

UNIFIED DEVELOPMENT ORDINANCE – KEY FEATURES

| New UDO Regulation Section/Title | UDO Regulation Summary | Comparison to Existing Regulations (New/Change) | Comprehensive Plan Reference |
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| 27-105 – Annexed Area | Establishes procedures for annexation applications | New | 4.1.2(a) |
| 27-100 – General Definitions | Provides a comprehensive list of definitions | Change | 4.2 |
| 27-301-1 – Applicability Chart | Establishes application requirements | New | 6.1 |
| 27-302-1 – Pre-Application Conference | Establishes when a pre-application conference is required | New | 6.1 |
| 27-303-4 – Application Completeness | Establishes an application completeness review process | New | 6.1 |
| 27-304 – Neighborhood Meeting | Establishes when neighborhood meetings are required and strongly encouraged | New | 4.4(G4.2), 6.1 |
| 27-308-3 (A) – Mailing Notices | Requires applicants to provide electronic or typed mailing labels | Change | 6.1 |
| 27-328 – Comprehensive Plan and Master Land Use Plan Amendment | Establishes procedures for applications to amend the Comprehensive Plan and Master Land Use Plan | New | 6.1 |
| 27-329 –Rezoning: Planned Development District | Establishes procedures for Planned Development District Rezoning | New | 4.1.2(a), 4.4, 6.1 |
| 27-330-1(B) – Rezoning: Conventional Districts | Waives development plans for neighborhood rezoning or corrective rezoning | New/Change | 4.4, 6.1 |
| 27-331-3 | Establishes procedures for submission of development plan | New | 6.1 |

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| 27-333 – Subdivision-Major | Establishes procedures for subdivision plats for with six or more lots | Change | 6.1 |
| 27-334 – Subdivision-Minor | Establishes procedures for subdivision plats with five or fewer lots | Change | 6.1 |
| 27-335 – Commercial Subdivision – Limited Frontage | Establishes regulations for commercial lots with less than required frontage | New | 4.2.1(G1.3c), 6.1 |
| 27-339 – Vested Rights Determination | Establishes regulations to be used in determining vested land use rights | New | 6.1 |
| 27-340-5 – Application Appeals Chart | Illustrates appropriate appeal entity by application type | New | 6.1 |
| 27-400 – Zoning Districts | Consolidates zoning districts from 42 to 22. Commercial/Industrial Districts have a provision that recognizes the Building and Fire Code for separation setbacks | Change | 4.1.2a, 6.1 |
| 27-502-1 – Subdivision Design and Improvement Standards | Requires developments in the city’s planning area to meet some minimum infrastructure construction requirements | New | 4.1.2b, 6.1 |
| 27-502-2 – Required Improvements | Provides exception for single-family residential developments in planning boundary with lots 125’ wide/14,000 minimum lot size to have 2-foot wide asphalt paved shoulders instead of curb and gutter | New | 4.1.2b, 6.1 |
| 27-503-6 – Private and Gated Streets | Establishes standards for private and gated streets | New | 6.1 |

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| 27-5-3-7 – Traffic Impact Analysis | Establishes requirements for Traffic Impact Analysis and Traffic Information Statement – city engineer can waive or modify requirements based on conditions and existing traffic | New | 4.2, 4.2.1 |
| 27-503-10(d) – Cul-de-sacs | Establishes provision for planning commission to require design that connects cul-de-sac to sidewalks, parks, or open space | New | 4.2.5 (G1.10a) |
| 27i-503-11 - Landscaping | Requires subdivisions to have perimeter and entryway landscaping | New | 4.2.1c, 4.7, 6.1 |
| 27-503-14 – Shared Driveways | Establishes regulations for shared driveways in residential, non-residential, and multi-family developments | New | 6.1 |
| 27-503-19 – Sidewalks | Requires sidewalks on both sides of arterial, collector, and commercial streets and on one side of internal residential street | New | 4.2.1(G1.2c), 4.2.5, 4.4, 4.7(G7.7e) |
| 27-503-19(f) – Sidewalks | Provides provision for planning commission to waive or reduce required sidewalks in lieu of an internal walkway, trail, or greenway system | New | 4.4 |
| 27-509-2 – Trails and Greenways | Requires subdivisions with 100 or more to include trails and bikeways | New | 4.2.1, 4.5.3 |

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| 27-602 – Design Guidelines | Requires all new multi-family, commercial, and industrial development in city limits to meet minimum landscaping, architectural design, and outdoor lighting standards | New | Goal 2, Goal 7, 4.2.1c, 4.4(G4.5b), 4.7, 6.1, |
| 27i-602-3 Landscaping and Screening | Requires perimeter landscaping and parking lot screening for all new or existing multi-family, commercial, and industrial (when gross s.f of the structure is increased by 50% or cumulative building additions over 5-year period amount to 50% or more) | New | 4.2.1c, 4.4, 4.7 (G7.5a) 4.7(G7.7b,) 6.1 |
| 27-602-3 - Xeriscape | Provides low-maintenance landscape option that utilizes drought-tolerant plants | New | 4.7 (G7.6b), 6.1 |
| 27-602-4 Architectural Design of Structures | Requires new construction and additions to existing commercial and office buildings (when gross s.f of the structure is increased by 50% or cumulative building additions over 5-year period amount to 50% or more)to comply with minimum architectural design guidelines | New | 4.4, 4.7(G7.5f), 6.1, 4.2 |
| 27-602 – Commercial and Outdoor Lighting | Requires all new commercial, multi-family, and industrial developments to utilize outdoor lighting that prevents misdirected or excessive lighting | New | 4.2.1c, 4.4, 4.7(G7.7c), 6.1 |
| 27-603 – Access Management | Requires developments to conform to required minimum driveway separation distances | New | 4.2.1, 4.2.5, 6.1 |

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| Appendix A – Comprehensive Land Use Chart | Expanded list of land uses | Change | 6.1 |
| Appendix B – Fee Schedule | Provides fee information | New | 6.1 |
| Appendix C – Traffic Impact Analysis Format | Provides list of required data for Traffic Impact Analysis | New | 4.2.1, 4.2.3 |