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
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

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
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

Homeowners’ Association Changes

• New requirements for establishing an HOA
• HOA required before first lot is sold
• Maintenance requirements
• Minimum fund balance requirements
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 uncoded 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
- Site Plan
- Administrative Adjustment

#### CAMDEN COUNTY UZO - CURRENT DEVELOPMENT REVIEW PROCEDURES

<table>
<thead>
<tr>
<th>Review Procedure</th>
<th>Rec. Code</th>
<th>MPO</th>
<th>Building Inspector</th>
<th>PB</th>
<th>BOC</th>
<th>SOA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annexation(map and UZO Fees)</td>
<td>151.500 to 151.509</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>D</td>
<td>-</td>
</tr>
<tr>
<td>Planned Unit Development (PUD)</td>
<td>151.700</td>
<td>-</td>
<td>-</td>
<td>D</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Conditional Use Permit</td>
<td>151.700 to 151.709</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>D</td>
<td>-</td>
</tr>
<tr>
<td>Special Use Permit</td>
<td>151.500 to 151.509</td>
<td>-</td>
<td>R</td>
<td>D</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Appeal</td>
<td>151.100</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Variance</td>
<td>151.510</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Interpretation</td>
<td>151.520</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Major Subdivision</td>
<td>151.210 to 151.218</td>
<td>D</td>
<td>-</td>
<td>R</td>
<td>-</td>
<td>D</td>
</tr>
<tr>
<td>Minor Subdivision</td>
<td>151.200</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>D</td>
<td>-</td>
</tr>
<tr>
<td>Private Access Subdivision</td>
<td>151.270</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Site Plan</td>
<td>151.110</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Commercial Site Plan</td>
<td>151.112</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Residential Site Plan</td>
<td>151.111</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Roadway Development Permit</td>
<td>151.900</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Hill Permit</td>
<td>151.400</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Excavation Permit</td>
<td>151.900</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Site Plan</td>
<td>151.450 to 151.512</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Building Permit</td>
<td>151.450</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

#### CAMDEN COUNTY UZO - PROPOSED DEVELOPMENT REVIEW PROCEDURES

<table>
<thead>
<tr>
<th>Review Procedure</th>
<th>Rec. Code</th>
<th>MPO</th>
<th>Building Inspector</th>
<th>PB</th>
<th>BOC</th>
<th>SOA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annexation(map and UZO Fees)</td>
<td>151.500 to 151.509</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>D</td>
<td>-</td>
</tr>
<tr>
<td>Appeal</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Certificate of Occupancy (CO)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Comprehensive Site Amendment (CSA)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>D</td>
<td>-</td>
</tr>
<tr>
<td>Development Agreement (DA)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>D</td>
<td>-</td>
</tr>
<tr>
<td>hill permit</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Planned Development Permit</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Interpretation</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Major Site Plan</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Minor Site Plan</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Planned Development Plan</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Site Plan</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Site Plan Amendment (SPA)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Site Plan Amendment (SPA)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Subdivision</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Urban Rights Determination (URD)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Zoning Conditional Permit</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Zoning Site Amendment</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
### 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

#### 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
### Changing & New Procedures

**Administrative Adjustment**

<table>
<thead>
<tr>
<th>CURRENT UDO</th>
<th>PROPOSED CHANGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Ability to deviate currently located in a “Miscellaneous” code section</td>
<td>• Allows minor deviations (10%) from standards in certain cases</td>
</tr>
<tr>
<td>• Lacks clear criteria for when deviations may be granted</td>
<td>• Clear decision-making criteria</td>
</tr>
<tr>
<td></td>
<td>• Limitations on maximum deviations</td>
</tr>
</tbody>
</table>

### Changing & New Procedures

**Site Plan**

<table>
<thead>
<tr>
<th>CURRENT UDO</th>
<th>PROPOSED CHANGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Residential vs commercial distinction</td>
<td>• Better criteria for determining major vs. minor</td>
</tr>
<tr>
<td>• Lacks clear criteria for determining major vs. minor</td>
<td>• Major site plans decided by Planning Board</td>
</tr>
</tbody>
</table>
NEW PROCEDURES

<table>
<thead>
<tr>
<th>Review Procedure</th>
<th>UDO Administrator</th>
<th>Building Inspector</th>
<th>PB</th>
<th>BOC</th>
<th>BOA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Adjustment [NEW] [1]</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Appeal</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Building Permit</td>
<td>-</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Certificate of Occupancy [NEW]</td>
<td>-</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Comprehensive Plan Amendment [NEW] [2]</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>&lt;D&gt;</td>
<td>-</td>
</tr>
<tr>
<td>Development Agreement [NEW]</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>&lt;D&gt;</td>
<td>-</td>
</tr>
<tr>
<td>Fill Permit</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Final Plat [3]</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Floodplain Development Permit</td>
<td>-</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Interpretation [4]</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Major Site Plan [5]</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Minor Site Plan [6]</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Minor Subdivision</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Planned Development [7]</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>&lt;D&gt;</td>
<td>-</td>
</tr>
<tr>
<td>Preliminary Plat [8] [9]</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>&lt;D&gt;</td>
<td>-</td>
</tr>
<tr>
<td>Site Permit</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Special Use Permit [10]</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Subdivision Exemption [NEW] [11]</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Transfer Plat [12]</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Temporary Use Permit [NEW]</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>UDO Text Amendment [13]</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>&lt;D&gt;</td>
<td>-</td>
</tr>
<tr>
<td>Variance</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Vested Rights Determination [NEW] [14]</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Zoning Compliance Permit</td>
<td>D</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Zoning Map Amendment [15]</td>
<td>-</td>
<td>-</td>
<td>R</td>
<td>&lt;D&gt;</td>
<td>-</td>
</tr>
</tbody>
</table>

CAMDEN COUNTY UDO
PROPOSED DEVELOPMENT REVIEW PROCEDURES
(0) = Recommendation, (D) = Decision, (A) = Appeal, < > = Public Hearing, - = Quasi-Judicial Hearing

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

### 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
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

Rural Character Protection

Growth in village centers and along key corridors
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

Changing State Laws

• Repeal of protest petitions
• Permit choice
• Performance guarantees
• Primitive buildings - no building permit
• Beekeeping
Changing State Laws

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

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

Changing State Laws

- Repeal of protest petitions
- Permit choice
- Performance guarantees
- Primitive buildings
- Beekeeping
Changing State Laws

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

Signage

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

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

Changes to Zoning Districts

• District Translations
  • Village Centers
  • Rural designations
  • Commercial context districts
• Commercial Corridor Overlay
### Changes to Zoning Districts

**Conservation, Residential & Mixed-use Districts**

<table>
<thead>
<tr>
<th>CURRENT UDO</th>
<th>UPDATED UDO</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>District Name</strong></td>
<td><strong>Min. Lot Size</strong></td>
</tr>
<tr>
<td>Conservation (CD)</td>
<td>None</td>
</tr>
<tr>
<td>Basic Residential (R-3-2)</td>
<td>2 AC</td>
</tr>
<tr>
<td>Basic Residential (R-3-1)</td>
<td>1 AC</td>
</tr>
<tr>
<td>Mixed Single-Family Residential (R-2)</td>
<td>40,000 sf</td>
</tr>
<tr>
<td>Mixed Village Residential (R-1)</td>
<td>40,000 sf</td>
</tr>
</tbody>
</table>
## Changes to Zoning Districts

### Commercial, Industrial, PUD Districts

<table>
<thead>
<tr>
<th>Current UDO</th>
<th>Updated UDO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Commercial (NCD)</td>
<td>Crossroads Commercial (CC)</td>
</tr>
<tr>
<td>40,000 sf</td>
<td>40,000 sf</td>
</tr>
<tr>
<td>District limited to 2-4 acres in area</td>
<td>New requirement to be near roadway intersection (r remove from waterfront neighborhoods)</td>
</tr>
<tr>
<td>Community Core Commercial (CCD)</td>
<td>Village Commercial (VC)</td>
</tr>
<tr>
<td>Pedestrian-oriented, multi-story, mixed uses inside villages</td>
<td>Proposed to require open space</td>
</tr>
<tr>
<td>[NEW]</td>
<td>Mixed Use (MX)</td>
</tr>
<tr>
<td></td>
<td>20,000 sf [5]</td>
</tr>
<tr>
<td>Highway Commercial (HC)</td>
<td>Highway Commercial (HC)</td>
</tr>
<tr>
<td>40,000 sf</td>
<td>40,000 sf</td>
</tr>
<tr>
<td>Auto-oriented commercial uses</td>
<td>New CCO allows more uses, but imposes higher standards</td>
</tr>
<tr>
<td>Marine Commercial (MC)</td>
<td>Maritime Commercial (MC)</td>
</tr>
<tr>
<td>40,000 sf</td>
<td>40,000 sf</td>
</tr>
<tr>
<td>Marine-related commercial</td>
<td>Now include current waterfront NCD lands</td>
</tr>
<tr>
<td>Light Industrial (L-1)</td>
<td>Light Industrial (L)</td>
</tr>
<tr>
<td>40,000 sf</td>
<td>40,000 sf</td>
</tr>
<tr>
<td>Light industrial uses</td>
<td>Carry forward</td>
</tr>
<tr>
<td>Heavy Industrial (H-2)</td>
<td>Heavy Industrial (HI)</td>
</tr>
<tr>
<td>40,000 sf</td>
<td>80,000 sf</td>
</tr>
<tr>
<td>Heavy industrial uses</td>
<td>Now applied to lands in mining overlay</td>
</tr>
<tr>
<td>Planned Unit Development (PUD)</td>
<td>Planned Development (PD)</td>
</tr>
<tr>
<td>N/A</td>
<td>[6]</td>
</tr>
<tr>
<td>Negotiated uses &amp; configuration</td>
<td>Proposed to remove requirement for conditional use permit</td>
</tr>
</tbody>
</table>

### Next Steps

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

• Rural vs. village center open space

• Reforestation & stormwater management

• Fee-in-lieu

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
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

Roadway Connectivity

• Cross-access in non-residential parking lots

• Street connectivity index for new subdivisions
Roadway Connectivity

• Cross-access in non-residential parking lots

Connectivity index

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

16 links/11 nodes = **1.45** ratio

(More connected = higher score)
Revised Structure & Organization

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

Revised Structure & Organization

CURRENT UDO

• No article numbers
• Articles are not organized by subject matter
• Text-heavy
• Few graphics
Changes to Parking Standards

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

Changes to Parking Standards
CURRENT UDO

- Fairly comprehensive
- Limited list of alternatives
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

Changes to Landscaping Standards

• Improve basic standards

• Parking lot landscaping

• Buffer standards

• Context-sensitive streetyards

• Tree retention and reforestation
Changes to Landscaping Standards

**Current UDO**

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

**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
Screening

• Screening vs. landscaping

• Expanded screening requirements

• Increased detail and clarity on requirements

CURRENT UDO

• “Screening” used as synonym for “landscaping”

• Only requires screening of dumpsters
### 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

### Exterior Lighting

- Broader range of standards
- Configuration
- Illumination
- Glare
Exterior Lighting
CURRENT UDO

• Vague standards
• Lack of illustrations

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
Sustainability Incentives

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

More Housing Choices

• Mobile home placement changes
• Accessory Dwelling Units (ADUs)
• Temporary healthcare structures
• Moderate and higher density housing
More Housing Choices

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

More Housing Choices

• Accessory Dwelling Units (ADUs)
  • Remove prohibition
  • Add maximum size
  • Encourage accessory apartments
More Housing Choices

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

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
**Changes to Setbacks**

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

**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
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

THANK YOU FOR ATTENDING!