, R-2, R-3, MH-1, & MH-2 Dimensional Standards Correct the exceptions to the dimensional standards associated with the Day Care and Residential Care Service uses in the R-2 and R-3 zones.</p>	<p>Corrects a mistake. The exceptions to the dimensional standards were transferred incorrectly from the LUC to the UDC.</p>
<p>28</p> <p><i>Attachment B, page 39</i></p>	<p>Sec. 7.6.4.E (Landscape and Screening – Plant Cover/Dust Control) Correct the outdated reference to Uniform Building Code.</p>	<p>References to the building codes need to be updated.</p>

TECHNICAL STANDARDS MANUAL

The following is a summary of the proposed text amendments to the Technical Standards Manual (TSM). The full text of each proposed text amendment is provided on Attachment B (see page reference in the “Number” column below).

Number	Summary of Proposed Amendment	Rationale
TSM-1 <i>Attachment B, Page 40</i>	Sec. 5-02.3.4 (Landscaping – Drought Tolerant Seeds) Correct the outdated reference to Uniform Building Code.	References to the building codes need to be updated.
TSM-2 <i>Attachment B, page 41</i>	Sec. 7-01.3.2 (Pedestrian Access – Pedestrian Path Required) Correct the outdated reference to Uniform Building Code.	References to the building codes need to be updated.