

Final Draft – Code Framework

Article 1. General Provisions

- 1.01 Overview
- 1.02 Interpretation
- 1.03 Administration
- 1.04 Enforcement
- 1.05 Nonconformities

Article 2. Procedures

- 2.01 General – All Applications
- 2.02 Platting
- 2.03 Zoning Map Amendment
- 2.04 Planned Development
- 2.05 Administrative Site Plan
- 2.06 Site Plan
- 2.07 Alternative Compliance
- 2.08 Special Use Permit
- 2.09 Variance
- 2.10 Appeals of Administrative Decision
- 2.11 Code Amendments
- 2.12 Vested Property Rights
- 2.13 Vacation of Rights-of-Way or Easements

Article 3. Subdivision Standards

- 3.01 Streets
- 3.02 Open and Civic Spaces
- 3.03 Blocks & Lots
- 3.04 Required Improvements
- 3.05 Community Facilities & Fees

Article 4. Zoning Districts & Uses

- 4.01 Zoning Districts
- 4.02 Allowed Uses
- 4.03 Accessory Uses
- 4.04 Specific Use Standards
- 4.05 District Performance Standards

Article 5. Residential Development Standards

- 5.01 Intent & Applicability
- 5.02 Residential Building Types
- 5.03 Neighborhood Design Standards
- 5.04 Courtyard Pattern
- 5.05 Conservation Pattern
- 5.06 Manufactured & Small Format Housing District

Article 6. Nonresidential Development Standards

- 6.01 Intent & Applicability
- 6.02 Development Standards
- 6.03 Design Standards

Article 7. Access & Parking Standards

- 7.01 Intent & Applicability
- 7.02 Access & Circulation
- 7.03 Required Parking
- 7.04. Parking Design
- 7.05 Loading Areas
- 7.06 Alternative Compliance

Article 8. Landscape & Site Design Standards

- 8.01 Intent & Applicability
- 8.02 Landscape Design
- 8.03 Buffer & Screening
- 8.04 Plant Specifications
- 8.05 Fences & Walls
- 8.06 Outdoor Lighting
- 8.07 Alternative Compliance

Article 9. Signs

- 9.01 Intent & Applicability
- 9.02 Exempt Signs
- 9.03 Residential Signs
- 9.04 Non-residential Signs
- 9.05 General Standards – All Signs
- 9.06 Specific Sign Standards
- 9.07 Design Guidelines
- 9.08 Alternative Compliance

Article 10. Supplemental Standards

- 10.01. Flood Plain
[TBD]

Article 11. Definitions & Terms

- 11.01 Description of Uses
- 11.02 Glossary of Architecture & Design Terms
- 11.03 Definitions

SECTION MAP & SUMMARY – ARTICLE 5 RESIDENTIAL DEVELOPMENT STANDARDS		
DRAFT DEVELOPMENT CODE	EXISTING CODE [RELEVANT SECTIONS]	SUMMARY
5.01 Intent & Applicability		
A. Intent	Various sections of Residential Design Standards: Section I.B. Purpose; Section III.A. Applicability	Compiled from various sections to establish the intent and set up the new approach for all residential development standards
B. Applicability		
5.02 Residential Building Types		
A. Building Types and Development Standards	16-32 through 16-38	<p>Converted all of the current residential development standards to a complete range of building types. These roughly parallel current district standards or current building-specific standards where they are included in the current code. Some lot sizes, building heights and lot open space requirements were adjusted to better reflect the specific scale of the projects. The most notable changes are:</p> <ul style="list-style-type: none"> • R-2 now 3 new options in limited applications – Small lot, Row house and Apartment – small lot • R-3 includes a much broader range of “missing middle” housing types – specifically multi-unit houses, row houses, and small apartments. • [Note: by extension of R-3, the R-O Residential Office will allow a full range of small-scale, multi-unit houses, along with small-scale office and commercial to become more of a “mixed-use” district]. <p>Specific but limited enabling of smaller lot options – Small lot (3K to 4.5K lot) and small format (1.5K to 3K) based on prototypes and precedents studied from other projects.</p>
B. Dimension Exceptions	16-61 Yards and setbacks	Expanded to address a broader range of exceptions to the setbacks in coordination with the design standards in 5.03
C. Accessory Buildings - Residential	16-62 Accessory Buildings and Uses	Refined by different types of buildings and scaled the allowances to the lot sizes to permit more options. There are typical to various scenarios dependent on the context – particularly the greater allowances for ag or larger lot development. Added design standards for the “secondary building” to require detached buildings of a certain size to have some basic design and compatibility standards related to the principal building.
5.03 Neighborhood Design Standards		
A. Frontage Design	Residential Design Standards – various sections (Section III.G. Blocks & Lots; Section III.H Streetscape Design Standards; Section IV.D Residential Garage Placement & Design)	<p>A new, more comprehensive but focused approach to many issues addressed in current residential design standards – particularly garage limitations. This approach presents the following refinements</p> <ul style="list-style-type: none"> • The suburban frontage relaxes the current garage limits to account for more conventional suburban projects (limited to R-1 and R-1A) • The neighborhood frontage slightly increases the current standards to promote more walkable areas and be used where narrower lots or a greater variety of housing options is permitted (R-2 and R-3) • The terrace frontage allows for reduced setbacks in more compact, higher-density walkable or mixed-used contexts • The buffer frontage is for large scape residential or permitted non-residential uses where large parking or large complexes may occur, and where landscape buffers along the street are the promoted design.
B. Building Design	Residential Design Standards – various sections (Section IV.C. Mix of Residential Lot Dimensions; Section IV. E. Mix of Different Housing Models Required; Section IV, F Mix of Roof Colors; Section IV, G Rear Elevations, Section IV, H Multi-Family Housing	<p>New approach focusing on a few key elements of building design – massing (volume of buildable areas); modulation (composition and breaking up blank walls); transparency (connecting to outside with windows and doors); and materials. Using a similar structure this section sets the intent / design objective; establishes a measureable objective standard; identifies a range of design strategies that may be used to meet that standard; and then allows for alternative compliance when something not listed or something not technically meeting the standard would serve the objective equally or better. This section is derived from the similar range of topics in the current regulations.</p>

SECTION MAP & SUMMARY – ARTICLE 5 RESIDENTIAL DEVELOPMENT STANDARDS		
DRAFT DEVELOPMENT CODE	EXISTING CODE [RELEVANT SECTIONS]	SUMMARY
	Types, Section IV, I Incentives for Mix of Housing Types)	
C. Block & Lot Open Space Design	16-32 through 16-38 (building coverages Neighborhood Design Standards Section III.B Provision of Neighborhood Features; Section III.C Open Space; Section III.D. Stream Corridor, Irrigation Canals & Wetland Preservation standards.	Several sections in the current code and design standards address the topic of open space and open space design, but are not well coordinated. This section refines what can count to this requirement at the lot scale and adds more small and formal options for the smaller lot building types (which have lessor on lot open space requirements). It also establishes connections to the next larger scales – Common areas and public open space in Section 3.02 – Open and Civic Spaces
5.04 Courtyard Pattern		
A. Design Objective B. Applicability C. Eligible Building Types D. Design Standards & Exceptions	New - Option to merge open space concepts with opportunities for different housing options and smaller lots in walkable settings.	This is a new provision combining two elements from the existing code into a specific pattern option – the building types (and particularly new building types) and arranging them around a specific “neighborhood identity feature” – the courtyard. It can be particularly applicable for infill areas and integrating houses on deeper blocks, but also an added neighborhood design feature in new neighborhoods. It offers a reduction in lot sizes for enhanced courtyard designs – essentially “layering” the front yard / frontages of multiple building in a single space with more design amenities.
5.05 Conservation Pattern		
A. Design Objective B. Applicability C. Density Bonus D. Lot Sizes & Building Types E. Open Space	New - Option to merge open space concepts with opportunities for different housing options and smaller lots in rural settings.	This is a new provision that can replace the discontinued E district and allow more housing options in rural or agriculture centered projects. Through a planned process, it sets default density bonuses in exchange for certain thresholds of preserved open space – serving rural, environmental, recreation, or agricultural preservation goals..
5.06 Small Format & Manufactured Housing District		
A. Intent B. Applicability C. Development Standards D. Uses E. Common Areas F. Building Design G. Landscape & Parking Design H. Utilities & Services I. Subdivisions	16-38 M-H Mobile Home Community District	This section is a reorganization of the current manufactured housing district to broaden the application to a wider range of small format housing. The changes are in a few key areas: <ul style="list-style-type: none"> • Allowing a broader range of small housing options (not just a conventional trailer / manufactured house options) to coordinate with the new Detached House – Compact Lot (1.5K s.f. lot) option in 5.02.A • Allowing smaller project threshold (and larger densities (current 7unit/acre base could go up to 15 units per acre with 30% or more open space; this aligns with applying the 1.5K compact home site to a typical development scenario). These densities are more in range with the typical yield from this smaller home site. • Requiring more specific designs for the common amenity areas and allowing the density to escalate at a particular threshold of this space.