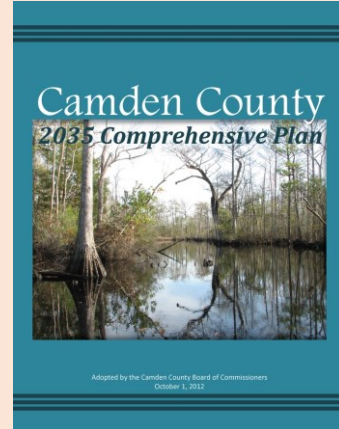
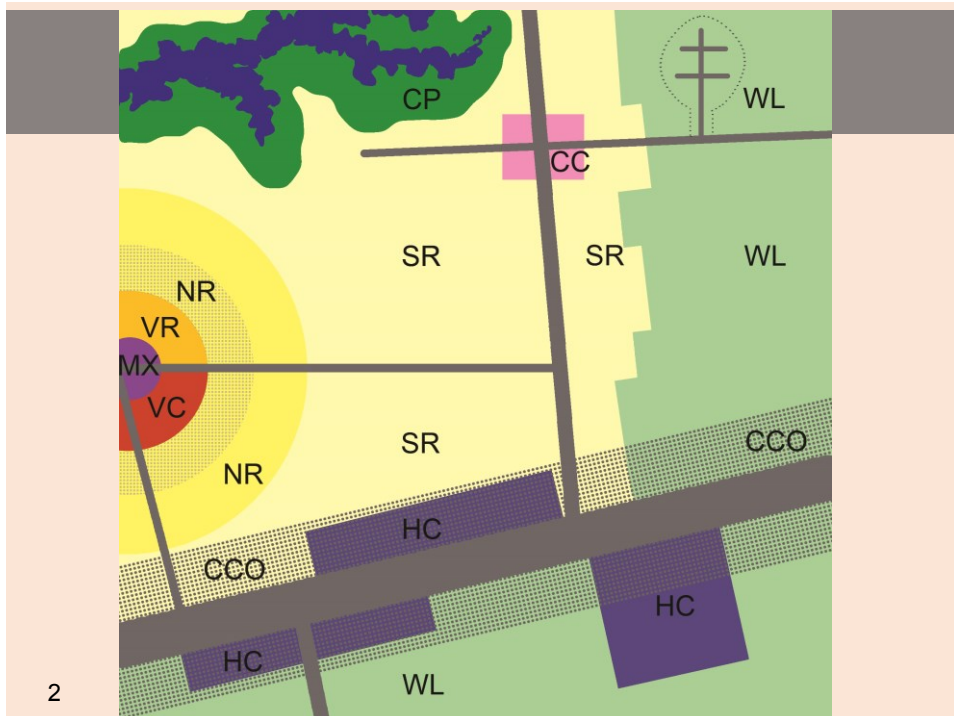


Implement the Comprehensive Plan

- Mixed use in the village cores
- Encourage employment along major corridors
- Protect agricultural land
- Protect the environment
- Target uses: Grocery store and Eco-tourism



1



2

Implement the Comprehensive Plan

Target uses in the Comprehensive Plan:

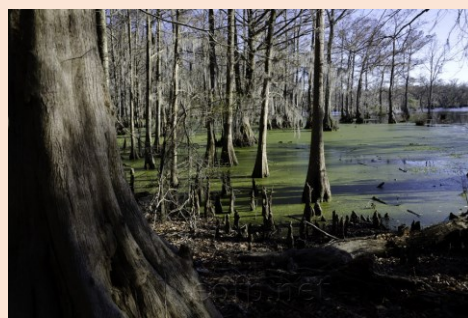
- Grocery Store
- Eco-tourism



Implement the Comprehensive Plan

Protection:

- Agricultural lands
- Environmental



Stormwater Management

- Consolidated stormwater chapter
- Clarity of standards
- Maintenance responsibilities
- Enforcement



5

Stormwater Management CURRENT UDO

- Standards are scattered throughout the text
- Design standards and stormwater plan requirements confusing
- No maintenance standards included for residential
- Enforcement provisions unclear

6

Stormwater Management PROPOSED CHANGES

- Consolidate standards in one location
- List stormwater plan requirements as approval criteria
- Add maintenance requirements for subdivisions
- Require placement in an easement for County access
- Add enforcement and penalty information
- Improve HOA standards

7

Homeowners' Association Changes

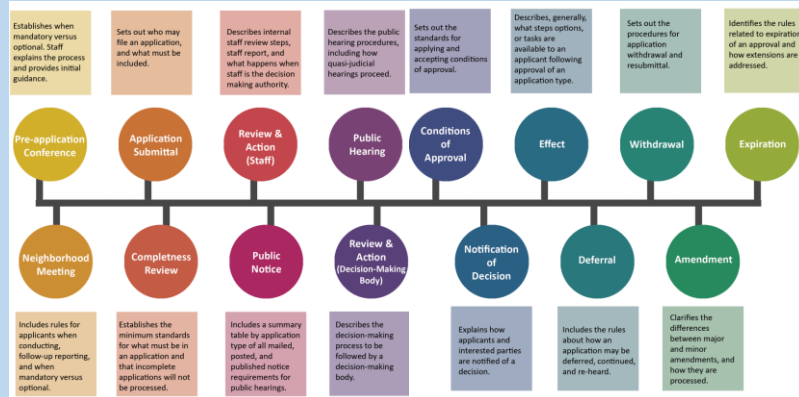
- New requirements for establishing an HOA
- HOA required before first lot is sold
- Maintenance requirements
- Minimum fund balance requirements



8

Procedural Efficiency

- Removal or conversion of unnecessary steps in procedures
- Greater reliance on codified standards
- More flexibility
- Common review procedures



Procedural Efficiency CURRENT UDO

- Difficult to locate procedures in text
- Procedures lack detail and criteria
- Procedure for deviation from code is not predictable
- Perceptions of uncodified policies

Procedural Efficiency PROPOSED CHANGES

- Consolidate procedures into one chapter
- Simplify and standardize text of procedures
- Use common review procedures
- Clearer standards that are easier to use and do not require deviations
- Clear, measurable standards and criteria

Changing Procedures & New Procedures

- Subdivisions
- Planned Development
- Administrative Adjustment
- Site Plan

CAMDEN COUNTY UDO – CURRENT DEVELOPMENT REVIEW PROCEDURES						
(R) = Recommendation, (D) = Decision, (A) = Appeal, <-> = Public Hearing, -D- = Quasi-Judicial Hearing						
Review Procedure [1]	Relevant Code Sections	UDO Administrator	Building Inspector	PB	BOC	BOA
Amendment (zoning map and UDO text)	151.580 to 151.586	-	-	R	<D>	-
Planned Unit Development [2]	151.298	-	-	R	<D>	-
Conditional Use Permit	151.503 to 151.509	-	-	-	-	-D-
Special Use Permit	151.503 to 151.509	-	-	R	<D>	-
Appeal	151.530	-	-	-	-	-D-
Variance [3]	151.531	-	-	-	-	-D-
Interpretation [4]	151.533	-	-	-	-	-D-
Major Subdivision [5]	151.236 to 151.238	-	-	R	<D>	-
Minor Subdivision	151.260	D	-	-	-	-
Private Access Subdivision [6]	151.275	D	-	-	-	-
Final Plat	151.240	-	-	D	-	-
Commercial Site Plan [7]	151.312	D	-	-	-	-
Residential Site Plan	151.311	D	-	-	-	-
Floodplain Development Permit	151.382	-	D [8]	-	-	-
Fill Permit	151.404	D [9]	-	-	-	-A-
Zoning Permit	151.501	D	-	-	-	-A-
Sign Permit	151.485 to 151.512	D [10]	-	-	-	-A-
Building Permit	151.432	-	D [11]	-	-	-

CAMDEN COUNTY UDO PROPOSED DEVELOPMENT REVIEW PROCEDURES					
(R) = Recommendation, (D) = Decision, (A) = Appeal, <-> = Public Hearing, -D- = Quasi-Judicial Hearing					
Review Procedure	UDO Administrator	Building Inspector	PB	BOC	BOA
Administrative Adjustment [NEW] [1]	D	-	-	-	-A-
Appeal	-	-	-	-	-D-
Building Permit	-	D	-	-	-
Certificate of Occupancy [NEW]	-	D	-	-	-
Comprehensive Plan Amendment [NEW] [2]	-	-	R	<D>	-
Development Agreement [NEW]	-	-	R	<D>	-
Fill Permit	D	-	-	-	-
Final Plat [3]	D	-	-	-	-
Floodplain Development Permit	-	D	-	-	-
Interpretation [4]	D	-	-	-	-A-
Major Site Plan [5]	-	-	<D>	-	-
Minor Site Plan [6]	D	-	-	-	-A-
Minor Subdivision	D	-	-	-	-
Planned Development [7]	-	-	R	<D>	-
Preliminary Plat [8] [9]	-	-	R	<D>	-
Sign Permit	D	-	-	-	-A-
Special Use Permit [10]	-	-	-	-	-D-
Subdivision Exemption [NEW] [11]	D	-	-	-	-A-
Transfer Plat [12]	D	-	-	-	-
Temporary Use Permit [NEW]	D	-	-	-	-
UDO Text Amendment [13]	-	-	R	<D>	-
Variance	-	-	-	-	-D-
Vested Rights Determination [NEW] [14]	-	-	-	-	-D-
Zoning Compliance Permit	D	-	-	-	-A-
Zoning Map Amendment [15]	-	-	R	<D>	-

Changing & New Procedures Subdivisions

CURRENT UDO

- Major subdivisions identified as the biggest problem
- Requires multiple appearances with review bodies
- Special use permit required for all subdivisions

PROPOSED CHANGES

- Simplify major subdivision
- Conceptual stormwater plan
- Remove special use permit requirement
- Clarify major and minor subdivision

13

Changing & New Procedures Planned Development

CURRENT UDO

- Mandatory use-mixing
- Requires conditional use permit
- Minimum district size = 25 acres

PROPOSED CHANGES

- Remove conditional use permit requirement
- Follow rezoning procedure
- Remove use-mixing requirement
- Lower minimum size in village centers

14

Changing & New Procedures Administrative Adjustment

CURRENT UDO

- Ability to deviate currently located in a “Miscellaneous” code section
- Lacks clear criteria for when deviations may be granted

PROPOSED CHANGES

- Allows minor deviations (10%) from standards in certain cases
- Clear decision-making criteria
- Limitations on maximum deviations

15

Changing & New Procedures Site Plan

CURRENT UDO

- Residential vs commercial distinction
- Lacks clear criteria for determining major vs. minor

PROPOSED CHANGES

- Better criteria for determining major vs. minor
- Major site plans decided by Planning Board

16

NEW PROCEDURES

CAMDEN COUNTY UDO					
PROPOSED DEVELOPMENT REVIEW PROCEDURES					
(R) = Recommendation; (D) = Decision; (A) = Appeal; <> = Public Hearing; - = Quasi-Judicial Hearing					
Review Procedure	UDO Administrator	Building Inspector	PB	BOC	BOA
Administrative Adjustment [NEW] [1]	D	-	-	-	-A-
Appeal	-	-	-	-	-D-
Building Permit	-	D	-	-	-
Certificate of Occupancy [NEW]	-	D	-	-	-
Comprehensive Plan Amendment [NEW] [2]	-	-	R	<D>	-
Development Agreement [NEW]	-	-	R	<D>	-
Fill Permit	D	-	-	-	-
Final Plat [3]	D	-	-	-	-
Floodplain Development Permit	-	D	-	-	-
Interpretation [4]	D	-	-	-	-A-
Major Site Plan [5]	-	-	<D>	-	-
Minor Site Plan [6]	D	-	-	-	-A-
Minor Subdivision	D	-	-	-	-
Planned Development [7]	-	-	R	<D>	-
Preliminary Plat [8] [9]	-	-	R	<D>	-
Sign Permit	D	-	-	-	-A-
Special Use Permit [10]	-	-	-	-	-D-
Subdivision Exemption [NEW] [11]	D	-	-	-	-A-
Transfer Plat [12]	D	-	-	-	-
Temporary Use Permit [NEW]	D	-	-	-	-
UDO Text Amendment [13]	-	-	R	<D>	-
Variance	-	-	-	-	-D-
Vested Rights Determination [NEW] [14]	-	-	-	-	-D-
Zoning Compliance Permit	D	-	-	-	-A-
Zoning Map Amendment [15]	-	-	R	<D>	-

Design Standards

- Multi-family residential design standards
- Incentives for higher quality single-family attached residential
- Commercial design standards
- Mixed-use design standards



Design Standards CURRENT UDO

- Limited use of design standards
- Basic dimensional and configuration requirements for multi-family development
- Existing design standards are in confusing format

19

Design Standards PROPOSED CHANGES

- Voluntary, incentive-based design guidelines for single-family attached dwellings
- Multi-family design standards
 - Limited building size
 - Appearance more like a single-family residence
- Commercial design standards focused on appearance
- Mixed-use design standards focused on creating pedestrian-oriented places

20

Rural Character Protection

Balance attracting commercial development and services with protecting character

- Growth in village centers and commercial corridors
- Conservation subdivisions
- Rural open space requirements



21

Rural Character Protection

Growth in village centers and along key corridors

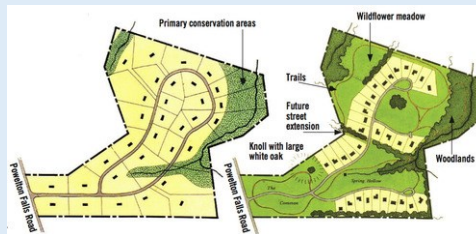


22

Rural Character Protection

Conservation subdivisions

- Alternative to traditional suburban-style development
- Suggest to require in rural areas
- Open space requirements focus on open space and stormwater



23

Changing State Laws

- Repeal of protest petitions
- Permit choice
- Performance guarantees
- Primitive buildings - no building permit
- Beekeeping



24

Changing State Laws

- Permit choice
- Performance guarantees
- Primitive buildings - no building permit
- Beekeeping



25

Changing State Laws

- Repeal of protest petitions
- Performance guarantees
- Primitive buildings - no building permit
- Beekeeping



26

Changing State Laws

- Repeal of protest petitions
- Permit choice
- Primitive buildings – no building permit
- Beekeeping



27

Changing State Laws

- Repeal of protest petitions
- Permit choice
- Performance guarantees
- [Redacted]
- Beekeeping



28

Changing State Laws

- Repeal of protest petitions
- Permit choice
- Performance guarantees
- Primitive buildings – no building permit



29

Signage

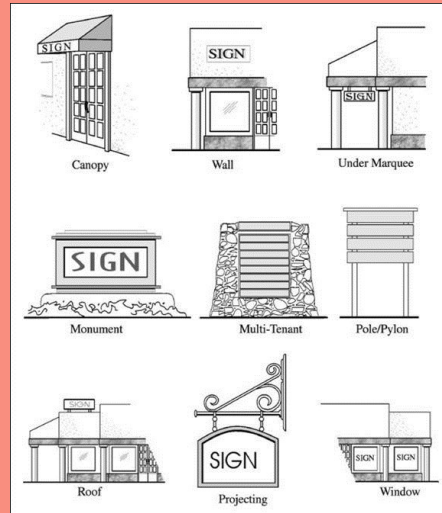
- Reed v. Gilbert Supreme U.S. Court decision: signage overhaul
- “Content-neutral” signs



30

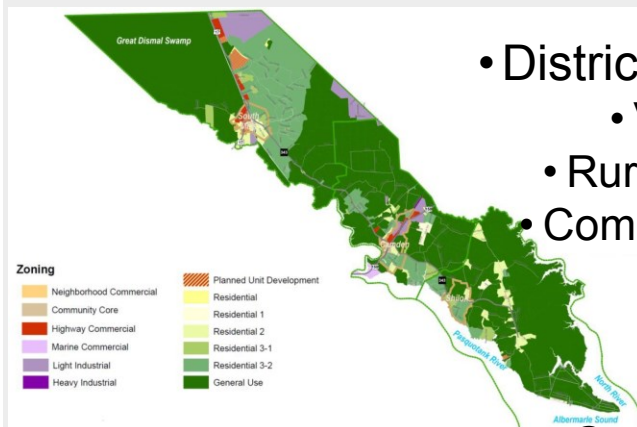
Signage

- “Content-neutral” definition
- May still regulate:
 - Placement
 - Illumination
 - Size
 - Zoning district
 - Activity



31

Changes to Zoning Districts

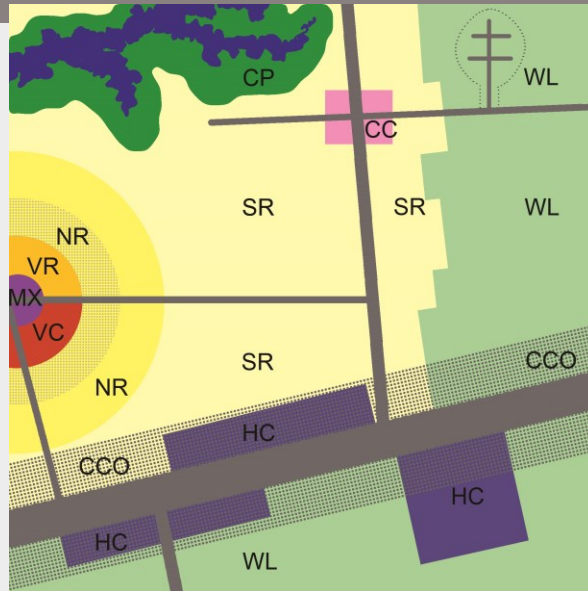


- District Translations
 - Village Centers
 - Rural designations
 - Commercial context districts
- Commercial Corridor Overlay

32

Changes to Zoning Districts

- Village center
- Commercial corridor
- Rural districts



33

Changes to Zoning Districts

Conservation, Residential & Mixed-use Districts

CURRENT UDO			UPDATED UDO		
District Name	Min. Lot Size	Description	District Name	Min. Lot Size	Comments
Conservation (CD)	None	Intended for farms and preservation land - district is not included on zoning map	Conservation & Protection (CP)	None	Government-owned land & land unavailable for development
General Use (GU)	5 AC [1]	Agricultural land & very low density residential land	Working Lands (WL)	5 AC [2]	All subdivisions now subject to conservation subdivision requirements
Basic Residential (R-3-2)	2 AC	Low density residential land adjacent to agricultural land	Rural Residential (RR)	2 AC	
Basic Residential (R-3-1)	1 AC		Suburban Residential (SR)	1 AC	Carry forward with name change
Mixed Single-Family Residential (R-2)	40,000 sf	Moderate density, mixed residential neighborhoods close to village areas	Neighborhood Residential (NR)	40,000 sf [3]	Proposed to now allow duplex dwellings
Mixed Village Residential (R-1)	40,000 sf	Low density residential development within a village	Village Residential (VR)	30,000 sf [4]	Proposed to now allow single-family attached dwellings, if served by sewer

34

Changes to Zoning Districts Commercial, Industrial, PUD Districts

CURRENT UDO			UPDATED UDO		
Neighborhood Commercial (NCD)	40,000 sf	District limited to 2-4 acres in area	Crossroads Commercial (CC)	40,000 sf	New requirement to be near roadway intersection (+ remove from waterfront neighborhoods)
Community Core Commercial (CCD)	40,000 sf [5]	Pedestrian-oriented, multi-story, mixed uses inside villages	Village Commercial (VC)	40,000 sf [5]	Proposed to require open space
[NEW]			Mixed Use (MX)	20,000 sf [5]	1 st floor must comply with commercial building code; no open space required
Highway Commercial (HC)	40,000 sf	Auto-oriented commercial uses	Highway Commercial (HC)	40,000 sf	New CCO allows more uses, but imposes higher standards
Marine Commercial (MC)	40,000 sf	Marine-related commercial	Maritime Commercial (MC)	40,000 sf	Now include current waterfront NCD lands
Light Industrial (I-1)	40,000 sf	Light industrial uses	Light Industrial (LI)	40,000 sf	Carry forward
Heavy Industrial (I-2)	40,000 sf	Heavy industrial uses	Heavy Industrial (HI)	80,000 sf	Now applied to lands in mining overlay
Planned Unit Development (PUD)	N/A	Negotiated uses & configuration	Planned Development (PD)	[6]	Proposed to remove requirement for conditional use permit

35

Next Steps

- Present Evaluation Report to Planning Board/Board of Commissioners
- Complete the Annotated Outline and present
- Code drafting commences

36

Open Space Standards

- Rural vs. village center open space
- Reforestation & stormwater management
- Fee-in-lieu



37

Open Space Standards CURRENT UDO

- Residential development must set aside open space
- Portion of open space must be for recreation – amount and configuration are unclear
- Vague flexibility standards

38

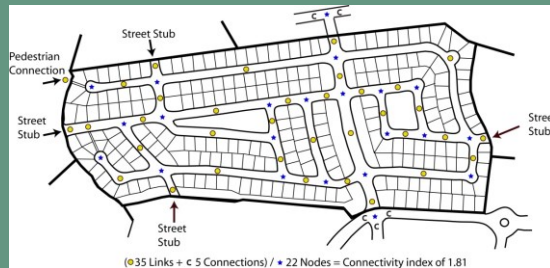
Open Space Standards PROPOSED CHANGES

- All residential, mixed-use and commercial uses must provide open space
- Rural vs. village character of open space
- Removal of recreation requirement outside villages and mixed-use developments
- Emphasis on reforestation/stormwater management in rural & suburban areas
- Fee-in-lieu option

39

Roadway Connectivity

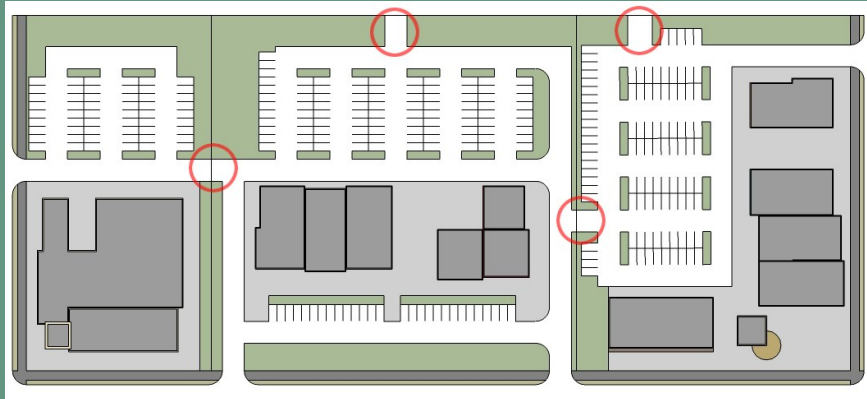
- Cross-access in non-residential parking lots
- Street connectivity index for new subdivisions



40

Roadway Connectivity

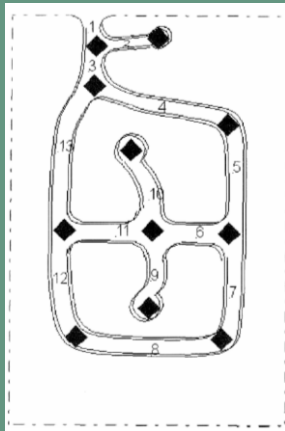
- Cross-access in non-residential parking lots



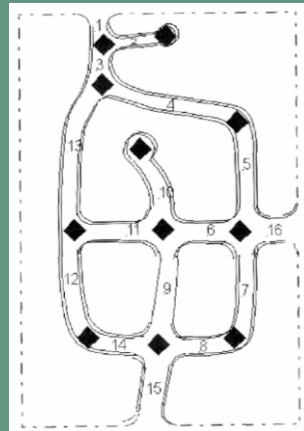
41

Roadway Connectivity

Connectivity index



13 links/11 nodes = **1.18** ratio



16 links/11 nodes = **1.45** ratio
(More connected = higher score)

42

Revised Structure & Organization

- Consolidate to 11 articles
- Improved features:
 - Dynamic headers and footers
 - Clear text hierarchy
 - Graphics and illustrations

The diagram illustrates a page layout with several key features highlighted by callouts:

- Dynamic Header:** Located at the top of the page.
- Prominent Titles:** Located below the header, identifying main sections.
- Nested Text:** Indicated by arrows pointing to sub-sections within the main text.
- Balance Between Text and White Space:** A callout pointing to the overall layout design.
- Illustrations with Captions:** A callout pointing to a site plan illustration with descriptive text below it.
- Adoption Date Page Numbers:** A callout pointing to the footer area.

43

CURRENT UDO	Article Structure	UPDATED UDO	Proposed Article Structure
General Provisions			
Zoning Districts			
Zoning Map			
Density & Dimensional Requirements			
Streets and Sidewalks			
Parking Requirements		151.1 General Provisions	
Landscaping Requirements			
Shading Requirements		151.2 Procedures	
Utilities			
Open Space & School Sites		151.3 Zoning Districts	
Supplementary Use Regulations			
Mag. Subdivision Requirements		151.4 Use Regulations	
Minor Subdivision Requirements			
Private Access Subdivision Regulations		151.5 Development Standards	
Common Open Space Subdivisions			
Site Plans Required		151.6 Subdivision Requirements	
Permissible Uses and Table			
Conditional & Special Uses			
Nonconforming Situations		151.7 Environmental Provisions	
Floodplain Management			
Drainage, Erosion, & Stormwater Management		151.8 Nonconformities	
Sign Regulations			
Building Inspections and Permits		151.9 Enforcement	
Planning Board			
Board of Adjustment		151.10 Definitions and Measurement	
Administrator			
Board of Commissioners		151.11 Authorities	
Zoning - Special & Conditional Use Permits			
Appeals, Variances, & Interpretations			
Hearing Procedures			
Enforcement Review			
Amendments			
Definitions			
Appendices			

Revised Structure & Organization

CURRENT UDO

- No article numbers
- Articles are not organized by subject matter
- Text-heavy
- Few graphics

The screenshot shows a page from the current UDO with the following content:

- Page number: 86
- Title: Camden County - Land Usage
- Text: "landscaping is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque landscaping may be composed of a wall, fence, landscaped earth berm, planted vegetation or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation."
 - (2) At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than 20 feet wide. The zone of intermittent visual obstruction may contain deciduous plants.
 - (C) *Broken Landscaping, Type "C."* A landscaping composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken landscaping is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation. The screen may contain deciduous plants. (Ord. passed 12-15-97; Am. Ord. 2006-01-02, passed 5-1-06)
- Section: § 151.141 FLEXIBILITY IN ADMINISTRATION REQUIRED.
 - (A) (1) The Board recognizes that, because of the wide variety of types of developments and the relationships between them, it is neither possible nor prudent to establish inflexible landscaping requirements.
 - (2) Therefore, as provided in § 151.137, the permit issuing authority may permit deviations from the presumptive requirements of § 151.139 and may require either more intensive or less intensive landscaping whenever it finds such deviations are more likely to satisfy the standard set forth in § 151.136 without imposing unnecessary costs on the developer.
 - (B) Without limiting the generality of division (A) above, the permit issuing authority may modify the presumptive requirements for:
 - (1) Commercial developments located adjacent to residential uses in business zoning districts;
 - and
 - (2) Commercial uses located adjacent to other commercial uses within the same zoning district.
- Page number: 2006 S-5

44

Revised Structure & Organization

PROPOSED CHANGES

Dynamic Headers

White Space

Footers

CHAPTER 6. DEVELOPMENT STANDARDS
Section 3.3.3.3 Subdivision and Mass Lot Development
(1) Large-Scale Development

(i) Minimum Building Height
In cases where any off-street surface parking is located between the primary building facade and the street if front, the minimum building height shall be at least three stories.

(1) Large-Scale Development
Developments composed of one or more structures engaged in retail or wholesale sales each exceeding 20,000 square feet, or developments with a single large commercial establishment exceeding 20,000 square feet and one or more smaller additional structures shall comply with the standards in this subsection as well as the following:

(a) Lower Buildings

(i) A series of smaller "tier buildings" shall be positioned along the primary facade of the large structure to break up the structure's mass.

(ii) As an alternative to tier buildings, the primary facade of a large-scale development structure can be designed to appear as multiple small storefronts, except that individual doorways shall not be required.

City of Franklin, Tennessee | Zoning Ordinance | Page 5-48

Figure Captions

Nested Text with headings and sub-headings

Illustrations of text provisions

DO THIS!

Full cut-off

DON'T DO THIS!

Unshielded

Revised Structure & Organization

PROPOSED CHANGES

Chapter 3: Zoning Districts

SECTION 3.4: RESIDENTIAL BASE ZONING DISTRICTS
Subsection 3.4.3. Single-Family Residential-Mainland (SFM) District

3.4.2. Single-Family Residential-Mainland (SFM) District*

SFM SINGLE-FAMILY RESIDENTIAL MAINLAND

A. DISTRICT PURPOSE
The Single-Family Residential-Mainland (SFM) district is established to accommodate low-density residential neighborhoods and supporting uses on unincorporated Currituck County outside of full service areas. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity, interrupt scenic views from the Currituck Highway, or place undue stress on the county's natural resources. A variety of residential uses are allowed in this district, including single-family detached homes, conditional homes on their own lots, detached accessory dwelling units, as well as duplexes (with a use permit). The district accommodates agriculture, equine uses, minor utilities, as well as various neighborhood-supporting institutional uses such as parks, open space, religious institutions, and similar uses. This district also includes the conservation subdivisions option with the ability to accommodate up to two acres per acre in full service areas designated on the future land use map of the Land Use Plan. Major utilities require approval of a use permit, while commercial, office, and industrial uses are prohibited.

B. LOT PATTERNS

C. LOT CONFIGURATION

All subdivisions visible from the Currituck Highway right-of-way shall provide a highway buffer in accordance with Section 3.11.

CURRITUCK COUNTY, NC UNIFIED DEVELOPMENT ORDINANCE | 3.11

Chapter 3: Zoning Districts

SECTION 3.4: RESIDENTIAL BASE ZONING DISTRICTS
Subsection 3.4.2. Single-Family Residential-Mainland (SFM) District

D. TYPICAL BUILDING FORMS

E. BUILDING CONFIGURATION

F. DIMENSIONAL STANDARDS

	TD - Traditional Development	CS - Conservation Subdivision Development	TD	CS	
Max. Gross Density - Traditional Dev. (dw/acre)	1.0	-	20	N/A	
Max. Gross Density - Conservation Subdivisions	-	1.0	20	N/A	
In Limited Service Area (dw/acre)	-	1.5	10	N/A	
Max. FAR (%)	2.0	N/A	10	N/A	
Min. Lot Area (sq ft)	6,400	N/A	32	N/A	
Min. Lot Area (sq ft)	40,800	N/A	50	30	
Min. Lot Area (acres)	N/A	10	10	3	
Min. Lot Width, Interior Lot (ft) (1)	132	N/A	10	10	
Min. Lot Width, Corner Lot (ft)	132	N/A	10	10	
Min. Lot Depth	132	N/A	35	35	
Max. Lot Coverage (%)	20	N/A	50	50	
			Min. Spacing Between Buildings (ft)	10	3

(1) All lots shall maintain a minimum street frontage of 35 feet.
(2) Lot depth shall not exceed four times the lot width.
(3) Front setbacks shall be measured from ultimate ROW line.
(4) Dimensions shall provide access from street with less traffic.
(5) Applied to subdivisions approved after 8/20/15 effective date.
(6) Prohibited in front of principal building with principal building less than 300 feet from street.

CURRITUCK COUNTY, NC UNIFIED DEVELOPMENT ORDINANCE | 3.12

Changes to Parking Standards

- Updates for best practices
- Increased ease of use
- Incorporation of stormwater management techniques
- More clarity for shared parking

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Changes to Parking Standards CURRENT UDO

- Fairly comprehensive
- Limited list of alternatives

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Changes to Parking Standards

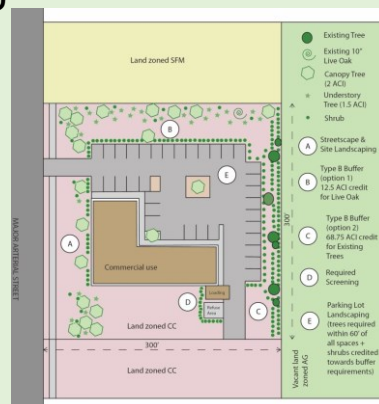
PROPOSED CHANGES

- Add dimensional standards for motorcycle parking
- Clarify handicap accessible space requirements
- Incentives for low impact design (especially pervious paving)
- Formalized shared parking agreements
- Illustrations

49

Changes to Landscaping Standards

- Improve basic standards
- Parking lot landscaping
- Buffer standards
- Context-sensitive streetyards
- Tree retention and reforestation



50

Changes to Landscaping Standards Current UDO

- Perimeter buffers between land uses
- Tree placement along roads
- Shade trees in parking lots



51

Changes to Landscaping Standards PROPOSED CHANGES

- Clarify and illustrate standards
- Increased parking lot shading and screening
- Base buffer type on zoning district, not use
- Streetyards in village centers may use “urban” elements
- Allow for removal of dying trees
- Reforest former farms when they redevelop

52

Screening

- Screening vs. landscaping
- Expanded screening requirements
- Increased detail and clarity on requirements



53

Screening CURRENT UDO

- “Screening” used as synonym for “landscaping”
- Only requires screening of dumpsters

54

Screening PROPOSED CHANGES

- Add detail on methods and locations of screening
- Extend screening requirements:
 - Multi-family developments
 - Mixed-use development
 - Refuse collection
 - Ground-based equipment
 - Loading and service areas
 - Outdoor storage

55

Exterior Lighting

- Broader range of standards
- Configuration
- Illumination
- Glare



56

Exterior Lighting CURRENT UDO

- Vague standards
- Lack of illustrations



57

Exterior Lighting PROPOSED CHANGES

- Add applicability, exemptions, and more clear standards to section
- Maximum illumination at lot lines
- Configuration provisions
- Glare limitations
- Illustrations
- Flexibility standards

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Sustainability Incentives

- Low-impact design for parking
- Rainwater harvesting
- Tree shading
- Energy star



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More Housing Choices

- Mobile home placement changes
- Accessory Dwelling Units (ADUs)
- Temporary healthcare structures
- Moderate and higher density housing

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More Housing Choices

- Mobile homes
 - Individual homes on individual lots in rural areas
- Not allowed in village centers
- Clarity on standards



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More Housing Choices

- Accessory Dwelling Units (ADUs)
 - Remove prohibition
- Add maximum size
- Encourage accessory apartments



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More Housing Choices

- Temporary healthcare structures
 - Required to be allowed by state law
- Accessory use to single-family detached homes



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More Housing Choices

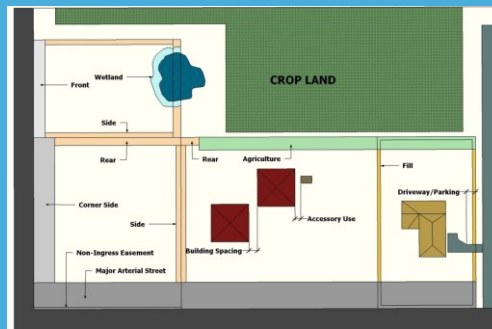
Moderate and higher density housing

- Multifamily housing currently not allowed by-right in any district
- Meets changing housing market demands
- Allow for moderate and higher density housing in village centers
- Multifamily design standards for higher quality construction

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Changes to Setbacks

- Variable setback provisions
- Removal of street setbacks
- Setback simplification



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Changes to Setbacks CURRENT UDO

- Little difference in setbacks from district to district
- Two sets of setbacks in use depending on when lot was platted
- Nonresidential setbacks are different for buildings vs parking areas

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Changes to Setbacks

PROPOSED CHANGES

- Remove dual set of setbacks
- Change from street setbacks to front and corner side setback system
- Remove complexity in buildings vs. parking lots

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THANK YOU FOR ATTENDING!



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