

Unified Development Code Text Amendments – Corrections, Edits, & Clarifications

Study Session



Background

- **October 9, 2012** – M&C adopted the UDC, Administrative Manual, and the Technical Standards Manual
- **January 2, 2013** – UDC and supporting documents go into effect
- **May 14, 2013** – M&C adopted corrections
- Staff has found additional corrections and clarifications (aka “clean ups”) needed.



Types of Clean Up Amendments

1. Corrections of scrivener's errors;
2. Correction of section references; or,
3. Addition of provisions that were inadvertently omitted



Key Proposed Amendments

Issue: The distinct notice requirements for the administrative reviews were inadvertently merged with the requirements for rezonings, special exceptions with public hearings, and appeals and variances.

Proposal: Correct this error and make the process consistent with the LUC.

Reasons: The error lengthens the rezoning and special exception processes and potentially reduces the opportunity for public input because it restricts public comments to 20 days.



Key Proposed Amendments

Issue: The Planned Area Development (PAD) as written incorrectly allows distinct dimensional standards only.

Proposal: Correct the PAD standard to allow broader permission to have distinct land use regulations (including permitted uses and other development standards such as parking and landscaping) as allowed in the LUC.

Reason: The standards were incorrectly transferred from the LUC to the UDC.



Key Proposed Amendments

Issue: Outdoor activities associated with Day Care and Elementary and Secondary Educational Uses were inadvertently prohibited in certain zones.

Proposal: Correct the use specific section references in Article 4 to allow outdoor activities associated with these uses.

Reason: Makes standards consistent with what was in effect prior to UDC. The standards were incorrectly transferred from the LUC to the UDC.



Key Proposed Amendments

Issue: Incorrect section references have created conflicting regulations, i.e.: 1) Travelers' Accommodation as a home occupation – one regulation limits to 5 clients/day, while another regulation permits up to 8 guests; and, 2) Day Care and Residential Care Services – the standards in Article 6 are inconsistent with the use-specific dimensional standards in Article 4.

Proposal: Correct mistakes made when transferring regulations from the LUC.

Reason: Corrects mistakes.



Addendum

Issue: Correct section references to the permitted Home Occupation standards in Sec. 4.9.7.D.

Proposal: Revise the section references to match what is permitted in the LUC.

Reason: Corrects mistakes.

Additional Change: Clarify that Sec. 4.9.7.D is to be used in conjunction with Tables 4.8.1 & 2 (Permitted Use Tables for the residential zones)



Addendum

Issue: References to the Uniform Building Code are outdated.

Proposal: Revise the references to “adopted building codes.”

Reason: The proposed revisions updates the references.



Staff Recommendation

Schedule this item for a public hearing at the September 18th meeting.

