

PRELIMINARY UDC FRAMEWORK

The content below presents a *preliminary* framework that represents the proposed organization of the UDC into 14 Articles. These Articles will organize modified zoning and development regulations in a logical and user-friendly way. Public input and technical analysis will inform modifications to current regulations.

ARTICLE 1 - Adoption, Purpose and Applicability

This Article provides for the adoption of the Unified Development Code, sets out its purpose and intent, describes the lands and development to which the Ordinance applies, shelters approved permits from changes in the regulations, and provides for the continuation of preexisting uses, structures and lots that are not in conformity with the provisions of this Code.

ARTICLE 3 - Restrictions on Particular Uses

This Article provides land use and development regulations applicable to specific land uses that are otherwise allowed. Unless otherwise noted, these standards are intended to be applied within all zoning districts where the particular uses are allowed, whether by right or through approval of use permits.

ARTICLE 5 - Subdivisions and Planned Developments

Article 5 presents the different ways that land can be subdivided and developed, ranging from conventional subdivisions, to Conservation Subdivisions where green space and natural features are preserved by reducing lot sizes, and Planned Residential Developments which allow a wider variety of housing types in a well-planned mixed-use environment while also preserving green space and natural features.

ARTICLE 7 - Sign Regulations

This Article provides for the types of signs that may be placed on a property, and regulates such characteristics as their size, number, placement, and timing (for temporary events).

ARTICLE 9 - Environmental Protection

This Article sets out the minimum requirements and standards for the protection of the natural environment within the County, including restrictions on the use of land near certain rivers and streams, within water supply watersheds, within groundwater recharge areas susceptible to pollution, and in wetlands in order to:

- A) Protect the drinking water quality of the rivers, streams, reservoirs and aquifers that supply water to the residents of the jurisdiction and the State;
- B) Protect the natural habitat of animal and plant life relative to water resources; and;
- C) Limit the potentially damaging effects of flooding.

ARTICLE 11 - Erosion Control and Stormwater Management

Article 11 contains the requirements that relate to the impact of rainfall events on the natural and manmade environment, including the erosion and siltation effects of site grading and land disturbance activities and the control of stormwater flows.

ARTICLE 13 - Administration and Enforcement

Article 13 sets out the structure, procedures and responsibilities of the various administrative officers for administering, amending and enforcing this Development Code, and set out penalties for violations.

ARTICLE 2 - Use of Land and Structures

Article 2 defines the zoning districts in the County and identifies the specific uses to which land and structures may be put in the various zoning districts, including certain uses or structures for which special approval is required in order to be allowed. In addition, this Article identifies specific uses within each zoning district to which restrictions may apply, which are presented in Article 3 of this Code.

ARTICLE 4 - Lot and Building Standards

This Article sets out the standards that control the size of lots, the placement of buildings and structures on a lot, and the bulk and intensity of development on a lot in each zoning district.

ARTICLE 6 - Parking and Loading Requirements

Article 6 sets out the requirements and restrictions on the provision of automobile parking spaces for each development to accommodate its residents, employees, customers, and visitors, and for adequate truck parking to serve businesses and industry. The provisions of this Article apply equally to each designated use without regard to the zoning district in which it is located.

ARTICLE 8 - Landscaping, Buffers, and Tree Protection

This Article sets out the minimum requirements and standards for the protection of the natural environment through tree protection and preservation, the planting of trees and other landscape material, the provision of natural and/or planted buffers between dissimilar uses, and the promotion of water-efficient landscaping principles and techniques.

ARTICLE 10 - Project Design and Construction Standards

This Article sets out the minimum requirements and standards for construction of subdivisions and other land development projects, including general principals of design and layout and requirements for such public facilities as streets and utilities.

ARTICLE 12 - Procedures and Permits

Article 12 describes the process through which a rezoning or special use may be approved on a property, the approval process for construction of subdivisions and other land development projects, and the approval process for other permits required by this Development Code. This Article also describes the process for addressing unusual situations or unique problems that may arise from the strict interpretation or enforcement of this Development Code, including appeals from an administrative decision, for a special exception, and for unique hardships restricting reasonable use of a property.

ARTICLE 14 - Interpretation and Glossary

Article 14 describes how figures, words and phrases used in this Development Code are to be interpreted and provides a glossary of all definitions specifically used in the text of this Development Code.