



Development Code Update

Urban Contexts and Zoning Districts Uses and Use-based Standards

And more...

*Workshop
September 4, 2025*

Today's Speakers

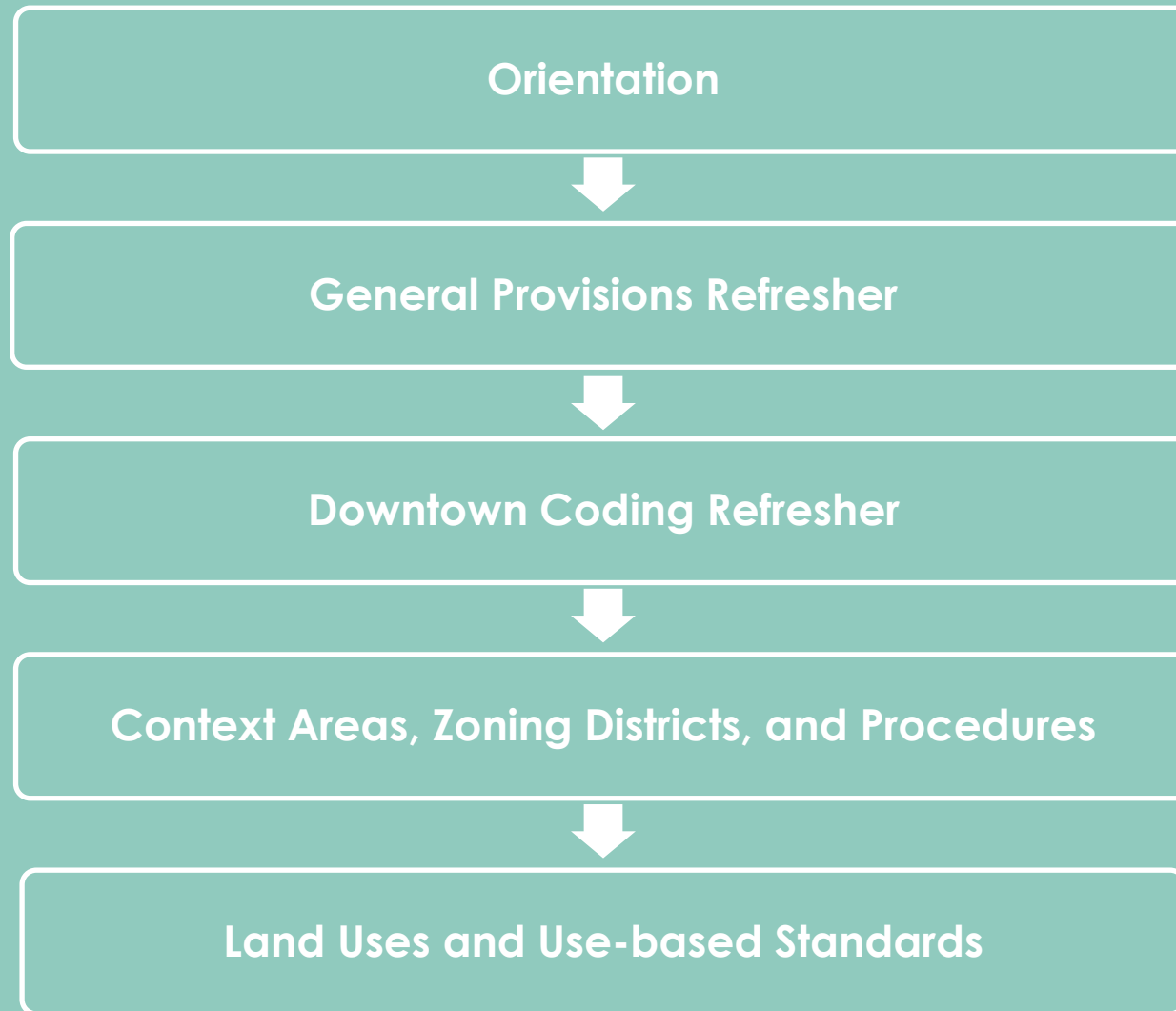


Dawn Thomas, AICP
Project Manager



Jake Lange, AICP
Project Planner

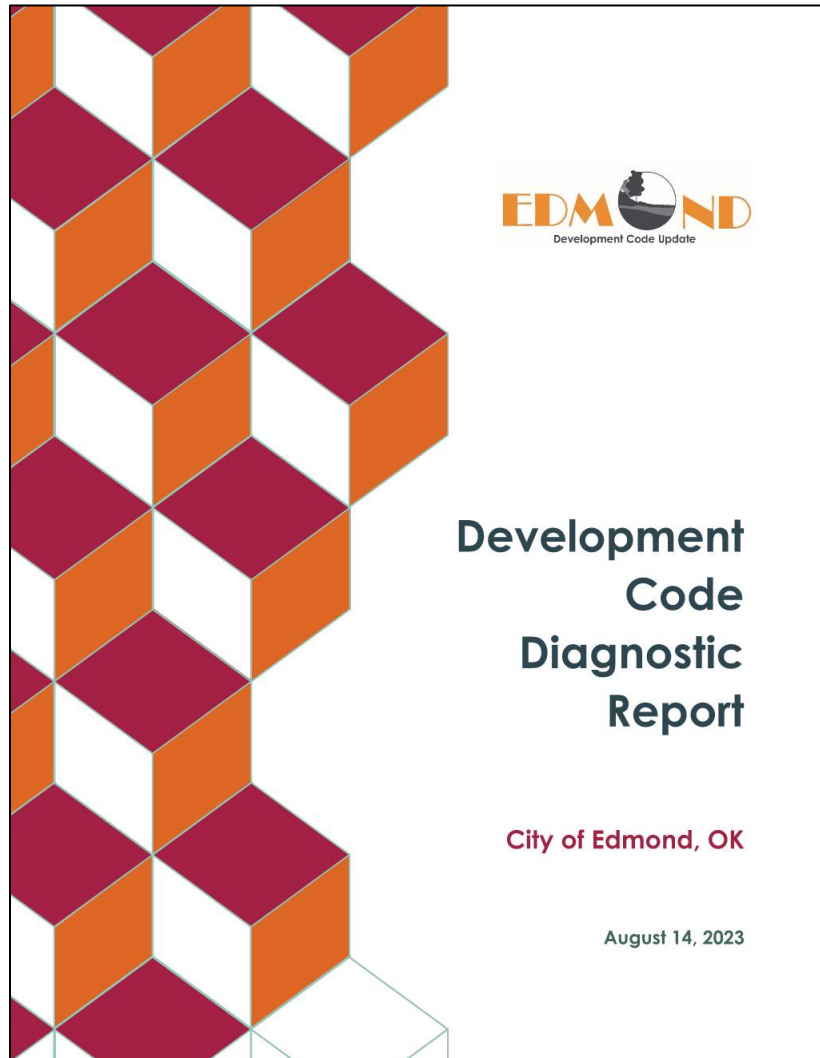
Overview



Orientation



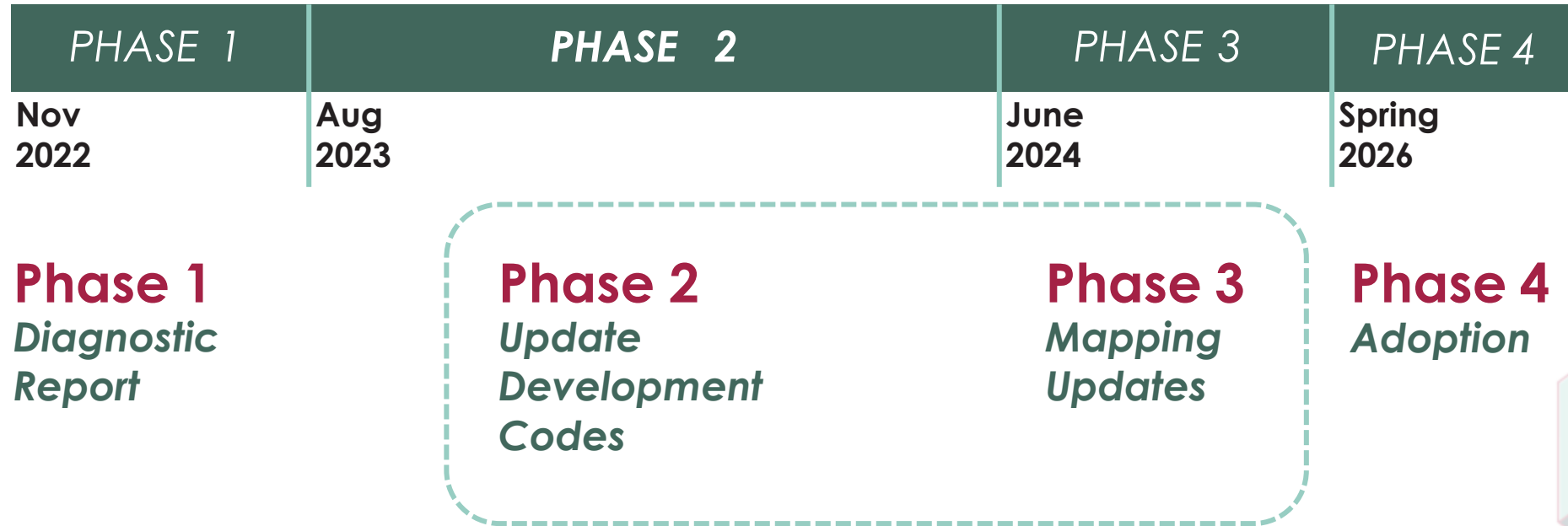
Where is the Code Today?



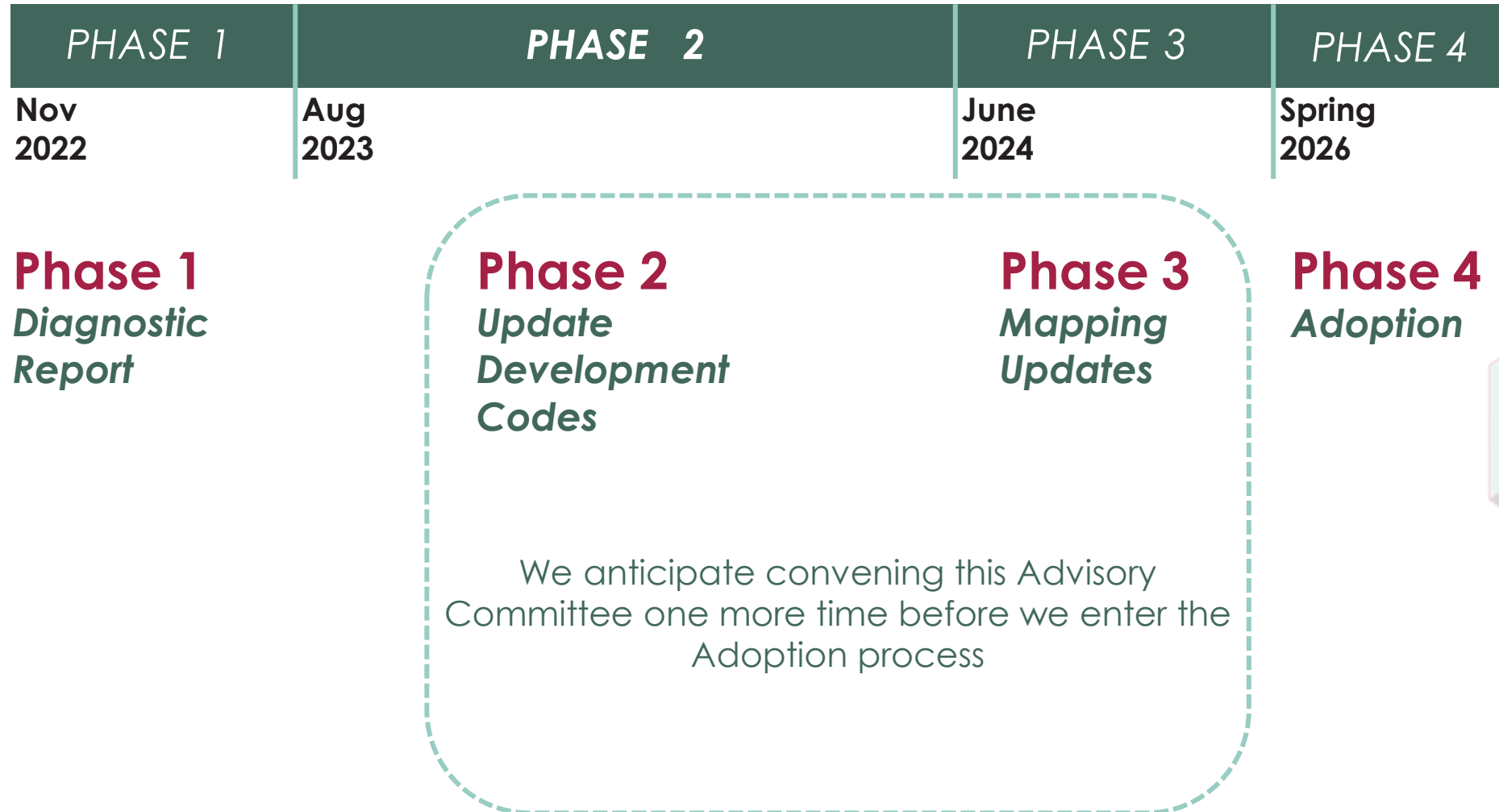
Diagnostic Report

- Assessed alignment of current regulations with adopted plans and policies
- Identified general deficiencies with current regulations
- Identified opportunities for improvement in Subdivision Regulations, Zoning, and Stormwater Drainage Regulations

PROJECT SCHEDULE



PROJECT SCHEDULE



Code Structure



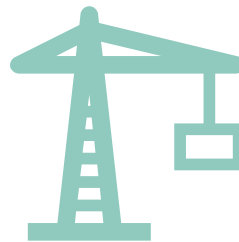
General Provisions



Zoning Regulations



Subdivision Regulations



**Site Design and
Development Standards**



Stormwater Drainage

Code Structure



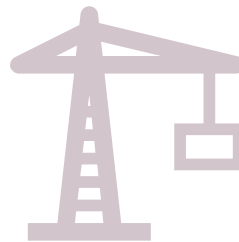
General Provisions



Zoning Regulations



Subdivision Regulations



Site Design and
Development Standards



Stormwater Drainage

General Provisions



Establishment

Components

- Title
- Purpose
- Jurisdiction
- Conflicting Provisions
- Private Restrictions
- Severability
- Repeal of Existing Ordinances
- Effective Date

Intent

- The Establishment Section provides for clarity as to the purpose of the UDC and the legal grounds for the City's adoption thereof; it clarifies the relationship between the UDC and state, federal, and private regulations, and protects the UDC through the severability clause

Enforcement

Components

- Violations
- Responsible Persons
- Enforcement Responsibility
- Enforcement Procedures
- Cumulative Remedies
- Penalties

Intent

- The Enforcement Section establishes what actions constitute violations of the UDC's provisions, assigns responsibility for enforcing those provisions, enables the City to exercise the remedies and other powers of the Section in any order, and outlines the procedures by which the City enforces the provisions of the UDC

Nonconformities

Components

- Purpose and Applicability
- Continuation Permitted
- Determination of Nonconforming Status
- Nonconforming Uses
- Nonconforming Structures
- Nonconforming Lots
- Continuance of Nonconforming Situations
- Termination of Nonconforming Situations
- Limitations on Permits

Intent

- The Nonconformities Section establishes what defines and constitutes a situation (land use, site feature, structure, lot), and under what conditions those nonconformities can continue as such as opposed to those conditions requiring they be brought into conformance

Approval Authorities

Components

- Generally
- City Council
- Planning Commission
- Central Edmond Urban District Board
- Board of Adjustment
- Site Plan Review Team
- Planning Department
- Director

Intent

- The Approval Authorities Section establishes the powers and responsibilities of different elected and appointed officials in the development process

Universal Procedures

Components

- Development Process Overview
- Application Processing
- Limitation of Resubmittal of Application
- Plan or Permit Validity and Expiration
- UDC Text Amendment
- Comprehensive Plan Amendment
- Public Notice
- Public Hearing
- Appeals

Intent

- In addition to summarizing the development process for ease of use, the Universal Procedures Section establishes the processes by which actions unrelated to Zoning, Subdivision, or Site Development occur

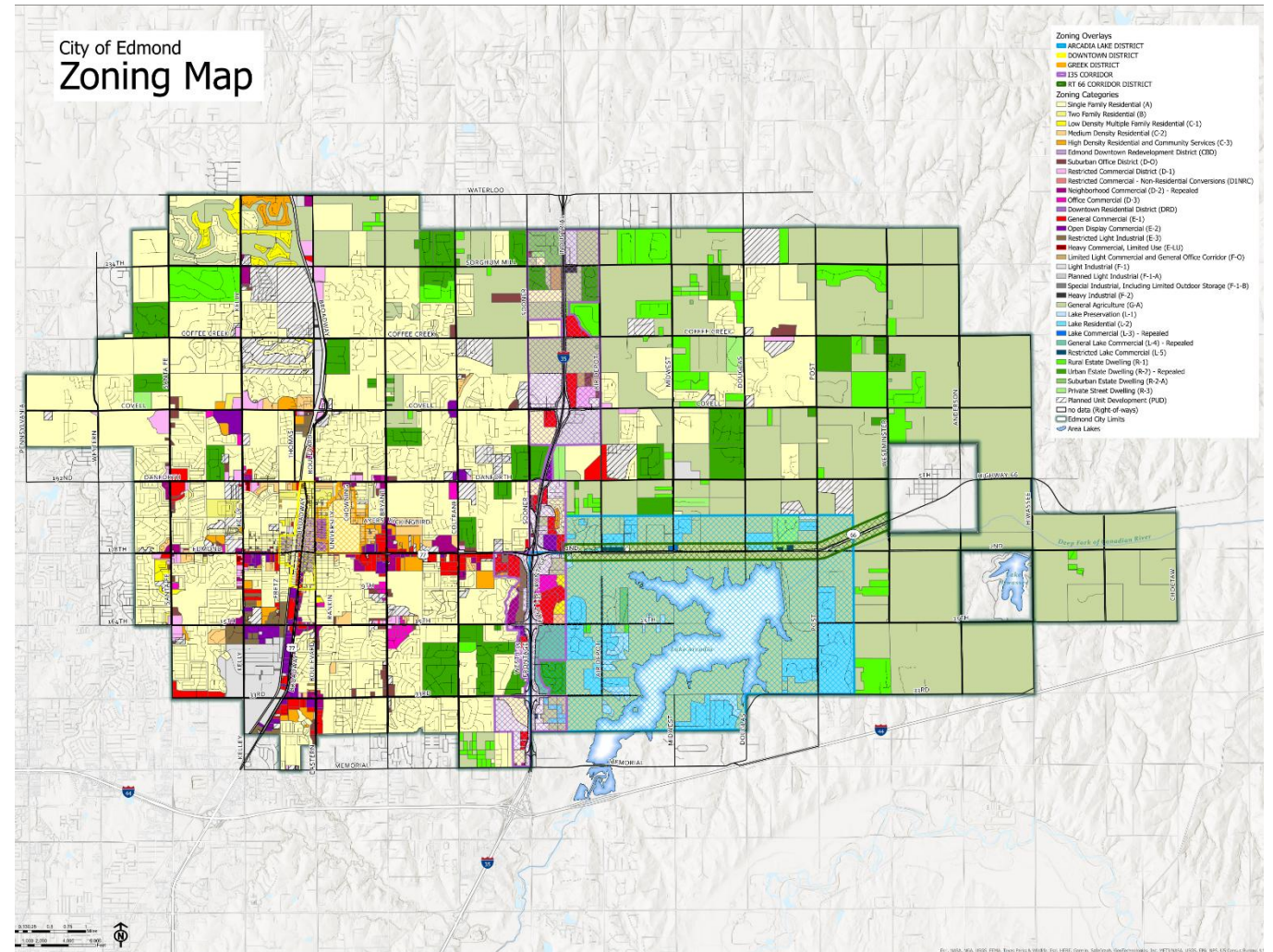
Downtown Coding



Why use different Zoning for Downtown?



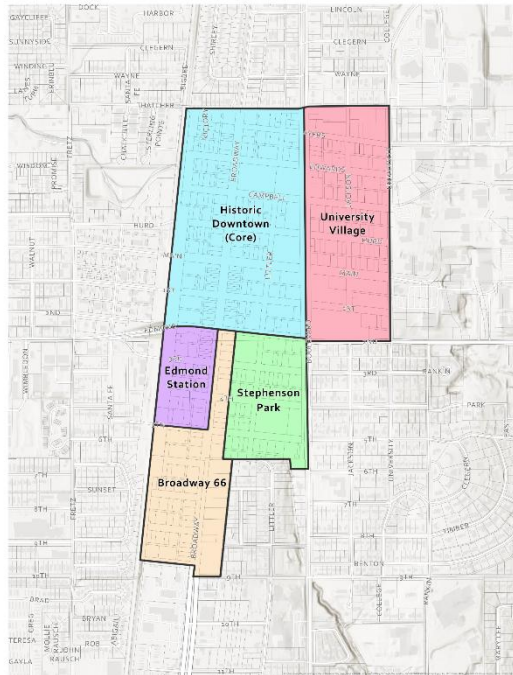
Conventional vs. Form-based Zoning



Complex Environment

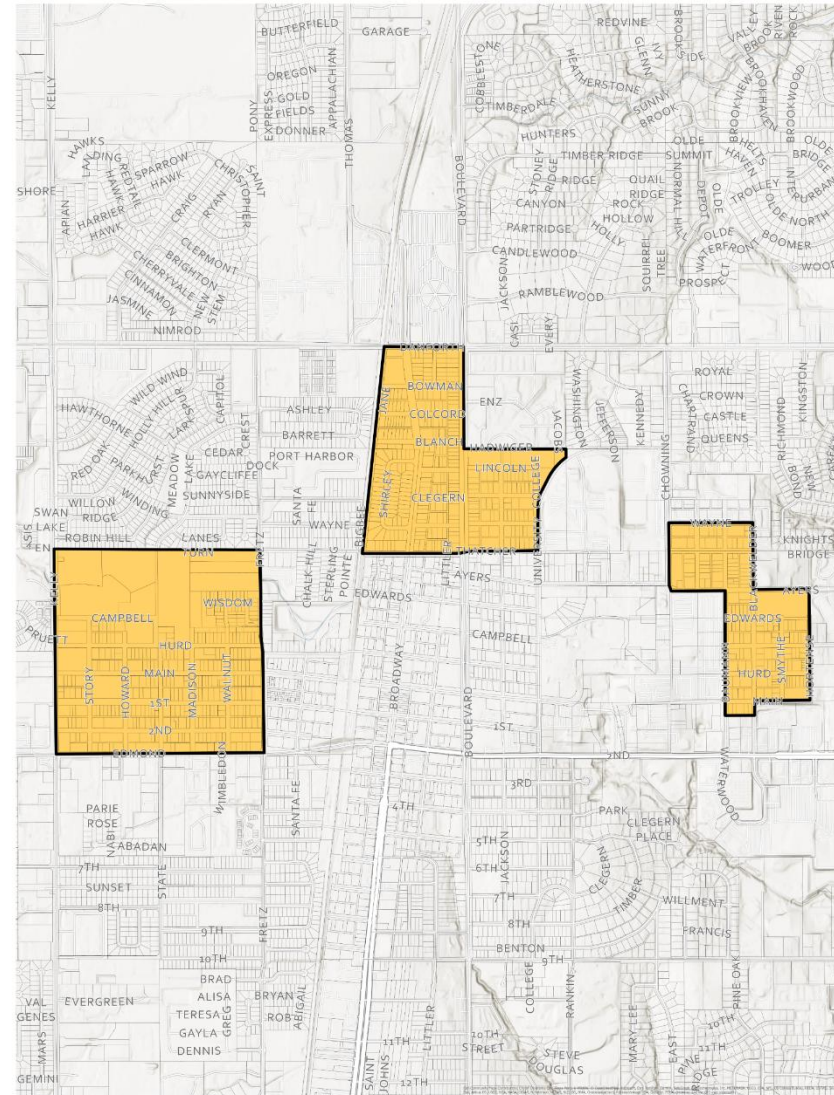


Where do we draw the line?



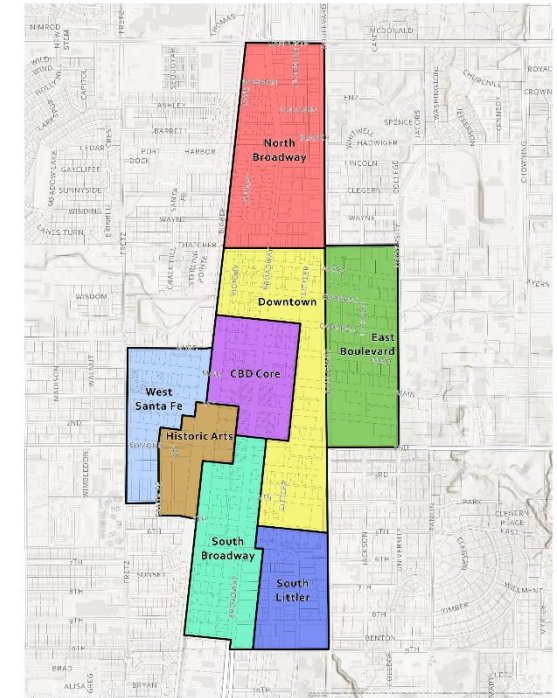
Downtown Edmond Master Plan

- Broadway 66
- Edmond Station
- Historic Downtown (Core)
- Stephenson Park
- University Village



Urban Residential Overlay

- Urban Residential Overlay (URO)



Edmond Downtown Design Guidelines

- CBD Core
- Historic Arts
- South Little
- Downtown
- North Broadway
- West Santa Fe
- East Boulevard
- South Broadway

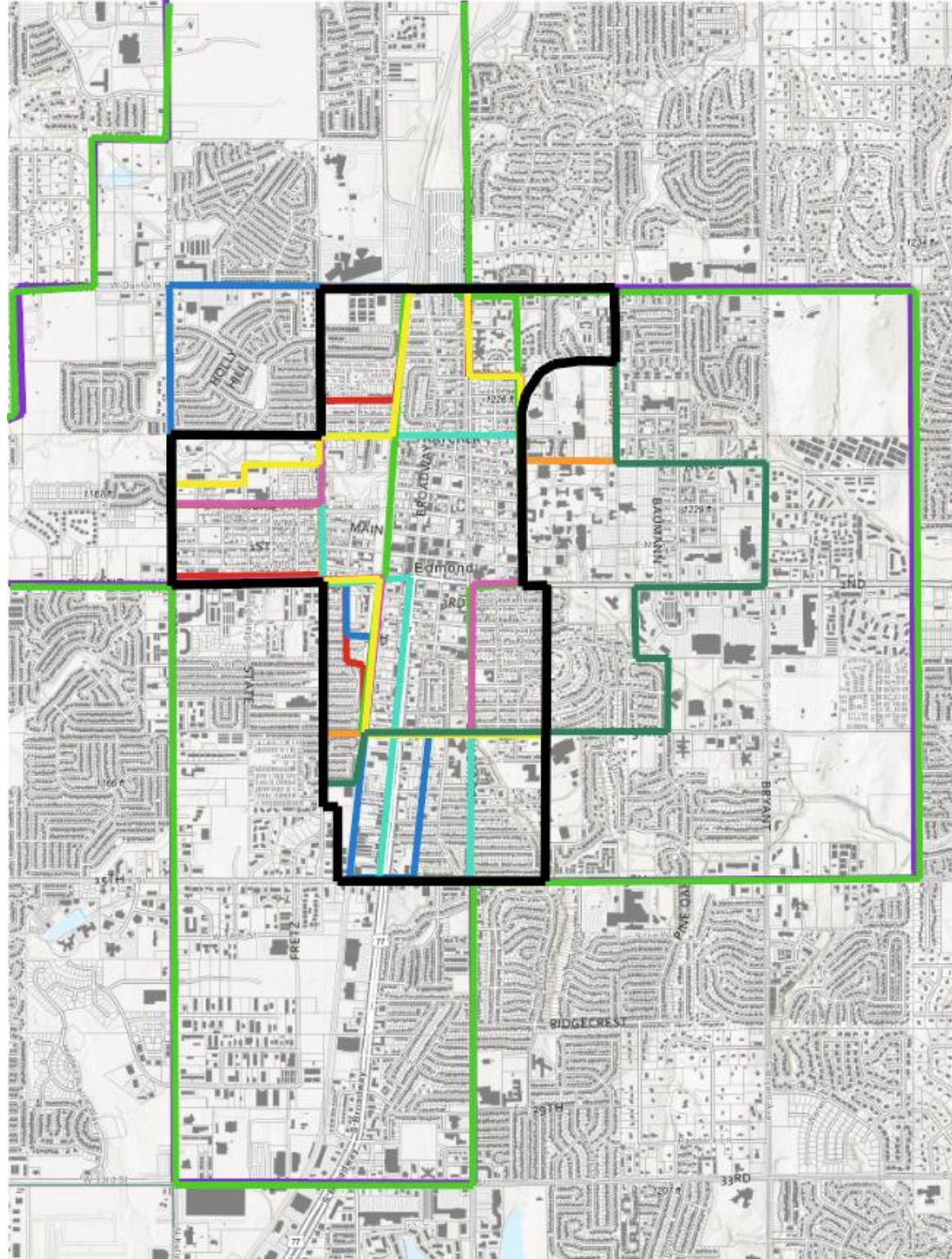


Mapping Exercise



Considering the Downtown boundaries in adopted policy maps, let's figure out where we should draw them to produce consistent preferred development outcomes

Downtown Boundary Exercise





Design Exercise



What materials and design aesthetics should we encourage or inhibit? How tall should development be?

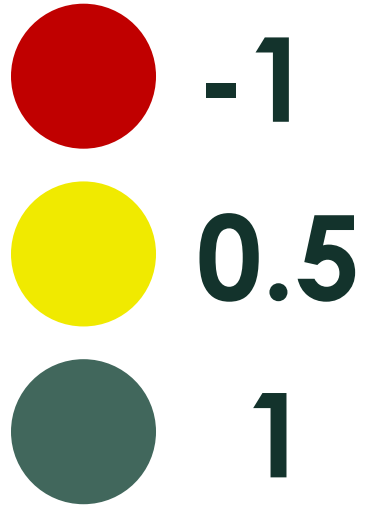


What is most important to get right in the transitional areas between Downtown and surrounding neighborhoods? What are priorities for infill?

Visual Preference Board Analysis



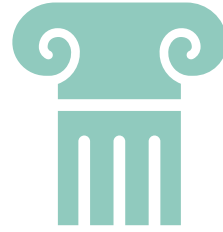
Scoring + Results



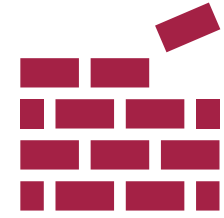
First Board					
	Historic Architecture		Architectural Design		Site Layout
Original Facades	6	Cladding and Fenestration	2	Inconspicuous Utilities	1
Midcentury Facades	-4	Balconies and Ornamentation	1.5	Off-street Parking	-1.5
Modern Facades	-4	Design Variation	1	Variable Massing and Scale	-2.5
Painted or Altered Facades	4.5	Bright Colors	-3	Pedestrian Circulation	4

Second Board					
	Commercial		Residential		Infill Development
Commercial One-story	-2	Small-lot Single Family	3.5	Minor Infill; Single-family	2
Commercial Two-story	-0.5	Small Missing Middle	1.5	Moderate Infill; Pocket Neighborhoods	6
Main Street Inspired	2.5	Large Missing Middle	0.5	Major Infill; Mixed-Use	1
Storefront Fenestration	5.5	Large Apartments	2	Adaptive Reuse	4

Priorities



Historic Preservation



Quality Building Materials



Pedestrian Paths



Storefront Fenestration

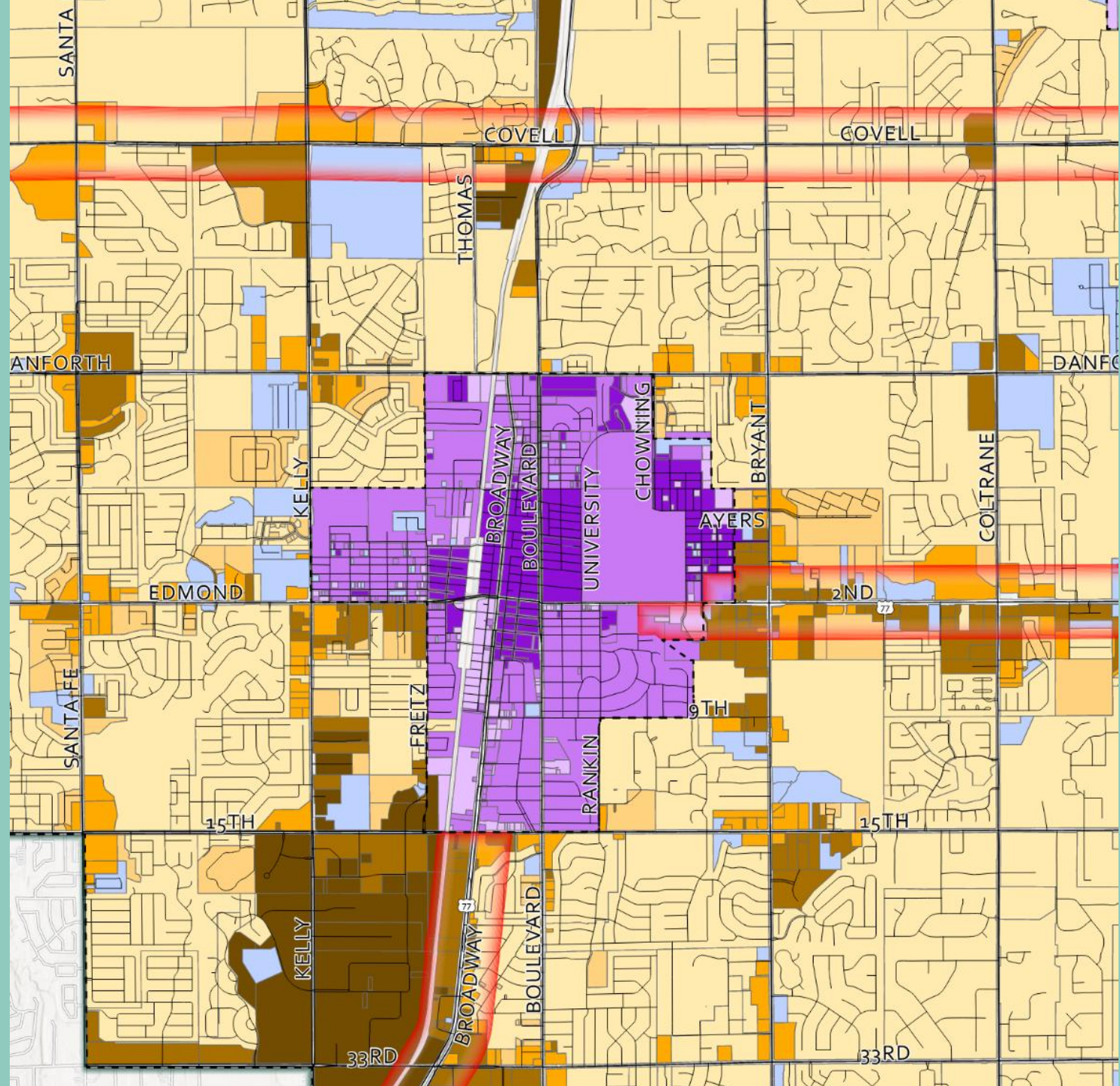


Small-lot Single-family

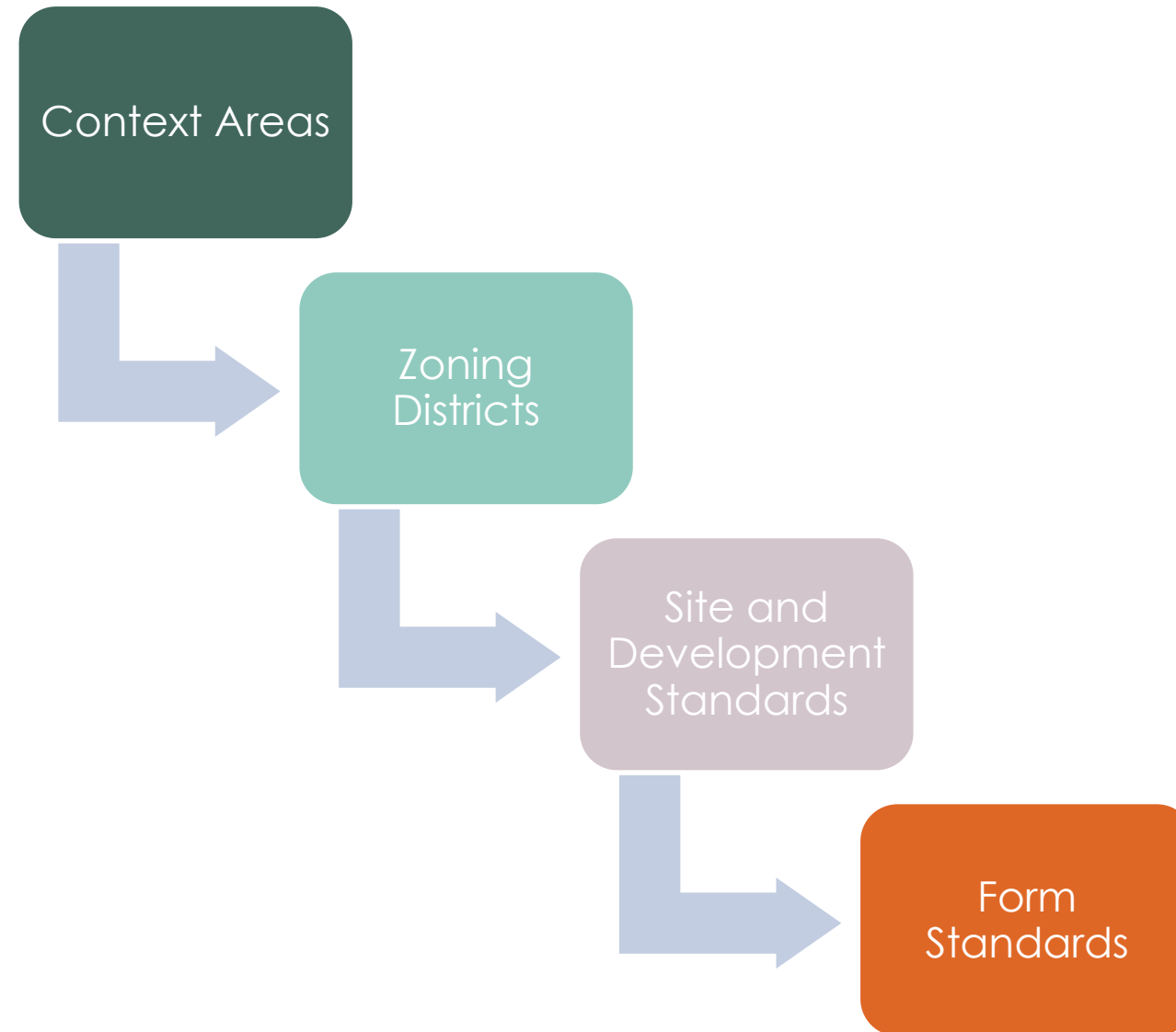


Moderate Intensity Infill

Context Areas and Zoning Districts



Big Picture



Zoning Districts

Base Zoning Districts	
<i>Residential</i>	
G-A	General Agricultural
R-1	Rural Estate
R-2-A	Suburban Estate
A	Single-Family
B	Two-Family Dwelling
C-1	Low Density Multiple-Family
C-2	Medium Density Multiple-Family
C-3	High Density Multiple-Family Residential and Community Services
G-1	Mobile Home Subdivision
<i>Nonresidential</i>	
D-O	Suburban Office
D-1	Restricted Retail Commercial
D-2A	Light Retail General Commercial
D-3	Office Commercial
D-4	Limited Light Retail Commercial
E-1	Retail General Commercial
E-2	Open Display Commercial
E-3	Restricted Light Industrial
F-O	Limited Light Industrial and General Office Corridor
F-1	Light Industrial
<i>Special Purpose</i>	
F-1-A	Planned Light Industrial
F-1-B	Special Industrial District, Including Limited Outdoor Storage
F-2	Heavy Industrial
CBD	Central Business District
DRD	Downtown Residential
D1-NRC	Restricted Commercial—Non-Residential Conversions
L-1	Lake Preservation
L-2	Lake Residential
L-5	Restricted Lake Commercial
D-LU	Light Commercial, Limited Use
E-LU	Heavy Commercial, Limited Use
Overlay Districts	
PUD	Planned Unit Development
F/SD	Fraternity or Sorority District

Current

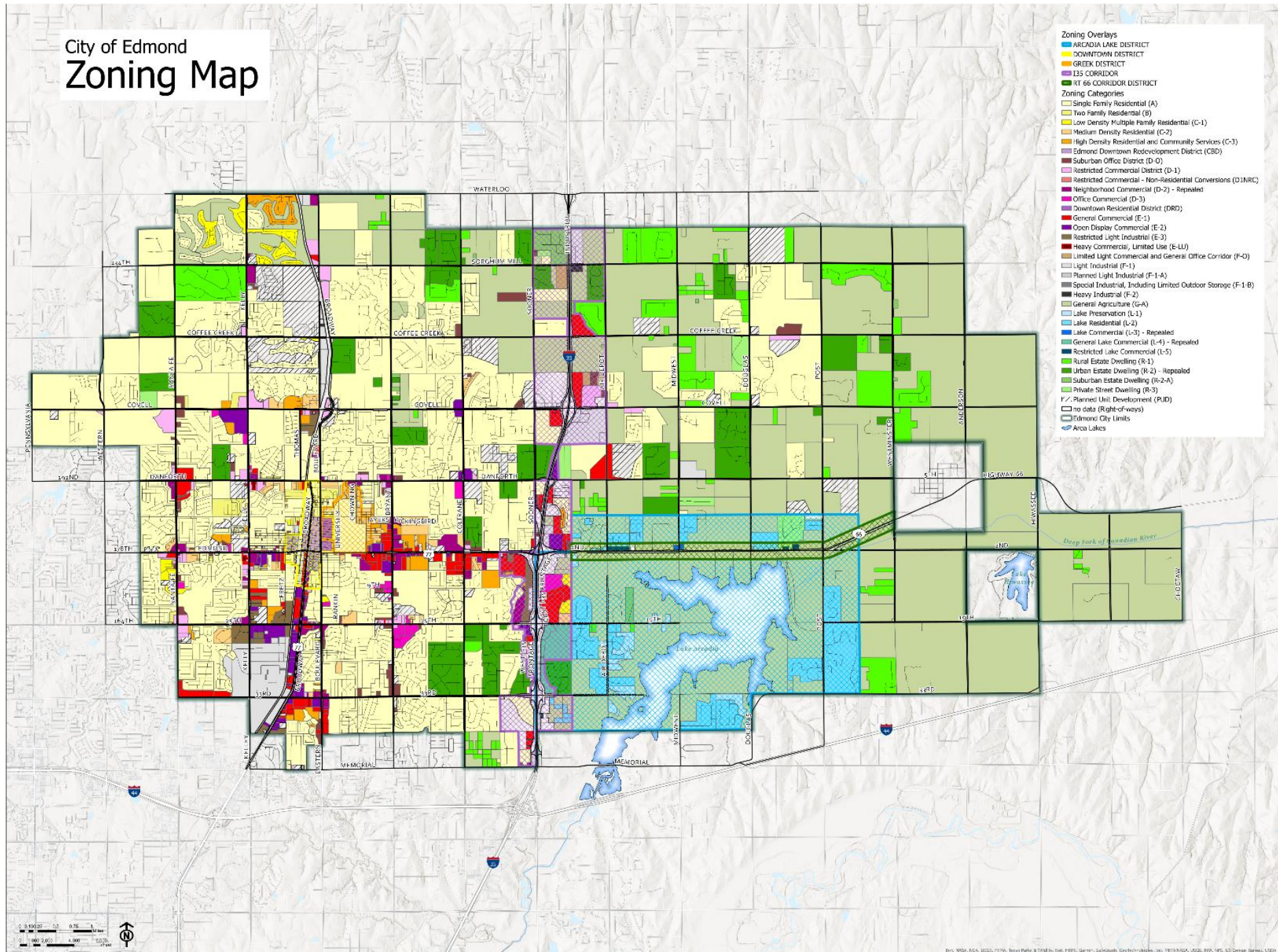


☐ 32 Districts

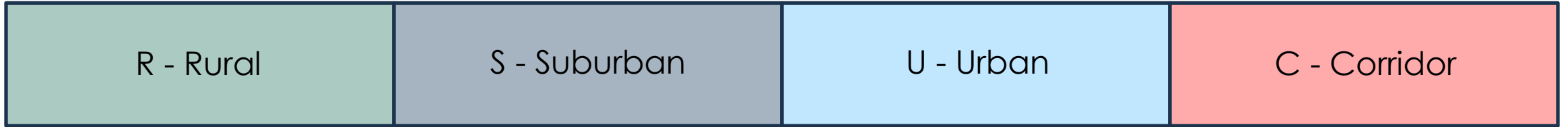
☐ Many underutilized

☐ Minute differences between Districts

City of Edmond Zoning Map



Context Areas



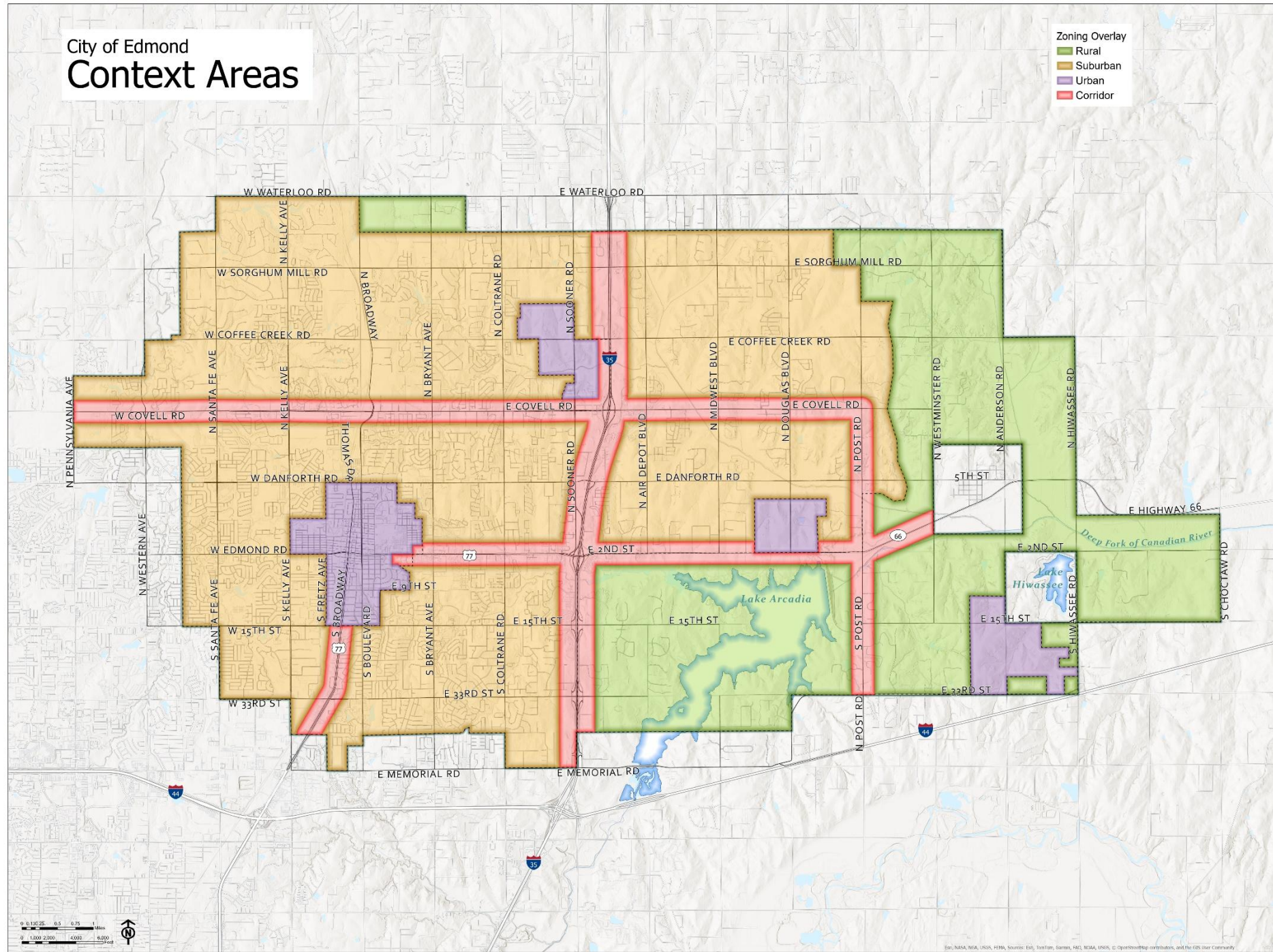
Proposed



- ☐ 3 Base Contexts
- ☐ 1 Overlay
- ☐ Based on Development Patterns

City of Edmond Context Areas

- Zoning Overlay
- Rural
 - Suburban
 - Urban
 - Corridor



Map: NASA, NOAA, USGS, FEMA, Source: Esri, TomTom, Garmin, FDOT, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning Districts

R – Rural		S – Suburban					U - Urban			C – Corridor		
AG – Agricultural Preservation	NH – Neighborhood	RE - Residential	NH – Neighborhood	LC – Local Commercial	RC – Regional Commercial	FI – Flex Industrial	CR – Core	TR – Transition	ED – Edge	IS – U.S. Interstate 35	RT – Route 66	CN – Core Network

Zoning Districts

Context Area →	R – Rural		S – Suburban					U - Urban			C – Corridor				
District →	AG – Agricultural Preservation	NH – Neighborhood	RE - Residential	NH – Neighborhood	LC – Local Commercial	RC – Regional Commercial	FI – Flex Industrial	CR – Core	TR – Transition	ED – Edge	IS – U.S. Interstate 35	RT – Route 66	CN – Core Network	Use-Specific Regs	Parking
P = Permitted															
L = Limited; permitted with use-specific regulations															
S = Specific Use Permit required															
Blank = Prohibited															

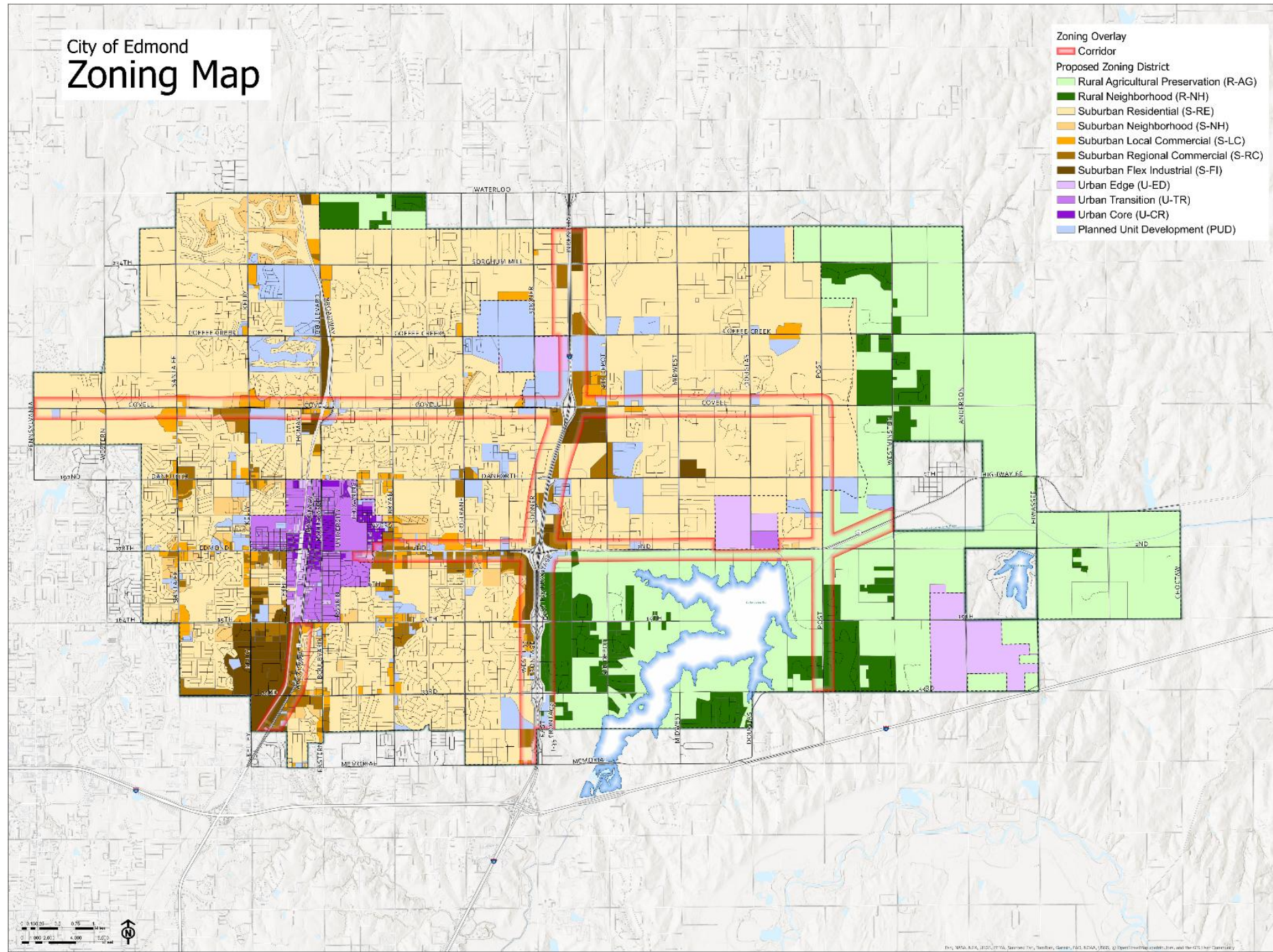
Zoning Districts

Context Area →	R – Rural		S – Suburban					U – Urban			C – Corridor		
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P = Permitted													
L = Limited; permitted with use-specific regulations													
S = Specific Use Permit required													
Blank = Prohibited													
Cottage Court				L	L				L	L		L	L
Duplex	P	P	P	P						P		P	
Manufactured Home	L	L	L	L						L		L	
Mobile Home													
Modular Home													
Single-Family Dwelling	P	P	P	P						P		P	
Triplex				P	P				P	P		P	

Proposed

- ☐ 4 Contexts (3 Base +1 Overlay)
- ☐ 10 Zoning Districts (+3 Overlays)
- ☐ PUDs maintained
- ☐ Equivalencies established
- ☐ Relation to Comp Plan established

City of Edmond Zoning Map



Zoning Methodology

4.3 Plan Categories

The following Plan Categories provide details needed to understand and implement the development pattern envisioned by Edmond Plan, 2018 and its supportive visioning and planning projects. They both build on what has come before and reflect our community's preference for livable special places that we can embrace.

4.3.1 The Rezoning Process

The comprehensive plan should provide clear and concise guidance for a variety of decisions that impact land use patterns, including zoning. To help accomplish this function of the comprehensive plan, each Plan Category lists each of the City's zoning districts and classifies them as to their appropriateness using a standard "stoplight" approach.

"Green Zoning Districts" are generally the most appropriate for the applicable Plan Category because they have closely aligned purposes and contexts. A rezoning application to one of the "green" zoning districts is likely to receive favorable recommendations throughout the application review process.

"Yellow Zoning Districts" should be treated with caution. These zoning districts may have components that can fit into the applicable Plan Category, but only under certain conditions. A series of performance standards accompany each Plan Category and should be used to evaluate development-related proposals, especially those that involve the "yellow" zoning districts. A rezoning application to one of the "yellow" zoning districts should receive additional scrutiny during the application review process and applicants are expected to be able to provide details about how their proposal meets the context and performance criteria of the applicable Plan Category.

"Red Zoning Districts" do not meet the character and context of the applicable Plan Category. A rezoning application to one of the "red" zoning districts will be extremely unlikely to receive favorable recommendations throughout the application review process. If conditions have changed in such a way that these zoning districts should be re-evaluated, an amendment to the Edmond Plan may be appropriate.

Zoning Methodology

4.3.3 Open Space

Description and Context	Relatively large areas appropriate for unmodified natural lands, flood plains, large parks (>30 acres), platted common areas larger than a few acres that provide multiple benefits (storm water management, recreation, tree preservation, interconnected habitats, etc.) to nearby areas, and major trail system components.
Building Types	Small single-story structures designed to support the primary function as a recreation or natural amenity
Site Design	N/A
Transportation Network, Circulation, and Access	Roads, streets, transit, sidewalks, and trails all have a role to play in maximizing access to these community resources. Within the Category itself, small access roads, multiuse trails, and walking paths provide both access and recreation functions.
Utility Access	Some structures may require water and sewer service. Electricity for lighting and basic building functionality (lights, security, cleaning equipment, etc.) may be appropriate in some open spaces.
Public Space Types	All types and sizes of parks, trails, playgrounds, native ecosystem areas, pavilions, and passive and active recreation spaces are accommodated and appropriate.
Green Zoning Districts	
Yellow Zoning Districts	G-A, PUD
Performance Criteria	>85% pervious cover; >75% existing canopy preserved*
Red Zoning Districts	There is not an “open space” zoning district for medium to large areas like those described and envisioned in this Plan Category.

*e.g. Hafer Park and Pelican Bay occupy 91 acres, 6 acres of which are impervious resulting in ~93% pervious coverage

Zoning Methodology

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Alignments

- ☐ Districts: What existing zoning districts equate to proposed districts
- ☐ FLUCs: What FLUM categories do the proposed districts implement

U-CR

Description and Purpose		
The Urban – Core (U-CR) District fosters a vibrant environment focused on urban form with buildings located near the street and emphasizing the pedestrian realm. This district is designed to be a destination and an employment center, complemented by urban living options. By prioritizing walkability and mixed-use development, this district is a dynamic and attractive hub for residents and visitors alike.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	20 feet
C	Impervious Surface Coverage (max.)	N/A
Setback Requirements		
D	Front Yard (min.)	N/A
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	N/A
G	Side Yard (min.)	N/A
H	Corner Side Yard (min.)	N/A
Building Requirements		
I	Building Height (max.)	60 feet
J	Building Footprint (max.)	25,000 square feet
Special Requirements		
N/A		
Additional Applicable Requirements within the UDC		

Alignments

- ☐ Districts: CBD, DRD, D-1-NRC
- ☐ FLU: Downtown Core, Urban Neighborhood, University Neighborhood

U-CR

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F	Rear Yard (min.)	N/A
G	Side Yard (min.)	N/A
H	Corner Side Yard (min.)	N/A
Building Requirements		
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J	Building Footprint (max.)	25,000 square feet
Special Requirements		
N/A		
Additional Applicable Requirements within the UDC		

Alignments

- ☐ Districts: CBD, DRD, D-1-NRC
- ☐ FLU: Downtown Core, Urban Neighborhood, University Neighborhood

U-TR

Description and Purpose		
The Urban – Transition (U-TR) District supports a balanced environment that bridges the core urban areas with nearby neighborhoods. Building form is urban in nature but at a lower intensity than the Urban Core District to promote compatibility with surrounding areas. This district is a blend of land uses, including shopping, dining, and a variety of residential options.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	30 feet
C	Impervious Surface Coverage (max.)	N/A
Setback Requirements		
D	Front Yard (min.)	N/A
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	N/A
G	Side Yard (min.)	N/A
H	Corner Side Yard (min.)	N/A
Building Requirements		
I	Building Height (max.)	60 feet
J	Building Footprint (max.)	20,000 square feet
Special Requirements		
N/A		
Additional Applicable Requirements within the UDC		

Alignments

- ☐ Districts: L-2, L-5
- ☐ FLU: Village Low, Village Moderate, Town Square

U-ED

Description and Purpose		
The Urban – Edge (U-ED) District prioritizes residential living while accommodating some local retail and office storefronts. Smaller-scale, low-rise urban forms are encouraged. This district supports a variety of housing to create welcoming and diverse neighborhoods. The district ensures convenient access to amenities by integrating essential services and businesses while maintaining a primarily residential character.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	35 feet
C	Impervious Surface Coverage (max.)	N/A
Setback Requirements		
D	Front Yard (min.)	5 feet
E	Front Yard (max.)	30 feet
F	Rear Yard (min.)	5 feet
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	5 feet
Building Requirements		
I	Building Height (max.)	45 feet
J	Building Footprint (max.)	10,000 square feet
Special Requirements		
The minimum side yard setback shall not apply to duplex or townhome developments.		
Additional Applicable Requirements within the UDC		

Alignments

- ☐ Districts: C-3, D-1, D-2-A, D-3, D-4, E-1, E-3, F-O, F-1, F-1-A, D-LU, E-LU
- ☐ FLU: Urban Center, Mixed Use Campus, Employment, Destination Retail, Civic/Inst.

Overlays

Base



- ☐ 3 Context Areas
- ☐ 10 Districts
- ☐ Establish permitted uses
- ☐ Establish dimensional and development standards

Overlays



- ☐ 1 Context Overlay
- ☐ 3 Overlay Districts
- ☐ Generally sustain permitted uses
- ☐ Modify dimensional and development standards

Overlays

US-77 Corridor Study

Base



- ☐ 3 Context Areas
- ☐ 10 Districts
- ☐ Establish permitted uses
- ☐ Establish dimensional and development standards

Overlays



- ☐ 1 Context Overlay
- ☐ 3 Overlay Districts
- ☐ Generally sustain permitted uses
- ☐ Modify dimensional and development standards

C-IS

Description and Purpose		
The Corridor – U.S. Interstate 35 (C-IS) Overlay provides for more intense development along Interstate 35 (I-35) frontage , such as multi-story mixed-use buildings, offices, and village centers. Development that supports a regional trade area is both appropriate and expected. Major commercial tenants, employers, entertainment venues, and tourist attractions should be catalytic in this district. High and medium density residential development may be suitable behind commercially-fronted uses to provide housing options to the district.		
Lot Modifications		
A	Lot Area (min.)	Unmodified
B	Lot Width (min.)	20 feet
C	Impervious Surface Coverage (max.)	+15% of Base Zoning
Setback Modifications		
D	Front Yard (min.)	Unmodified
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	Unmodified
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	5 feet
Building Modifications		
I	Building Height (max.)	+25 feet of Base Zoning
J	Building Footprint (max.)	+2500 square feet of Base Zoning
Special Provisions		
- The C-IS Overlay shall be applied to all land within one-thousand three-hundred twenty (1,320) feet of the right-of-way centerline of U.S. Interstate 35, unless otherwise depicted on the adopted zoning map. Properties which rest partially within and partially without of this overlay shall be subject to its standards if 51% or more of their area is within the bounds of the overlay. - All uses Permitted by right, as Limited Uses, and those requiring Specific Use Permits within a base zoning district shall be permitted in the C-IS Overlay, subject to all use-based standards. - Additional uses permitted within the C-IS Overlay are established in 24.02.040.B. Where the permissions of a use differ between a base zoning district and an Overlay, the permissions of the Overlay shall control. - All properties within the C-IS Overlay abutting the Interstate 35 right-of-way shall require Type C screening as defined in 24.04.010.F.3.b to be installed along the property lines abutting said right-of-way.		
Additional Applicable Requirements within the UDC		

Alignments

- ☐ Districts: D-3, D-4, E-1, E-2, E-3
- ☐ FLU: I-35

C-RT

Description and Purpose		
The Corridor – Route 66 (C-RT) Overlay provides for a development pattern along the Route 66 Corridor that emphasizes quality design maximizing the natural land features and retaining the historic character of the corridor to create visually appealing development .		
Lot Modifications		
A	Lot Area (min.)	Unmodified
B	Lot Width (min.)	20 feet
C	Impervious Surface Coverage (max.)	+10 % of Base Zoning
Setback Modifications		
D	Front Yard (min.)	Unmodified
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	Unmodified
G	Side Yard (min.)	0 feet
H	Corner Side Yard (min.)	Unmodified
Building Modifications		
I	Building Height (max.)	+15 feet of Base Zoning
J	Building Footprint (max.)	+1250 square feet of Base Zoning
Special Provisions		
- The C-RT Overlay shall be applied to all land within eight-hundred twenty-five (825) feet of the right-of-way centerline of U.S. Route 66, unless otherwise depicted on the adopted zoning map. Properties which rest partially within and partially without of this overlay shall be subject to its standards if 51% or more of their area is within the bounds of the overlay. - All uses Permitted by right, as Limited Uses, and those requiring Specific Use Permits within a base zoning district shall be permitted in the C-RT Overlay, subject to all use-based standards. - Additional uses permitted within the C-RT Overlay are established in 24.02.040.B . Where the permissions of a use differ between a base zoning district and an Overlay, the permissions of the Overlay shall control. - Where legal and historically appropriate, the use of neon signage is encouraged within the C-RT Overlay.		
Additional Applicable Requirements within the UDC		

Alignments

☐ Districts: N/A

☐ FLU: Transit District

C-CN

Description and Purpose		
The Corridor – Core Network (C-CN) Overlay provides for a cohesive, attractive development pattern adjacent to the City’s primary multi-modal corridors not classified within the I-35 and Route 66 districts.		
Lot Modifications		
A	Lot Area (min.)	Unmodified
B	Lot Width (min.)	25 feet
C	Impervious Surface Coverage (max.)	+5% of Base Zoning
Setback Modifications		
D	Front Yard (min.)	Unmodified
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	Unmodified
G	Side Yard (min.)	0 feet
H	Corner Side Yard (min.)	Unmodified
Building Modifications		
I	Building Height (max.)	+15 feet of Base Zoning
J	Building Footprint (max.)	+800 square feet of Base Zoning
Special Provisions		
- The C-CN Overlay shall be applied to all land within eight-hundred twenty-five (825) feet of the right-of-way centerline of those rights-of-way so designated on the adopted zoning map. Properties which rest partially within and partially without of this overlay shall be subject to its standards if 51% or more of their area is within the bounds of the overlay. - All uses Permitted by right, as Limited Uses, and those requiring Specific Use Permits within a base zoning district shall be permitted in the C-CN Overlay, subject to all use-based standards. - Additional uses permitted within the C-CN Overlay are established in 24.02.040.B. Where the permissions of a use differ between a base zoning district and an Overlay, the permissions of the Overlay shall control.		
Additional Applicable Requirements within the UDC		

Alignments

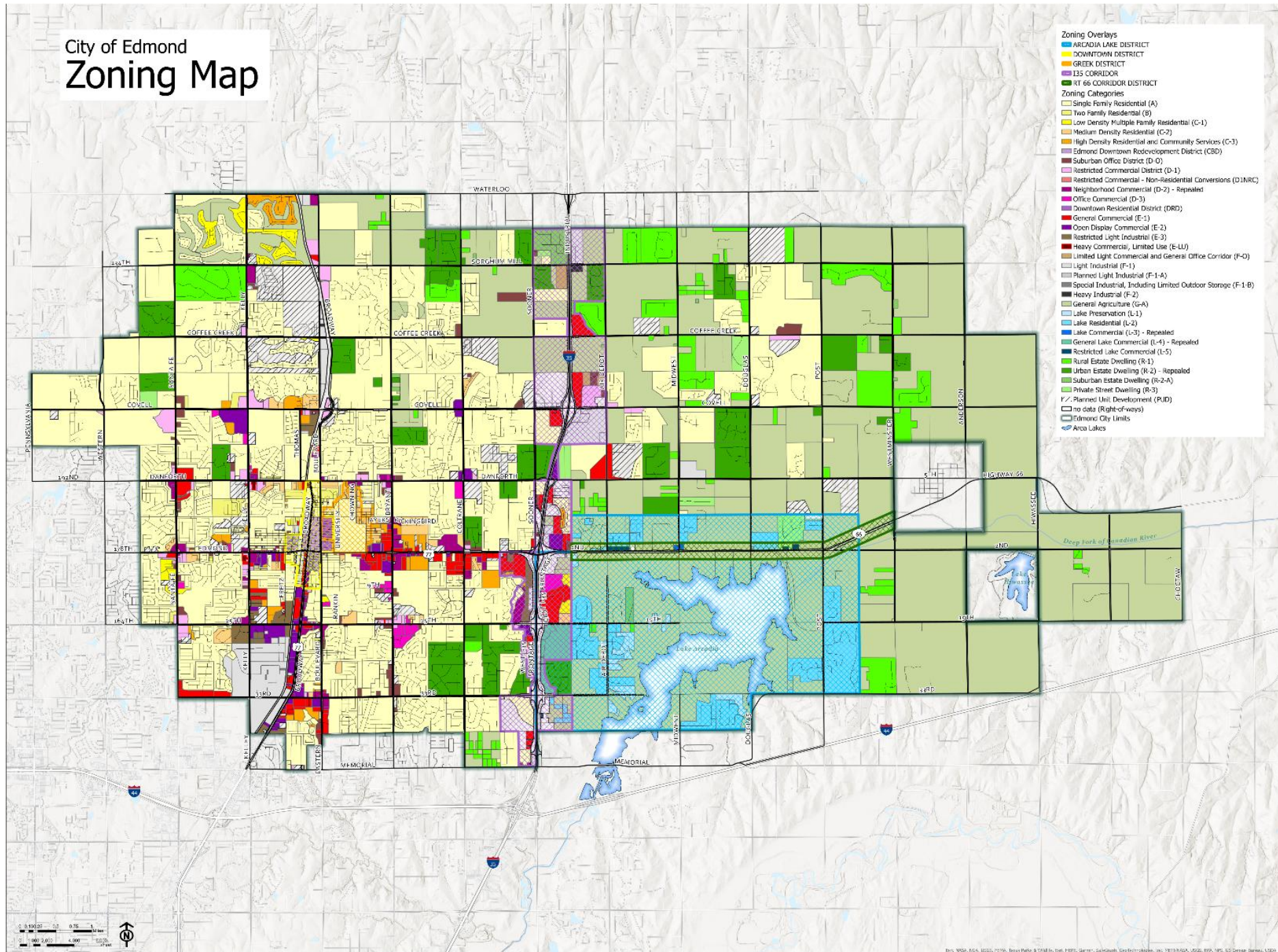
☐ Districts: N/A

☐ FLU: N/A

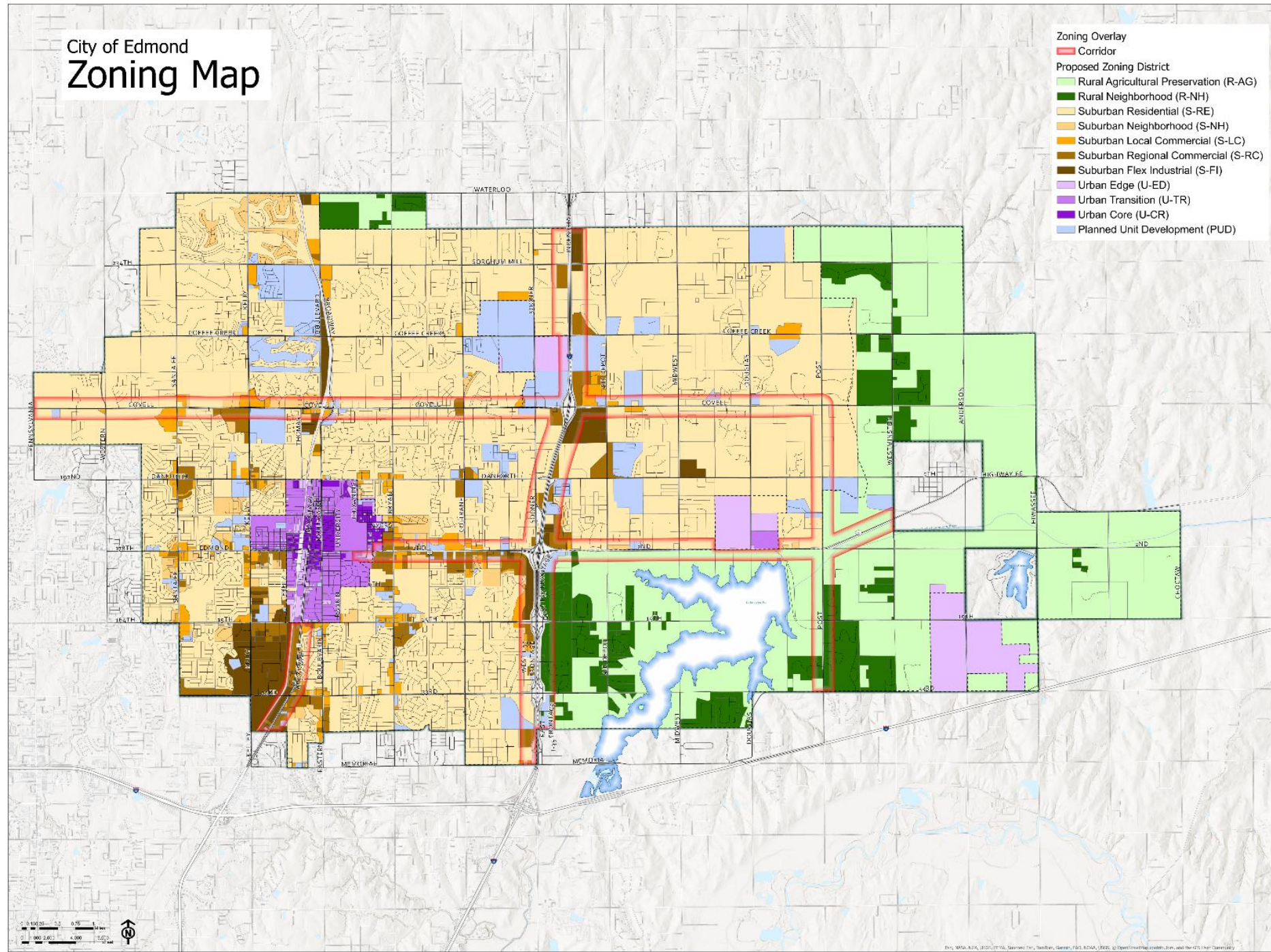
PUD

Description and Purpose
The Planned Unit Development (PUD) District supports combining and mixing of uses allowed in various districts with appropriate regulations providing flexibility in the use and design of land and buildings where modification of specific provisions of this UDC is consistent with the planning on which it is based and will not be harmful to the community. A PUD District may be used to permit new and innovative concepts in land utilization. Procedures are established to prevent misuse of the increased flexibility of this district while allowing development that is not otherwise permitted.
Special Requirements
See 24.07.070. Planned Unit Development (PUD) for more information regarding the procedures and requirements related to PUDs.

City of Edmond Zoning Map



City of Edmond Zoning Map





Mapping Exercise



Let's look at all the Urban Contexts and ensure we've got the right boundaries and right designations (U-ED v. U-TR v. U-CR)

Urban Districts Descriptions

U-CR



- Fosters a vibrant environment focused on urban form with buildings near the street and emphasizing the pedestrian realm. This district is designed to be a destination and an employment center, complemented by urban living options. By prioritizing walkability and mixed-use development, this district is a dynamic and attractive hub for residents and visitors alike.

U-TR



- Supports a balanced environment that bridges the core urban areas with nearby neighborhoods. Building form is urban in nature but at a lower intensity than the Urban Core District to promote compatibility with surrounding areas. This district is a blend of land uses, including shopping, dining, and a variety of residential options.

U-ED



- Prioritizes residential living while accommodating some local retail and office storefronts. Smaller scale, low-rise urban forms are most appropriate. This district ensures convenient access to amenities by integrating essential services and businesses while maintaining a primarily residential character.



Districts Exercise



Let's look at all the Districts in the Urban Context and Corridor Overlays, considering their dimensional standards, and make sure everything is lining up

Procedures



Typical Process Overview



Procedural Objectives

Clarity
Streamlining
Reduced Discretionary Approvals
Increased Administrative Approvals

Land Uses and Use-based Standards



Land Uses

Use	A, Single-Family Dwelling District.	B, Two-Family Dwelling.	C-1, Low Density Multiple-Family.	C-2, Medium Density Multiple-Family.	C-3, High Density Multiple-Family Residential and Commercial Services.	CBD, Central Business District.	D-1, Restricted Retail Commercial.
Agriculture (except Medical Marijuana Commercial Grow)	-	-	-	-	-	-	-
Airport	-	-	-	-	-	-	-
All Commercial uses (see 22.4.35(D))	-	-	-	-	-	-	-
All Public and Civic (see 22.4.35(C)) uses except for the following:	-	-	-	-	-	-	-
All other principal uses not prohibited by this Title except for residential uses	-	-	-	-	-	-	-
Animals, raising of (except for hogs or commercial feed lots)	-	-	-	-	-	-	-
Any drive-thru facility for any use listed above in a sensitive border condition abutting residential development	-	-	-	-	-	-	S
Any drive-thru facility for any use listed above in a sensitive border condition abutting residential development.	-	-	-	-	-	-	-
Any of the above uses with a drive-thru facility	-	-	-	-	-	-	-
Art/photography gallery or studio	-	-	-	-	-	-	P
Bank or other financial institution	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	-	-	P	S
Car wash, automated or self-service	-	-	-	-	-	-	S
Cemetery	-	-	-	-	-	-	-
Child Care Center	-	-	-	-	-	-	S
Child Care Center (see 22.4.35(C)(2))	-	-	-	-	-	P	-
Child care center	-	-	-	-	-	-	-
Community Service (see 22.4.35(C)(1))	-	-	-	-	-	P	-
Concrete batch plant or transit mix plant	-	-	-	-	-	-	-
Convalescent, rest or nursing home or extended care facility	-	-	-	S	S	-	-
Convenience store or fuel sales	-	-	-	-	-	-	S
Convenience store with fuel sales	-	-	-	-	-	-	-
Convenience store without fuel sales	-	-	-	-	-	-	-
Country club/Golf Course	-	-	S	-	-	-	-
Country club/Golf course	S	S	-	-	-	-	-

Current*

- ☐ 128 Total Unique Uses
- ☐ 6.8% Permitted
- ☐ 2.4% Special Use Permit
- ☐ 90.9% Prohibited

Land Uses

Context Area →	R – Rural		S – Suburban					U – Urban			C – Corridor		
District →	AG – Agricultural Preservation	NH – Neighborhood	RE – Residential	NH – Neighborhood	LC – Local Commercial	RC – Regional Commercial	FI – Flex Industrial	CR – Core	TR – Transition	ED – Edge	IS – U.S. Interstate 35	RT – Route 66	CN – Core Network
P = Permitted													
L = Limited; permitted with use-specific regulations													
S = Specific Use Permit required													
Blank = Prohibited													
Cottage Court				L	L				L	L		L	L
Duplex	P	P	P	P						P		P	
Manufactured Home	L	L	L	L						L		L	
Mobile Home													
Modular Home													
Single-Family Dwelling	P	P	P	P						P		P	
Triplex				P	P				P	P		P	

Proposed

- 80 Defined Uses
- 25.5% Permitted
- 1.1% Specific Use Permit
- 21.7% Limited Use
- 51.8% Prohibited

Land Uses

Current*



- ☐ 128 Total Unique Uses
- ☐ 6.8% Permitted
- ☐ 2.4% Special Use Permit
- ☐ 90.9% Prohibited

Proposed



- ☐ 80 Defined Uses
- ☐ 25.5% Permitted
- ☐ 1.1% Special Use Permit
- ☐ 21.7% Limited Use
- ☐ 51.8% Prohibited

Land Uses

Symbol	Meaning	Description
P	Permitted By-Right	A “P” in a zoning district column indicates that a use is permitted by right. These uses are subject to all other applicable regulations of this UDC.
L	Limited Use	An “L” in a zoning district column indicates that a use is permitted by right, provided that it meets any applicable use-specific regulations. These uses are subject to all other applicable regulations of this UDC.
S	Specific Use Permit	An “S” in a zoning district column indicates that a use requires a Specific Use Permit. See 24.07.080. Specific Use Permit for requirements.
	Not Permitted	A blank cell in a zoning district column indicates that a use is not permitted the zoning district.

Use-based Standards

Purpose

- To ensure the unique needs and impacts of certain uses are accounted for
- To protect adjacent uses from such impacts where universal development standards may need supplementation

Application

- May apply to a given use in all districts
- May apply to a given use only in certain districts
- May supersede any universal development standard (dimensions, landscaping, screening, fencing, lighting, etc.)

Use-based Standards

Drive-In

(i) In all districts:

(a) Drive-Ins with service speakers shall not be permitted within 150 feet of an S-RE District unless the speaker is appropriately screened with sound abatement materials.

Drive-Thru

(i) In all districts:

(a) Drive-Thrus with service speakers shall not be permitted within 150 feet of an S-RE District unless the speaker is appropriately screened with sound abatement materials.

Use-based Standards

Fuel Pumps

- (i) In the all districts:
 - (a) Fuel Pumps are permitted at a maximum of two corners of any intersection. The properties abutting the third and/or fourth corners of any intersection may construct Fuel Pumps provided that they are oriented away from the intersection, and that the primary building frontage instead faces the intersection.
 - (b) Fuel Pumps shall be located at least 250 feet from an S-RE District.
 - (c) Fuel Pumps do not have to meet the spacing requirement if a Major or Minor Arterial separates the Fuel Pumps from an S-RE District.
- (ii) In the Urban and Corridor Context Areas:
 - (a) Canopy support columns shall be fully encased with masonry materials that are complementary to those used on the primary building.
 - (b) The canopy band face shall be of a color consistent with the primary building or an accent color and may not be backlit or used as signage.

Use-based Standards

Hotel

- (i) In the R-NH district:
 - (a) The use must have access to a Collector or higher classification roadway.
- (ii) In the Urban Context Area:
 - (a) The use shall construct any provided off-street parking as structured or subterranean parking. Surface parking lots are prohibited.
 - (b) The Hotel shall provide on the ground floor one or more of the following:
 - i. Publicly accessible Retail Sales uses such as clothing stores, book stores, stationery stores, art galleries, shoe stores, antique shops, secondhand stores, record stores, or toy stores
 - ii. Publicly accessible Personal Service uses such as portrait/photographic studios, beauty or barber shops, hair and nail salons, tanning services, massage spas, tailors, dressmakers, or shoe repair
 - iii. A publicly accessible Restaurant
 - iv. A publicly accessible Tavern/Bar
 - (c) The design of fenestration, ingress, signage, and outdoor accommodations for patrons of these uses shall engage with and activate the street and enhance the pedestrian experience.

Temporary Use Types

Temporary Use Type (Right) Applicable Standards (Below)	A	B	C
Operational Period			
1-15 consecutive days	X		
16-30 consecutive days		X	
31-90 consecutive days			X
Standards and Facilities			
Mitigation required	No	Yes	Yes
Parking required	No	Yes	Yes
Refuse facilities required	No	Yes	Yes
Sanitary facilities required	No	No	Yes

Temporary Use Types

Temporary Use Type (Right) Applicable Standards (Below)	A	B	C
Operational Period			
1-15 consecutive days	X		
16-30 consecutive days		X	
31-90 consecutive days			X
Standards and Facilities			
Mitigation required	No	Yes	Yes
Parking required	No	Yes	Yes
Refuse facilities required	No	Yes	Yes
Sanitary facilities required	No	No	Yes

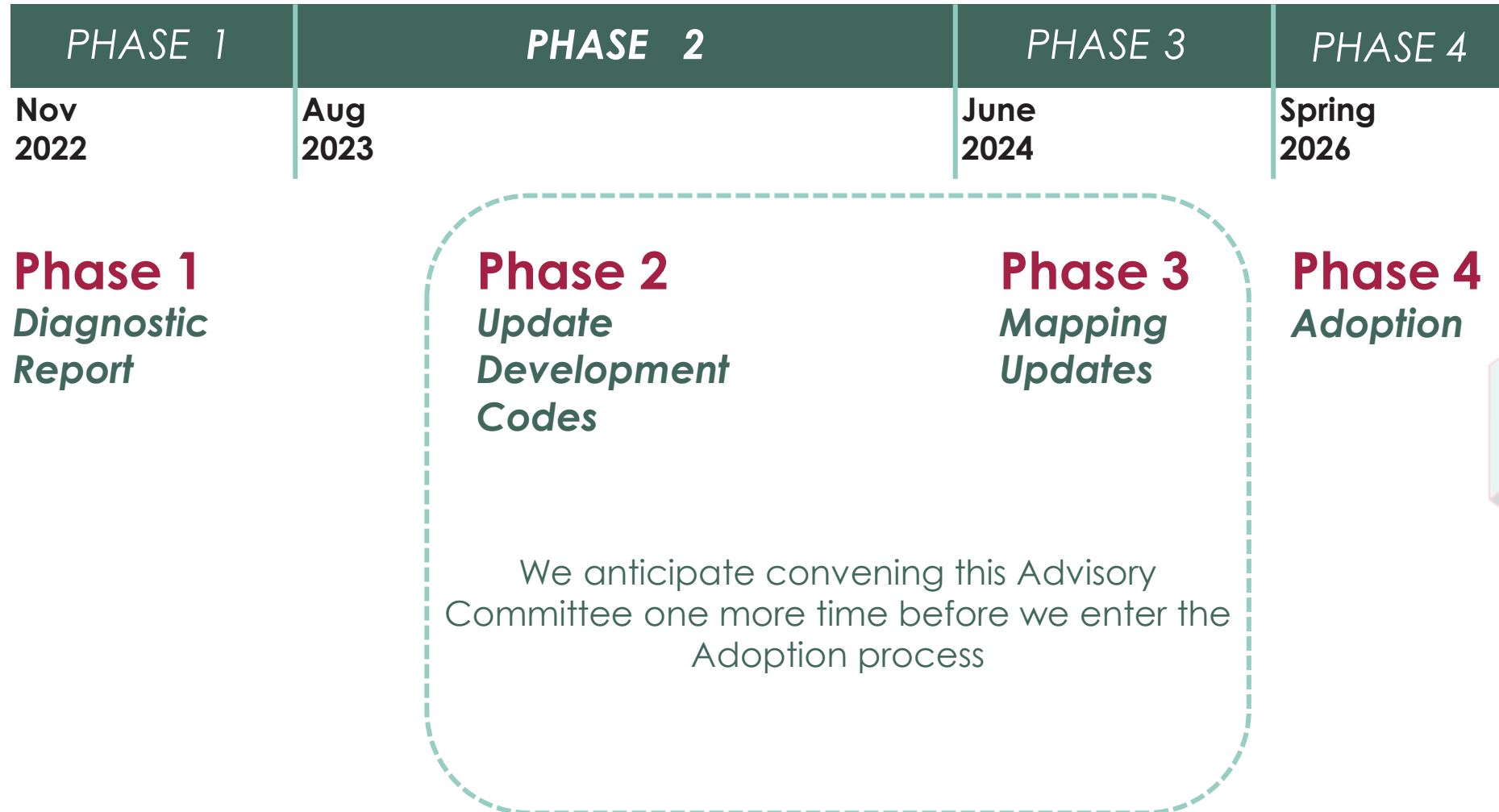
Standards and Facilities

- Mitigation Required - adverse impacts of the use must be prohibited from extending beyond the property line
- Parking required – anticipated parking demand cannot be met with existing on-site or on-street facilities, agreement with off-site facilities required
- Refuse facilities required – use will generate waste exceeding capacity of preexisting on-site facilities, and must provide additional facilities
- Sanitary facilities required – use will require sanitary facilities exceeding capacity of preexisting on-site facilities, and must provide additional facilities

What's Next?



PROJECT SCHEDULE

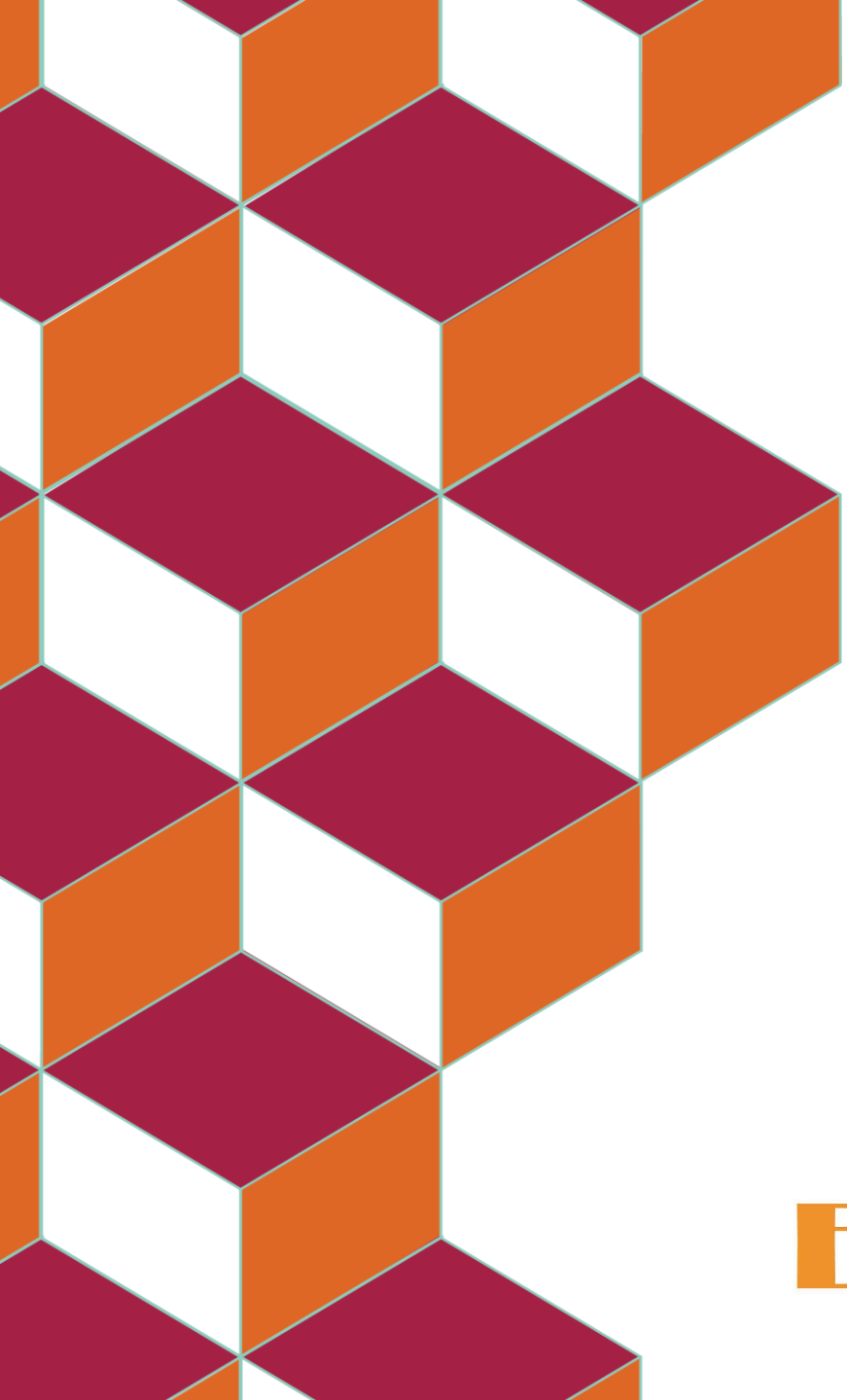




Homework



Take some time to read through these chapters in greater detail and see what we need to discuss and revise next time



Thank you!

Discussion

