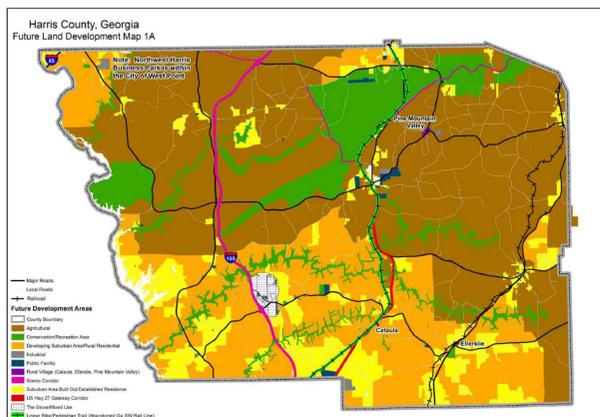


UDC PROJECT OVERVIEW

Overview of Planning Policy & Regulations

County Planning involves *Policy and Regulations*:

- Comprehensive Plan, Board of Commissioners and Planning Commission sets Policy Intent for Future Land Use/Development
- Land Development Codes (zoning & development regulations) are critical tools in the broader Harris County planning process:
 - Guide monthly process of planning/zoning
 - Coordinate with policy (Comprehensive Plan)
 - Clearly communicate what is expected in development (Permitted uses, restrictions, lot & building standards, density, etc.)
- Unified Development Code (UDC) structure helps make regulations clear, user-friendly and accurate to policy intent



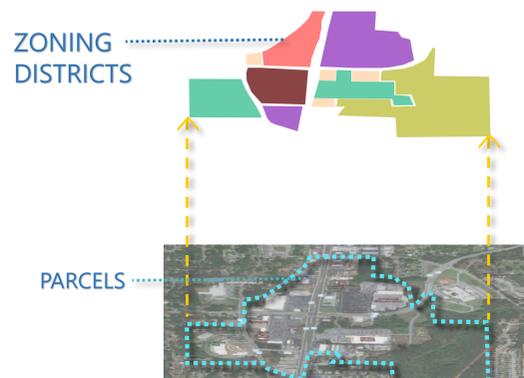
Overview of Zoning & Development Regulations

Zoning Regulations:

- Every parcel in the County has a zoning district classification
- Zoning Districts:
 - Dictate how the land can be used and developed
 - Define allowed or prohibited uses
 - Regulate physical development of the site and structures on the site
 - Coordinate with other development regulations

Development Regulations:

- Supplement zoning regulations and provide additional requirements for developing property
- Apply to the entire county (thus, all zoning districts)
- Include, but are not limited to:
 - Regulations for subdividing land
 - Environmental restrictions (stream buffers, floodplains, environmentally sensitive areas, etc.)
 - Standards for design and construction of new roads and utilities.



What is a Unified Development Code (UDC)?

Individual chapters that comprise the existing zoning and developments regulations are consolidated and reorganized into one document.



Single document:
Harris County Unified Development Code

- Zoning Ordinance
- Subdivision Regulations
- Road Development Regulations
- Public Utilities
- Flood Damage Prevention
- Wetland Protection
- Chattahoochee River Corridor Protection
- Soil Erosion, Sedimentation, & Pollution Control
- Water Quality Control
- Aquifer Recharge Area Protection; Water Supply Watershed

UDC PURPOSE & GOALS:

- Streamline & Consolidate:**
 - Compile land use, design, & development regulations into a single, unified document
 - Logical organization
 - Minimize redundancy
- Update & modernize** zoning and development regulations
- Coordinate** with other planning documents (Comprehensive Plan, etc.)

UDC UPDATE PROCESS

- Public Input**
(Community meetings and workshops, project survey, etc.)
- Technical Analysis**
(Review zoning & development regulations to define how well existing codes function and meet the needs of the County; Conduct Focus Group/Stakeholder meetings)
- Issues Identification**
(Synthesize feedback and analysis from public input process and technical analysis)
- Draft Document**
(Develop draft UDC that addresses identified issues, needs, and ideas)
- Review & Adoption**
(Draft UDC review: public review meetings - Open House; final review by BOC; Adoption hearings, consistent with GA Zoning Procedures Law)

UDC: Framework & Organization

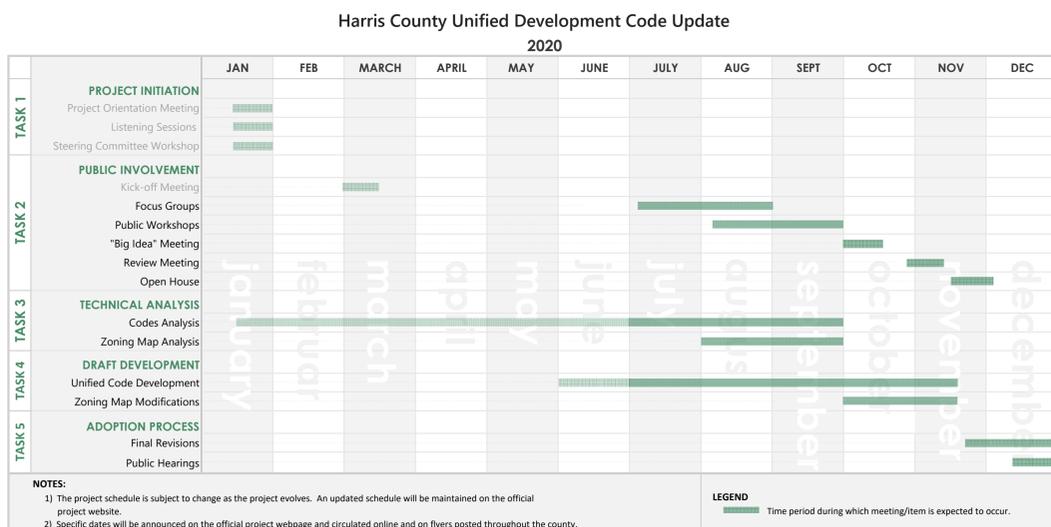
Logical Organization:

- What can I do with my property? → Article 1: Adoption, Purpose, & Applicability
Article 2: Use of Land & Structures
Article 3: Restrictions on Particular Uses
- How do I make plans for its development? → Article 4: Lot & Building Standards
Article 5: Subdivisions & Planned Developments
Article 6: Parking & Loading Requirements
Article 7: Sign Regulations
Article 8: Landscaping, Buffers, & Tree Protection
- What engineering and construction standards must I follow? → Article 9: Environmental Protection
Article 10: Project Design & Construction Standards
Article 11: Erosion Control & Stormwater Mgmt
- What are the procedures for developing or using my property? → Article 12: Procedures & Permits
- How will the UDC be administered? → Article 13: Administration & Enforcement
Article 14: Interpretation & Definitions

Typical UDC Organization

Article 1: Adoption, Purpose, & Applicability
Article 2: Use of Land & Structures
Article 3: Restrictions on Particular Uses
Article 4: Lot & Building Standards
Article 5: Subdivisions & Planned Developments
Article 6: Parking & Loading Requirements
Article 7: Sign Regulations
Article 8: Landscaping, Buffers, & Tree Protection
Article 9: Environmental Protection
Article 10: Project Design & Construction Standards
Article 11: Erosion Control & Stormwater Mgmt
Article 12: Procedures & Permits
Article 13: Administration & Enforcement
Article 14: Interpretation & Definitions

Target Project Schedule



NOTES:
 1) The project schedule is subject to change as the project evolves. An updated schedule will be maintained on the official project website.
 2) Specific dates will be announced on the official project webpage and circulated online and on flyers posted throughout the county.

LEGEND
 Time period during which meeting/item is expected to occur.