



Development Code Update

Welcome!

UNIFIED DEVELOPMENT CODE

—

Public Open House



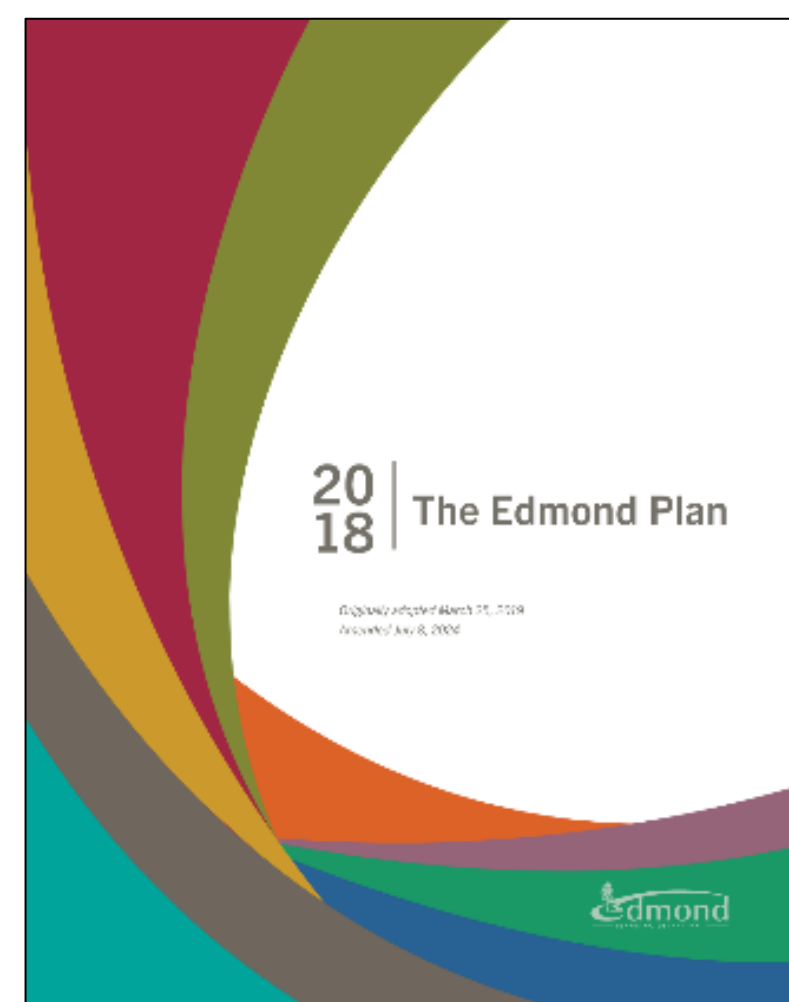
Project Purpose



Clarify and Streamline Processes



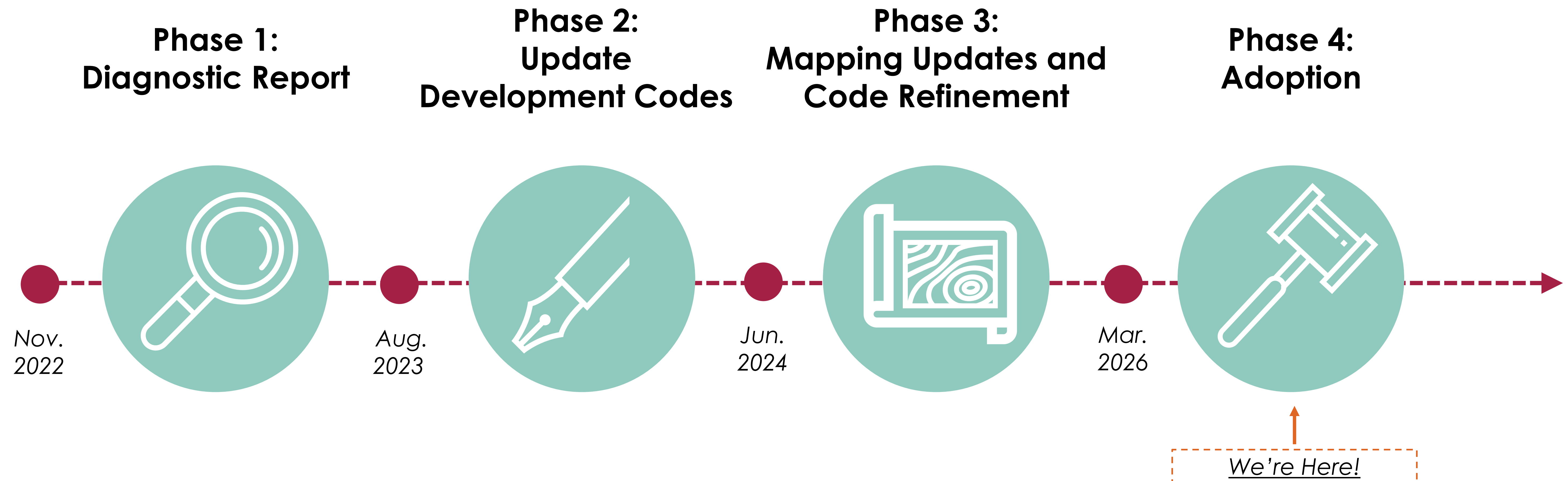
Ensure High-Quality Development Outcomes



Implement and Realize the Edmond Plan



Project Schedule and Engagement



Stakeholders and Committees

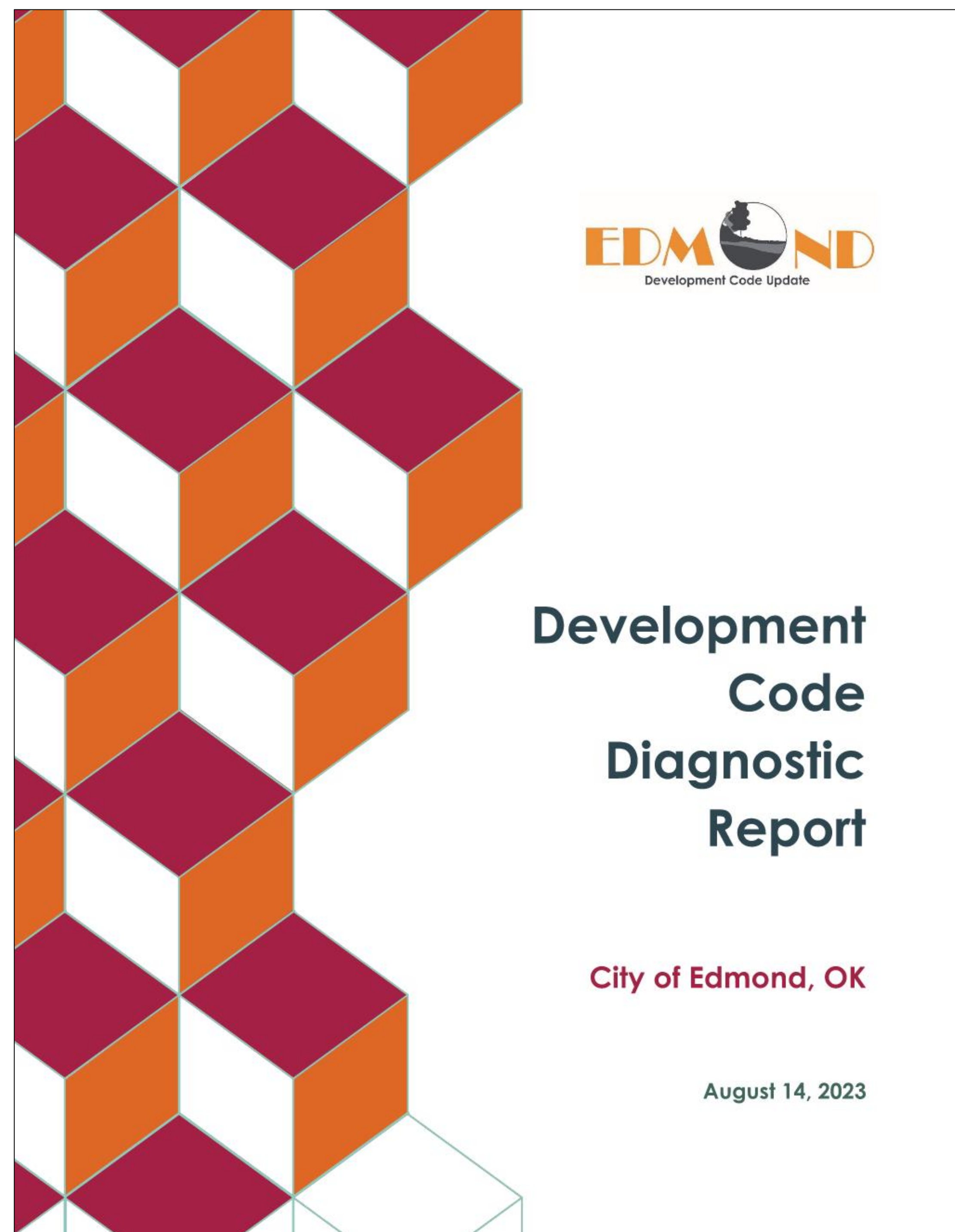
8 Staff Workshops
7 Advisory Committee Meetings
3 Downtown Advisory Committee Meetings
2 Mid-project Updates
2 CEUDB Debriefs
Additional Focused Meetings

Community-wide

Project website
Planning Commission and City Council Updates
Final Public Open Houses



Where is the Code Today?



Diagnostic Report

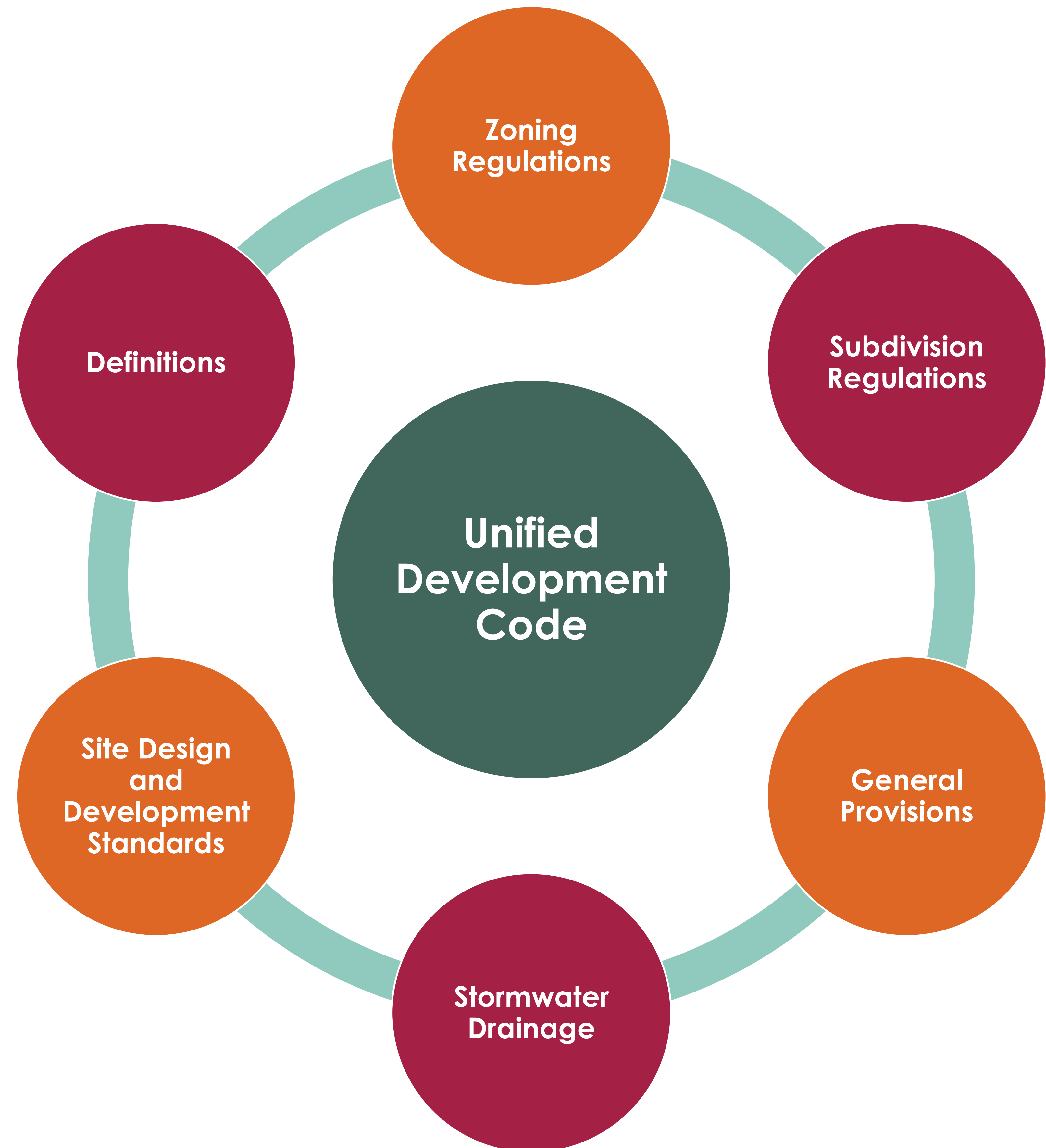
- Assessed alignment of current regulations with adopted plans and policies
- Identified general deficiencies with current regulations (Titles 21, 22, 23)
- Identified opportunities for improvement in Subdivision Regulations, Zoning, and Stormwater Drainage Regulations
- Proposed an outline for a Unified Development Code (UDC), consolidating these Titles



Proposed Structure

Benefits

- Improved consistency
- Increased user friendliness; more intelligible
- Easier administration and enforcement
- Easier updates and adaptations over time
- Improved position relative to state statute





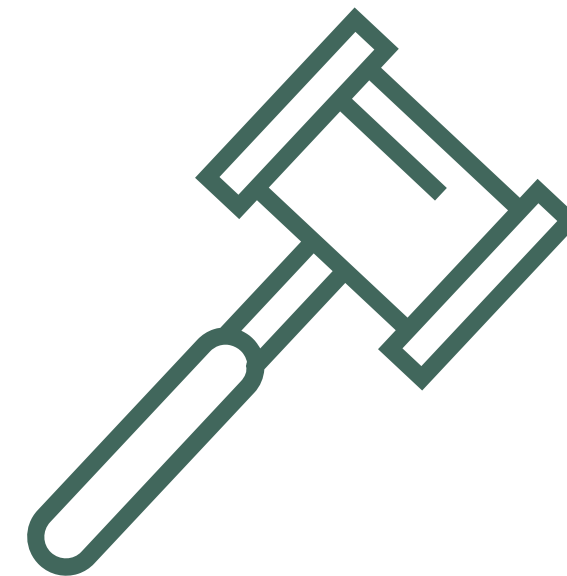
General Provisions

Tell Us What
You Think



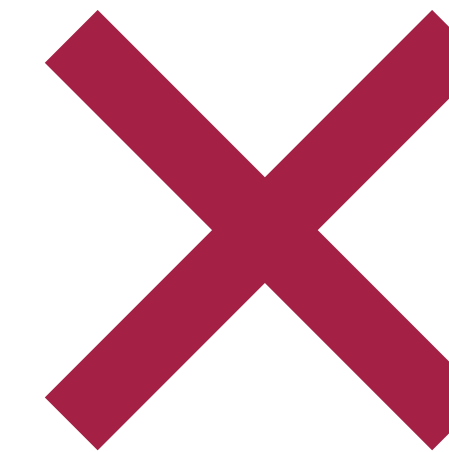
Establishment

- Gives the UDC its Title and outlines its Purpose
- Clarifies the Authority under which the UDC is adopted
- Specifies the UDC's Jurisdiction and its relationship to Conflicting Provisions, including Private Restrictions
- Ensures Severability of all UDC sections
- Repeals existing Ordinances as needed
- Provides an Effective Date



Enforcement

- Defines Violations and Responsible Persons
- Allocates Enforcement Responsibility
- Specifies possible Enforcement Procedures, and the ability of the City to exercise them Cumulatively
- Clarifies the applicability of Penalties



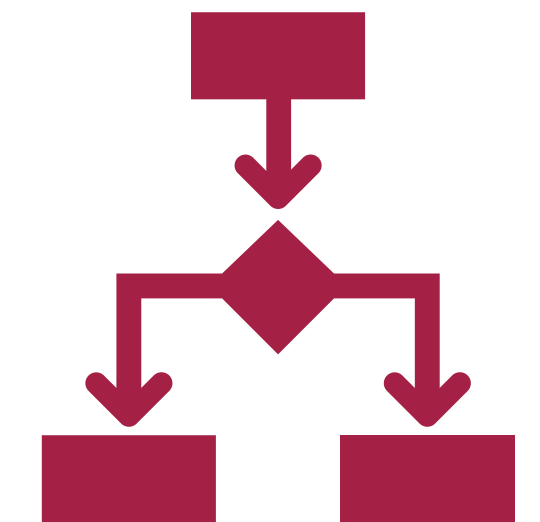
Nonconformities

- Explains when and to what degree Continuation of a Nonconformity is Permitted
- Establishes responsibility for proving Nonconforming Status
- Provides standards for interpreting and processing Nonconforming Uses, Structures, and Lots
- Creates Limitations on permits and clarifies conditions under which Nonconformities must be Terminated



Approval Authorities

- Refers as needed to other establishing language for each governing body
- Establishes the Board of Adjustment, outlines its membership and meetings
- Establishes the Central Edmond Urban District Board and its jurisdiction, as well as its composition and meetings
- Establishes the Site Plan Review Team, including its membership, leadership, and powers and duties



Universal Procedures

- Provides an Overview of the Development Process
- Explains how Applications are Processed
- Establishes Limitations on the Resubmittal of Applications
- Explains Plan and Permit Validity and Expiration
- Outlines procedures for UDC Text Amendments, Comprehensive Plan Amendments, Public Noticing requirements, Public Hearings, and general Appeals

Level of Change

Minor

Moderate

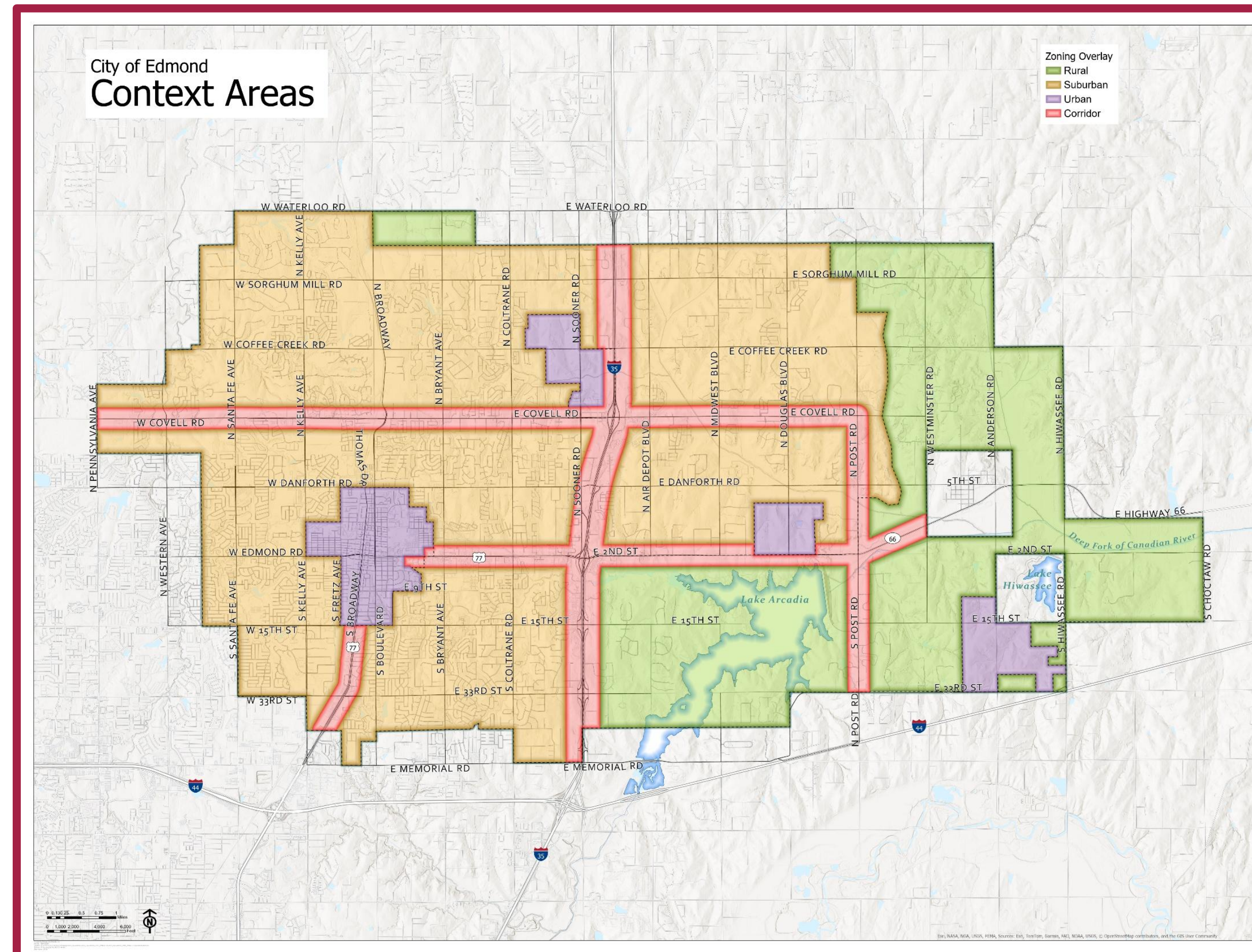
Major





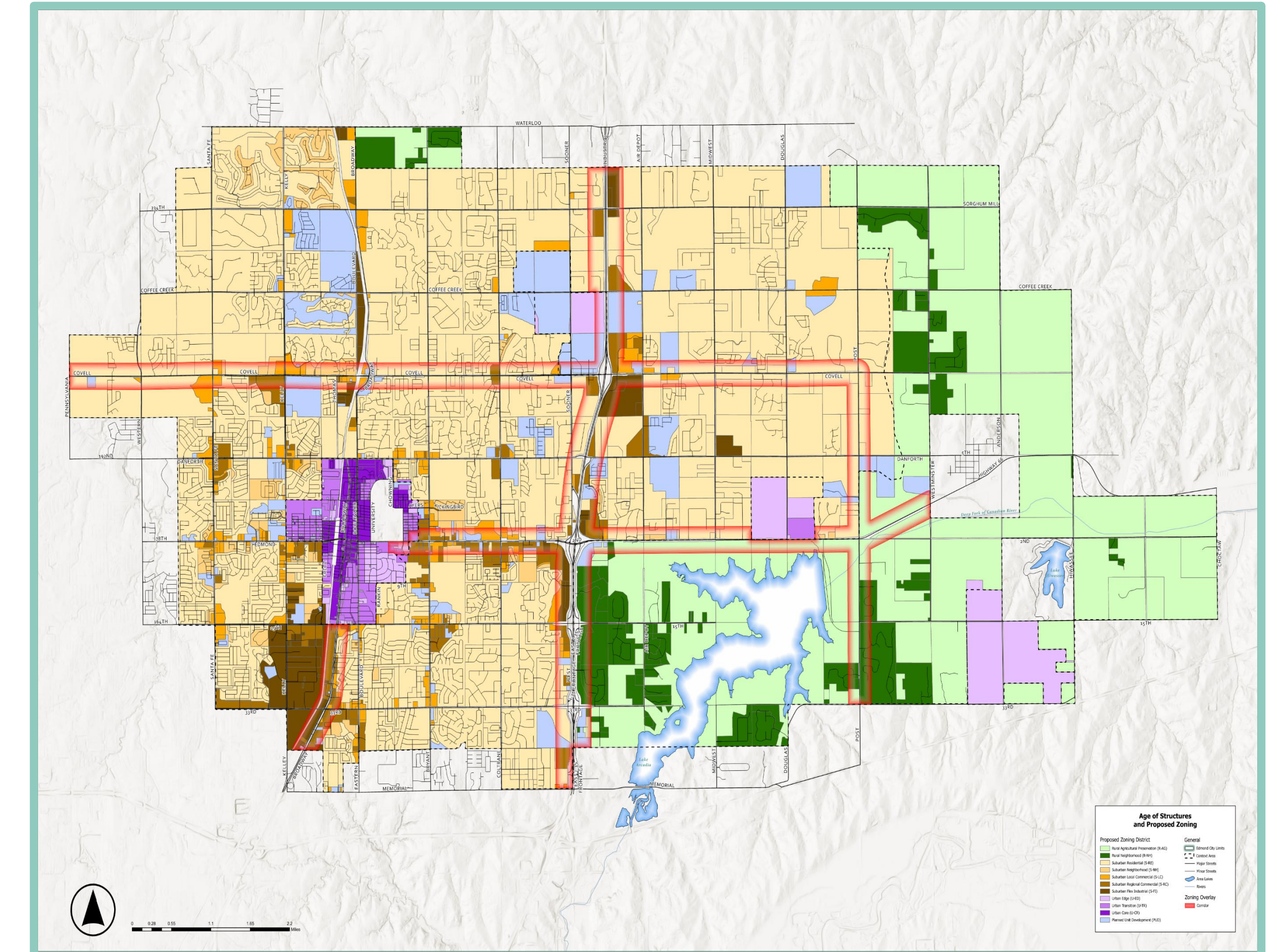
Zoning Regulations – Context Areas and Districts

Tell Us What You Think



Context Areas

- 3 Base Contexts + 1 Overlay
 - Rural
 - Suburban
 - Urban
 - Corridor
- Based on existing development pattern – how dense an area is, how tall structures are, how large lots are, availability of public infrastructure etc.
- Helps **preserve** desirable features that exist today



Zoning Districts

- 10 Base Districts + 3 Overlays
- Based on anticipated and desired development outcomes – where should land uses be allowed in the future that haven't been, where should we build denser, taller, more walkable, and where should we emphasize other qualities
- Helps **realize** desirable features envisioned in the Comprehensive Plan that don't yet exist

Level of Change

Minor Moderate Major





Zoning Regulations – Permitted Uses

Tell Us What
You Think

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
Residential Uses															
Low Density Living (1-3 Units)															
Cottage Court				L	L				L	L		L	L	24.02.040.C.1.a	2/DU
Duplex	P	P	P	P					P	P		P			2/DU
Manufactured Home	L	L	L	L						L		L		24.02.040.C.1.b	2/DU
Mobile Home	L	L	L	L											2/DU
Modular Home	L	L	L	L											2/DU
Single-Family Dwelling	P	P	P	P						P		L	P	24.02.040.C.1.c	2/DU
Triplex				P	P				P	P		P			2/DU
High Density Living (≥4 units)															
Fourplex				P	P				P	P	P	P	P		2/DU
Multi-Family Dwelling				L	P	P		L	P	P	P		P	24.02.040.C.1.d	1.5/BR
Group Living															
Convalescent/Rest or Nursing/Extended Care				L	P	P				P	P			24.02.040.C.1.e	1.5/BR
Rooming/Boarding House				L	L	L				L		L	L	24.02.040.C.1.f	1/300 SF
Residential Functional Uses															
Accessory Dwelling Unit	L	L	L	L				L	L	L		L		24.02.040.C.1.g	2/DU
Home Occupation	L	L	L	L	L			L	L	L	L	L	L	24.02.040.C.1.h	
In-Home Daycare	L	L	L	L				L	L	L	L	L	L	24.02.040.C.1.i	

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.

Existing Uses

- About 130 unique uses
- Separate tables
- Greater reliance on *Special Use Permits*

Proposed Uses

- 80 defined uses
- Unified table
- Greater reliance on *Specific Use Standards and Development Standards*

Temporary Uses

- Duration and impact-based standards
- Ensures compatibility with neighbors; presence of necessary facilities

Level of Change

Minor Moderate Major





Zoning Regulations – Equivalencies

Tell Us What
You Think

Level of Change

Minor Moderate Major



Proposed District	Existing Districts		Comprehensive Plan Categories
R-AG The Rural – Agricultural Preservation District accommodates the continued use of agricultural lands and the preservation of forested areas, wildlife, and open space.	G-A		Open Space Agricultural Water Quality Restoration
R-NH The Rural – Neighborhood District accommodates areas where very low density, large lot residential development is the predominant development pattern complemented by low-intensity nonresidential uses that support and enhance rural living. Nonresidential development in this district is most appropriately located at the peripheries of residential developments along arterials, collectors, and at intersections.	R-1 R-2-A A G-1 L-1 C-1	C-2 D-3 E-1 L-2 L-4 L-5 R-2	Rural Neighborhood
S-RE The Suburban Residential District provides a development pattern that emphasizes a mixture of residential building types with supporting amenities such as parks, open space, and neighborhood services.	R-2-A A G-A	L-2 L-3 R-1 R-2 R-3	Suburban 2 Neighborhood
S-NH The Suburban Neighborhood District supports a development pattern where a mix of housing types are complemented by nonresidential uses that provide basic elements of convenient and accessible neighborhoods	B C-1 C-2 C-3	D-4 G-1 L-5	Suburban 1 Neighborhood Suburban Infill
S-LC The Suburban Local Commercial District provides a range of nonresidential uses that support nearby residential uses, and allows for moderate density residential development. This district is most appropriately located along arterials and collectors.	D-O D-1 D-2	D-2-A D-LU	Suburban Commercial
S-RC The Suburban Regional Commercial District provides for shopping and commercial activities along major corridors that offer a full range of retail opportunities, employment services, and destinations for local residents and those visiting from throughout the region. It also allows for high-density residential development.	D-3 E-1 E-2	F-O E-LU	Suburban Commercial Destination Retail
S-FI The Suburban Flex Industrial District provides for manufacturing, wholesaling, warehousing, research facilities, and similar types of industrial uses and employers. This district is most appropriately located adjacent to commercial uses.	E-3 F-1 F-2 F-1-A F-1-B		Employment
U-ED The Urban Edge District prioritizes residential living while accommodating some local retail and office storefronts. Smaller-scale, low-rise urban forms are most appropriate. 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.	G-A 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	Urban Center Mixed Use Campus Employment Destination Retail Civic or Institution
U-TR The Urban Transition 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.	A B C-1 D-2	E-1 E-2 L-2 L-5	Village Low Village Moderate Town Square
U-CR The Urban Core 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.	CBD DRD D-1-NRC C-2		Downtown Core Urban Neighborhood University Neighborhood



Subdivision Regulations

Tell Us What
You Think



Subdivision General Provisions

This section provides some general insight into the purpose and applicability of this Chapter.

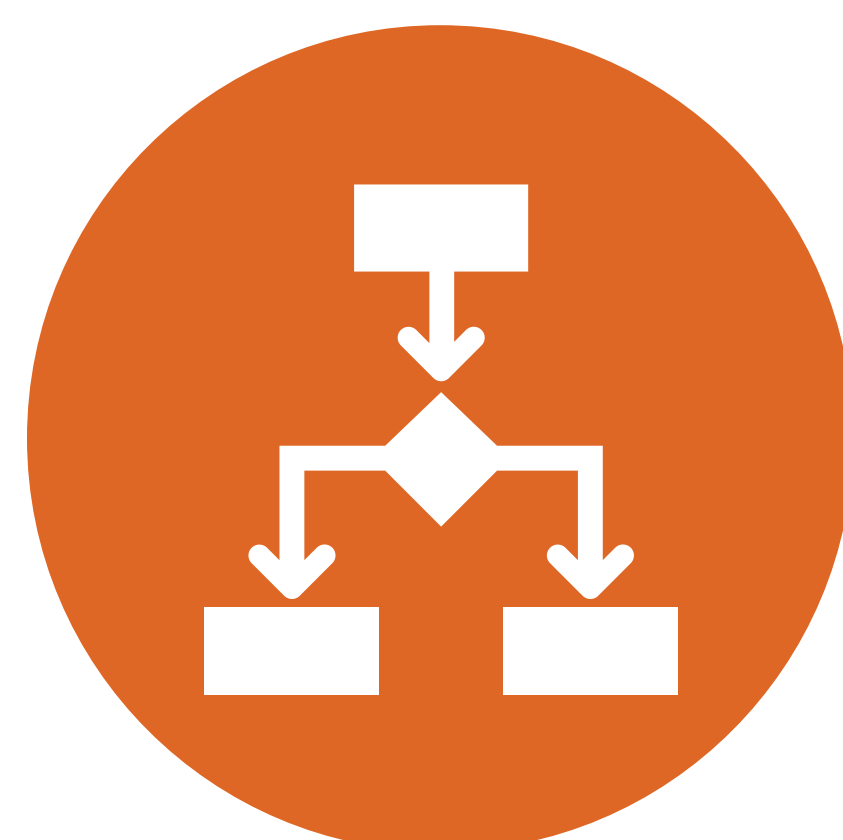
It also establishes the different land division types recognized by the UDC – Preliminary Plats, Final Plats, Lot Splits, and Lot Line Adjustments
Finally, it specifies the conditions under which platting is required



Plat Improvements

This section specifies minimum requirements for which the subdivider is responsible to provide adequate public improvements by constructing and connecting facilities such as sidewalks, water/wastewater pipes, stormwater drains, and similar amenities.

It also offers some procedural guidance for pre-construction meetings and construction releases, as well as outlining inspection requirements.
Finally, it establishes requirements for the provision of financial sureties for public improvements to guarantee their installation and continued maintenance.



Subdivision Procedures

This section provides an overview of the subdivision process and outlines specific application submittal and review requirements and timelines for each land division type established in Subdivision General Provisions.

It also articulates the procedure for obtaining a Subdivision Waiver, the primary appeal/relief mechanism for deviating from strict compliance with Subdivision Regulations.

Level of Change

Minor

Moderate

Major





Site Design and Development Standards

Tell Us What
You Think

Zoning Standards

- Parking
- Loading & Vehicle Stacking
- Form Standards
- Screening
- Fencing
- Outdoor Lighting
- Refuse Mgmt.
- Infill Development
- Accessory Buildings
- Performance Standards

Subdivision Standards

- Lots
- Streets and Sidewalks
- Maintenance of Facilities
- Utilities in the ROW
- Easements Along Streams
- Parks and Trails
- L.I.D.
- Water Lines
- Sanitary Sewers
- On-site Wastewater
- Connection to Electrical System

Urban Forestry and Landscape

- Provision of Forest Area
- Tree Preservation and Protection
- Landscape Design Standards

Site Design Procedures

- Site Plans
- Submittal Requirements
- Changes to an Approved Site Plan
- Site Plan Expiration

Level of Change

Minor

Moderate

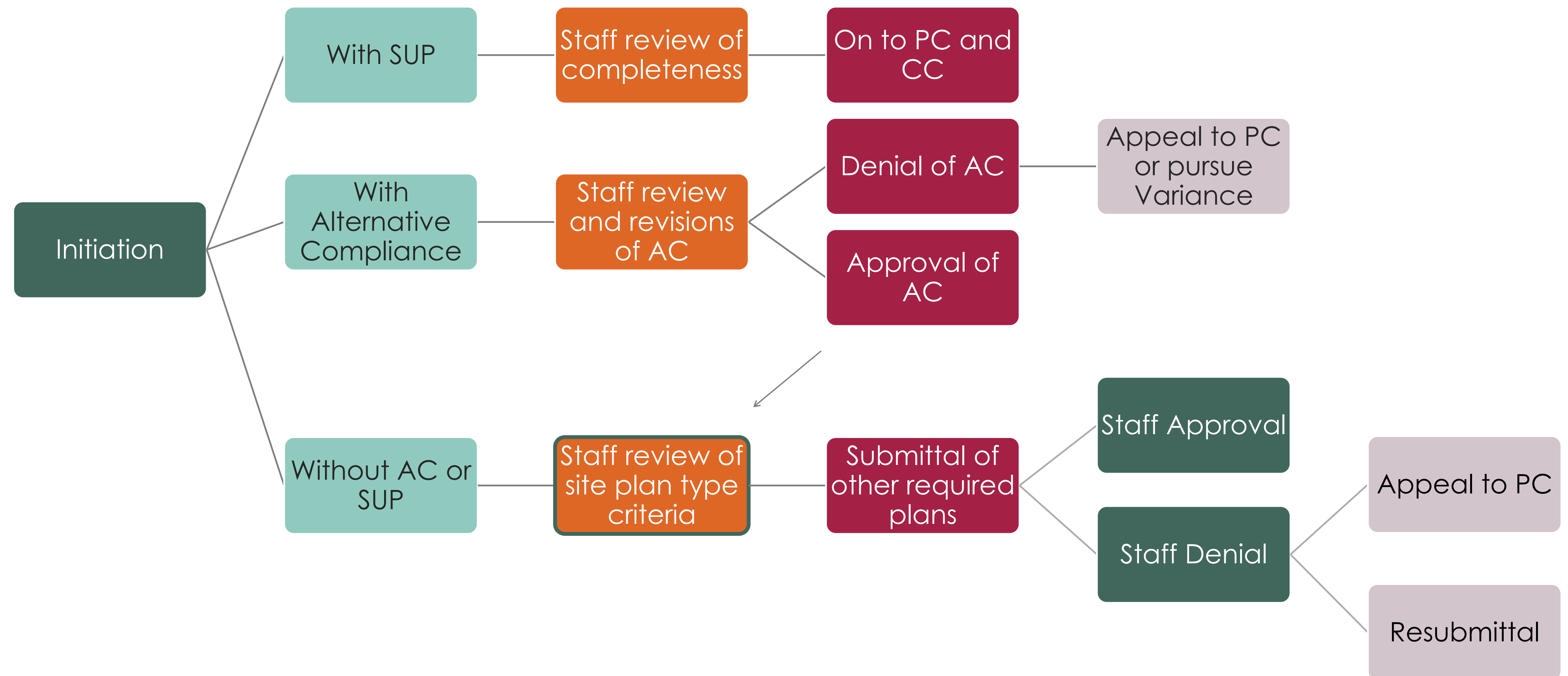
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Site Plan Process

Tell Us What
You Think



Level of Change

Minor

Moderate

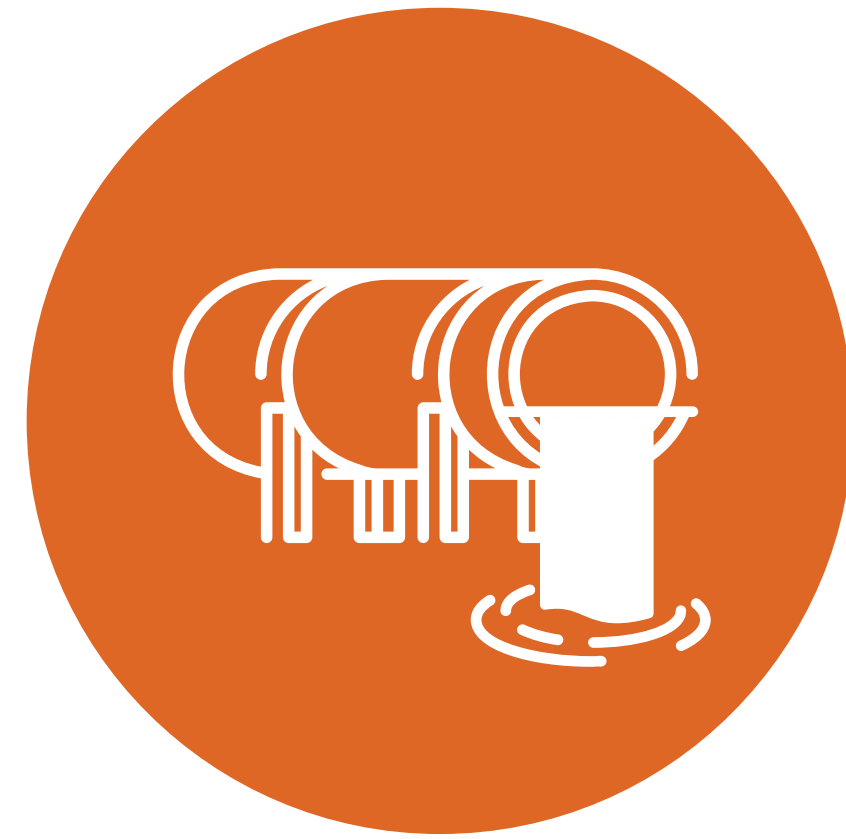
Major





Stormwater Drainage

Tell Us What
You Think



General Drainage Standards

- Stormwater Management Plan
- Establishment of the Stormwater Drainage Advisory Board (SWAB)
- Establishment of the Stormwater Drainage Fund
- Drainage Fee-in-Lieu of Detention
- Land Disturbance Permit
- Requirements Relating to Developments
- Floodplain Designations
- Development Grading
- Stormwater Storage



Drainage Utility Fee

- Service Charge and Exemptions
- Rate Schedule
- Collection of Service Charge
- Adjustments of Charge and Appeal
- City Council Review
- **Note: Fees have not changed as part of this process**



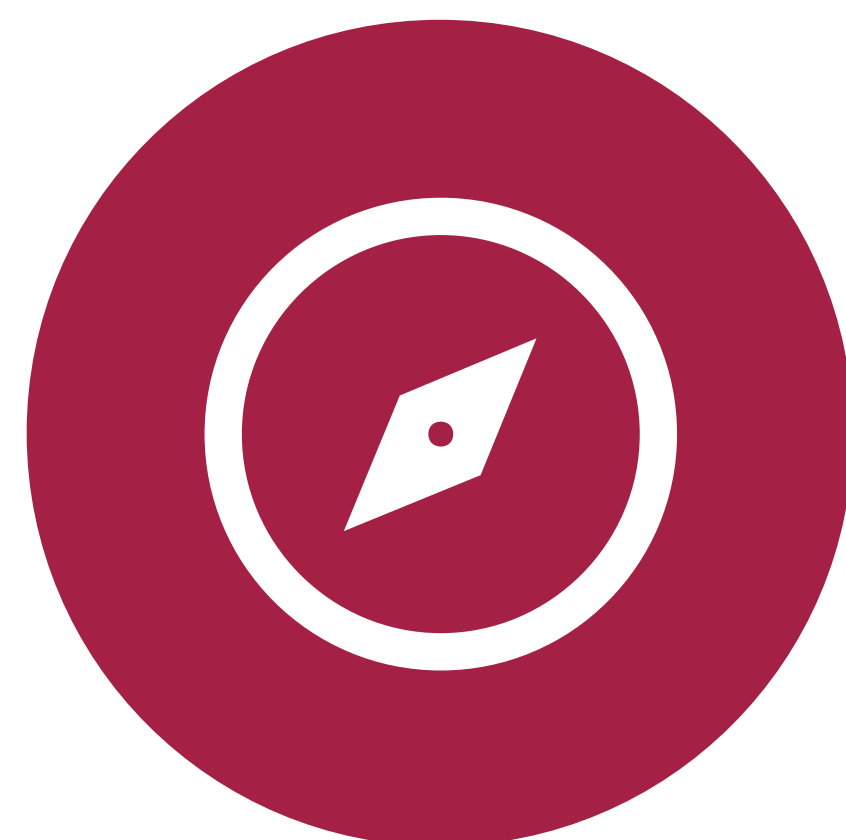
Flood Damage Prevention

- Methods of Reducing Flood Losses
- Designation, Duties, and Responsibilities of the Floodplain Administrator
- Floodplain Development Permit Procedures
- Penalties



Stormwater Quality

- Monitoring
- Illicit Connections and Improper Disposal
- Inspections
- Illicit Discharge and Illegal Dumping
- Accidental Discharges
- Administrative Enforcement Remedies



Overall Goals

- Remove or Reduce Barriers to Implementation of Low-Impact Development Techniques
- Relocate Design Standards to Engineering Criteria Manual
- Consolidate Definitions
- Preserve Existing Standards and Processes that Work Well

Level of Change

Minor Moderate Major

