

Summary of new content and changes to the UDO public hearing draft February 5, 2012

To help with the comparison of the 2011 public review draft and the 2012 public hearing draft, the items below provide a collection of notable changes. The list does not represent all revisions; however, it is an attempt to identify significant areas of change. The list does not identify grammatical or spelling corrections.

➤ **Chapter 1 Introductory Provisions**

- Expanded garage design options for townhouse, apartment and all multi-unit living developments
- Incorporation of selected Comprehensive Plan Downtown Urban Design Guidelines
- Revisions to building type descriptions
- Amended lot layout standards
- Administrative Alternates

➤ **Chapter 2 Residential Districts**

- Adjustments to infill (height, context, R-10 applicability)
- Clarification of attached housing density calculation
- Expanded allowance of cottage court to R-6
- Amended backyard cottage court standards
- Amended accessory apartment standards
- Amended minimum lot size standards
- Administrative Alternates

➤ **Chapter 3 Mixed Use Districts**

- Revised requirement of minimum number of stories for all buildings, except in the Transit Overlay District and districts with an urban frontage and height designation of 7 stories or taller
- Addition of a 4 story building height designation to height chart
- Amended minimum lot sizes
- Amended frontage requirements
- Amended uses in zone B of transitions
- Allowance for incorporation of tree protection areas in transitions
- Administrative Alternates

➤ **Chapter 4 Special Districts**

- Revised Planned Development District standards
- Revised Campus District standards

➤ **Chapter 5 Overlay Districts**

- Revised names for HOD-G, General Historic Overlay District and HOD-S, Streetside Historic Overlay District, and refined HOD-S area of applicability

- Split Reservoir Watershed protection Overlay District into 2 geographic overlay districts, Falls and Swift Creek.
- **Chapter 6 Use Regulations**
 - Amended Permitted Uses Table and Use Standards
 - Incorporation of land uses linked to existing zoning districts
- **Chapter 7 General Standards**
 - Increased parking requirements for single, two and multi-unit living
 - Expanded applicability for protective yards
 - Allowance for incorporation of tree protection areas in protective yards
 - Incorporation of selected Comprehensive Plan Downtown Urban Design Guidelines
 - Amended lighting standards
 - Administrative Alternates
- **Chapter 8 Site Plan and Subdivision Standards**
 - Amended public street sections
 - New standards to address “Adequate facilities” (Minimum standards to address stormwater, transportation, utilities and fire protection)
 - New public street standards for multi-unit living developments
 - Amended block, access and connectivity standards
 - Removal of street type based on zoning district
 - Elimination of new private streets
 - Provisions for existing private and public streets
 - Design Adjustments through Public Works Director
- **Chapter 9 Natural Resource Protection**
 - Amendments to tree conservation ordinance, basal area and minimum widths
 - Expanded consideration of tree conservation alternates
 - Incorporation of required bonding for sedimentation and stormwater devices prior to grading
 - Corrections to stormwater regulations (updated recent text changes)
- **Chapter 10 Administration**
 - Revised Authority Table
 - Appearance Commission role incorporated for review of Administrative Alternate design based requests
 - Revisions to rezoning case process
 - Required pre-submittals for certain types of site plans and subdivisions
 - Amended plot plan and site plan related regulations
 - Clarification of processes
- **Chapter 11 Building and Housing Code**
 - Incorporation of existing Part 10 Chapter 6 (Housing Code and Building Code) into UDO, primarily reformatting and updates

- Amendments to Demolition by neglect
 - Chapter added, but not in original work scope
- **Chapter 12 Definitions**
- Added chapter for Definitions