

# Land Use Code Simplification Project - Update



February 22, 2012

## Scope of Project

- Follow Diagnostic Report recommendations;
- Consolidate, reduce page flipping, clarify vagueness, emphasize simplicity, reduce size;
- Use a simplified numbering system;
- Consolidate LUC, Development Standards , 23A;
- Provide for the transition from the LUC to the Unified Development Code;
- Eliminate the Development Designator System;
- Acknowledge other items may need revision due to the changes raised in the project.



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## Mayor and Council Directions

- Water Conservation – Water Study
- Infill Barriers – Water Study
- Alternative Energy – DOE Grant’s Major goal
- Sustainability – DOE Grant, Sustainable Code Project



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## Unified Development Code Organization

Article I - General Provisions –Purpose, interpretation, severability etc.

Article II - Review Authority - Decision making bodies and powers

Article III - General Procedures - Permit types, notice, hearings, rezonings, etc.

Article IV - Zones and Uses – zones, purpose, tables of uses, use standards, etc.

Article V - Overlay Zones – airport, historic, hillside, infill, procedures,

Article VI - Dimensional Standards –height, setback, dimensions, measurement

Article VII - Development Standards –landscaping, parking, loading

Article VIII - Subdivision Standards –lot splits, regular and flexible subdivisions

Article IX - Non-conforming Uses - standards for uses, structures, and lots

Article X - Enforcement and Penalties – procedures and penalties

Article XI - Definitions– all definitions, and grammatical usage



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## The New Development Documents

- Unified Development Code
- Administrative Manual
  - Submittal standards
  - Fees
  - SB1598 compliance
- Technical Manual
  - Engineering standards
  - HPZ design standards
  - Miscellaneous lists
  - Miscellaneous design guidelines
- Temporary LUC/Development Standards/23A



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## Going Forward

- **Bundle 1** – Articles 1, 2, 5, 7, 8, 9, 10, 11  
*[predominantly noncontroversial, editing near complete]*
- **Bundle 2** - Articles 4 and 6  
*[some controversy with dimensions, still under review]*
- **Bundle 3** - Article 3, Admin/Tech Manual  
*[predominantly noncontroversial, SB1598 adjustments still under review]*



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## Projected 2012 Timeline

- **April** - Bundle 1 – Planning Commission public hearing
- **May** - Bundle 2 and 3 – Planning Commission public hearing
- **June** - Mayor and Council study session (optional)
- **July/August** - Mayor and Council public hearing



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## Ongoing Review

- Land Use Code Committee
- Neighborhood meetings
- Presentations to MPA
- Planning Commission



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## Issues

- Addressing infill barriers
- Progressive setbacks vs. development designator formulas
- Privacy mitigation standards
- Applying compatibility standards onward
- 10% or 10" administrative dimensional waiver
- SB 1598 compliance
- Should we have a sunset or a later effective date?



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## Phase 2 Revisions

- Sustainable Code
- Review for interpretations and better inclusion
- Review for unnecessary fine distinction standards
- Review for interpretation of use groups
- Consolidate expansion of existing uses standards



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## Next Steps

- Continue editing and finalizing documents
- Discuss critical issues with stakeholders
- Prepare for public hearings
- Prepare for transitions needs of staff and customers
- Prepare for on-line versions of the documents
- Consider an adoption and effective date



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