

Final Draft – Code Framework

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SECTION MAP & SUMMARY – ARTICLE 8 LANDSCAPE & SITE DESIGN		
DRAFT DEVELOPMENT CODE	EXISTING CODE [RELEVANT SECTIONS]	SUMMARY
8.01 Intent & Applicability		
A. Intent	n/a, but see Comprehensive Plan landscape, screening, or civic space guidelines in sub-area plans	Many of these provisions are implied in various performance standards in the Residential and Commercial Design standards. They are consolidated here to give context to the standards (link to comp plan goals), and to aid interpretation and application of the standards, and to guide any discretion in applying the standards or approving alternatives.
B. Applicability	n/a, relevant sections on landscape in the zoning or design standards do not have any specific applicability provisions.	This is added to give more nuance to when the new and revised standards would apply, allowing compliance with the standards to be tailored more to the amount of work and/or level of investment occurring on the site. (full compliance for new buildings / full redevelopment vs. scaled for partial redevelopment, or none if no site work occurring.)
8.02 Landscape Design		
A. Design Objectives	n/a/	Compiled from several generic or vague “performance standards” in the current design standards (residential and commercial). These give desired outcomes specific to landscape design to guide any discretion or flexibility in the landscape standards, and are used to evaluate Alternative Compliance to the standards.
B. Planting Requirements	16-173(b)(1)b (site plan / landscape plant 16-87(d) (parking lot landscape) Residential Design Standards, Section III.H.3. Streetscape (Street Trees) Commercial Design Standards, Section III.A. Site Planning (vague, generic performance standards on landscape scattered throughout) Commercial Design Standards III.G Landscaping (streetscape, parking, buffers, and building site)	Established landscape standards for specific components of a site based on general categories of the design standards (streetscape, parking, building area, buffers, and open space). The current standards require a formal landscape plan, but other than landscape required for parking areas, the zoning ordinance does not have any standards. The design standards (commercial and residential) have landscape requirements scattered throughout, but it is difficult to determine a specific plant requirement. The street tree standards are referenced in several sections of all three codes (zoning, commercial design, residential design) and range from 1 per 20’ to 1 per 40’. This section reconciles that with 1 per 35’ for larger trees, or a substitute of 2 for 1 for smaller trees. The parking area standards are more specific and more easily measured based on the parking lot size, but will result in a comparable landscape requirement to the current formula (which is difficult to calculate)
C. Credits for Existing Vegetation	Commercial Design Standards, Section III.G.11. Landscaping, Existing Vegetation	Simplified to emphasize preference and create incentive to preserve existing vegetation
D. Design & Location	(same as above – 1. Streetscape, 4. Abutting property, 5. Parking, 6. Building site.)	Revised to consolidate all landscape and design elements for a site in one location; allow the simple and objective plant requirements (8.02.B.) to be laid out in different ways depending on the site; and allow effective site design to count areas to more than one requirement, if based on the higher standard.
E. Alternative Compliance	n/a - new	Added to allow flexibility through administrative or PC site plans (see criteria and process in 2.07).
8.03 Buffer & Screening		
A. Design Objectives		Compiled from several generic or vague “performance standards” in the current design standards (residential and commercial). These give desired outcomes specific to buffers and screening to guide any discretion or flexibility in the landscape standards, and are used to evaluate Alternative Compliance to the standards.
B. Buffer Planting	Residential Design standards, Section III.H.4. Streetscape, Buffers Commercial Design Standards, Section III.G.4. Landscaping, Abutting Property	Developed specific and objective standards for 4 different types of buffers to be applied in different situations. This would replace the current general performance standard but can also be flexibly applied based on the design objectives and the Alternative Compliance allowance that would allow an “equal or better” alternative solution on any particular site.

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C. Buffer Locations	(same as above)	These provisions provide general rules for the different types of buffers needed. Generally the higher intensity use needs to provide the buffer adjacent to the lower-intensity use, and the type of buffer increases the greater the distinction (i.e. Type IV only required if Very High intensity abuts Low intensity).
D. General Screening	(same as above, plus Commercial Design Section III.H. Walls and Fencing, and IV.A.8.d. and e. Building Design, Service, Loading and Trash Areas, and mechanical equipment	Simplified several existing sections to note where the above buffer and screening options should be used to mitigate site specific conditions based on a basic performance standard.
E. Alternative Compliance	n/a - new	Added to allow flexibility through administrative or PC site plans (see criteria and process in 2.07).
8.04 Plant Specifications		
A. Design Objectives		Compiled from several generic or vague “performance standards” in the current design standards (residential and commercial). These give desired outcomes specific to plant specifications to guide any discretion or flexibility in the landscape standards, and are used to evaluate Alternative Compliance to the standards.
B. Species	Residential Design Standards, Exhibit F, Recommended Plant Material List (exhibit A in Commercial)	This will be a general reference to the most recent and most applicable species list; Exhibit F of the Residential Design and Exhibit A of the Commercial Design should be reconciled and verified, the located in one place that is referenced here.
C. Plant Specifications	Commercial Design Standards, Section III.G.8 and 9 Plant species and size standards	Consolidated from various sections to provide minimum size at original planting
D. Tree Diversity	n/a – new section	New, recommended to add health and resiliency for the overall tree canopy; would trigger only at larger planting plans, but over time could ensure resistance against disease or easier treatment or replacement if disease occurs.
E. Xeric Guidelines	Commercial Design Standard, Section III, G.2. Landscaping, Guidelines (xeric); and III.G.7 Landscape Irrigation and Water Conservation	Simplified based on DRCOG Water Wise planting guidelines.
F. Stormwater Treatment	n/a – new section	Added to encouraged dual purpose spaces – stormwater that can serve landscape and civic space needs, and landscape and civic spaces that can perform stormwater functions.
G. Maintenance	Commercial Design Standard, Section G.10. Landscape Maintenance and Replacement	No substantive change but more practical provisions for implementation, maintenance, and enforcement.
H. Alternative Compliance	n/a - new	Added to allow flexibility through administrative or PC site plans (see criteria and process in 2.07).
8.05 Fences & Walls		
A. Design Objectives	n/a - new	Added to give desired outcomes fence designs to guide any discretion or flexibility in the landscape standards, and are used to evaluate Alternative Compliance to the standards.
B. Fences & Wall Design	Article V, Section 16-101 – 110, Fencing Residential Design Standards, Section III.H.5. Streetscape, Fences and Walls	No substantive changes from current standards but reorganized for clarity and simplicity. Some additional flexibility is included for the following: <ul style="list-style-type: none"> • No height max outside of setbacks (i.e. in building footprint) but subject to building code • Height exception for gateway features • Height exception for security fences and sports and recreation

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	Commercial Design Standards, Section III.H. Walls and Fencing	<ul style="list-style-type: none"> Perimeter fences coordinated with buffer requirements with more specific design and screening goals (currently just a vague administrative exception)
C. Alternative Compliance	n/a - new	Added to allow flexibility through administrative or PC site plans (see criteria and process in 2.07).
8.06 Outdoor Lighting		
A. Design Objectives	Commercial Design Standards, Section III, E. Exterior Lighting;	Compiled from several generic or vague “performance standards” in the current design standards (residential and commercial). These give desired outcomes specific to lighting to guide any discretion or flexibility in the landscape standards, and are used to evaluate Alternative Compliance to the standards.
B. Mounting Height	Commercial Design Standards, Section III, E. Exterior Lighting;	The zoning ordinance and site plan submittals require submitting lighting plans but does not have any standards other than a general performance standard. This supplements the performance standard in zoning with basic setback and height standards; but coordinates and simplifies very complex, circular, and disorganized standards from the commercial design standards. It eliminates both vague standards and highly specific standards with basic height and location standards.
C. Performance Standards	16-81(f) parking lot lighting Commercial Design Standards, Section III.A.3.h. (commercial) and i. (industrial); and III.E. Exterior Lighting	Compilation of various performance standards referenced in many sections of the design standards, site design criteria, and zoning ordinance, but are simplified to a few basic components of potential light operation or impacts.
D. Alternative Compliance	n/a - new	Added to allow flexibility through administrative or PC site plans (see criteria and process in 2.07).