

PROVISION OF A UNIFIED DEVELOPMENT ORDINANCE

UDO Advisory Committee Meeting #2

April

21, 2011

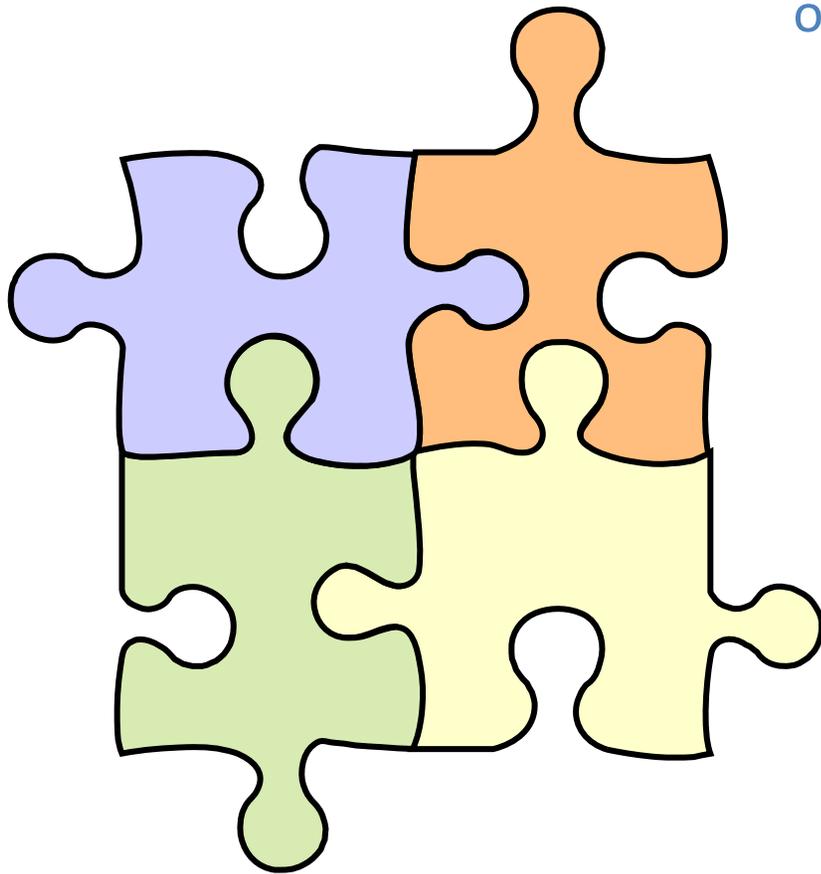


Today's Agenda

- | | |
|---|--|
| <ul style="list-style-type: none">• Welcome• Recap of Meeting #1• Presentation of Form-Based Coding and Hybrid Codes• Interactive Exercise: <i>“Allowed and Not Allowed”</i> | <ul style="list-style-type: none">• Break• Review Evaluation of Current Ordinances• Website Introduction• Set June 2011 meeting date for UDO Committee• Adjourn at 5:45PM |
|---|--|

What is a Unified Development Ordinance?

Consolidates multiple development ordinances into a coordinated format



- **Zoning Districts and Standards**
- **Use Standards**
- **Subdivision Development Standards**
- **Environmental Protection**
- **Public Improvements Standards**
- **Graphic illustrations**
- **Signs**
- **Landscaping, Tree Preservation and Buffers**
- **Definitions and Procedures**

What is Working/ Not Working

Green field

Working

- Ordinances that are not too complicated
- Administrative procedures
- Definitions

Not Working Well

- Bonding/ Cert. of Dev Conf.
- Mixed Use Development

Redevelopment

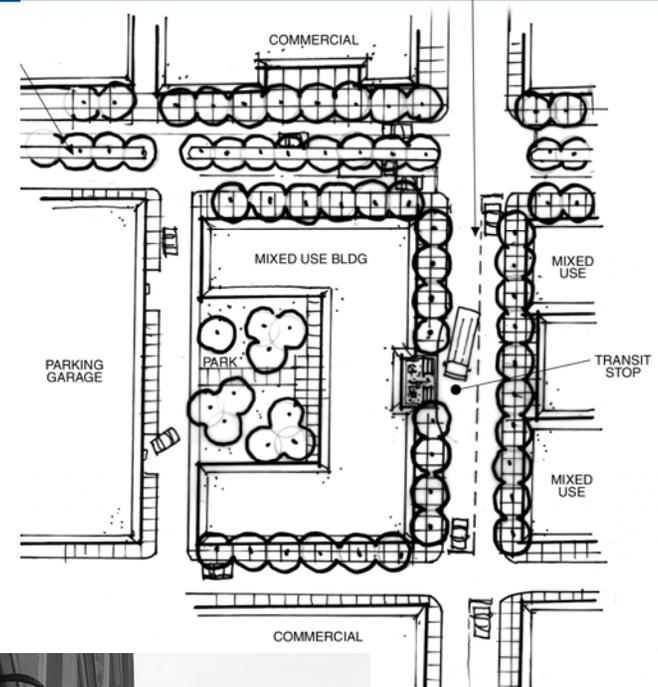
Not Working well

- Parking Ordinance
- Setbacks
- Tree Protection
- Stormwater Management
- Commercial Plats
- Signs

Reinventing Zoning and Land Use Controls

Unified Development Ordinance

- Form Based Coding
- Mixed Use Development
- Overlay Zoning Districts
- Incentive Zoning
- Corridor Redevelopment Tools
- Flexible Parking Management
- Content Neutral Signs



Current Method - Euclidean Zoning

Characteristics

- Overall goal - spread things out
- Emphasis on strict separation of “incompatible” uses into districts
- Emphasis on uniform lot sizes and house sizes - property values
- Buffering between districts but no significant open spaces are left
- Separating buildings from one another and from the street
- Wide lanes and streets
- Concern about inadequate parking - minimum parking requirements

Problems

- Post-industrial society does not need so much use separation
- Automobile travel becomes necessary for all trips
- Walking, biking and transit are made inconvenient
- Public space is reserved for cars, not people
- No usable open space is left for people or nature

What is Form-Based Coding?

Overall Goal

To create compact, walkable communities with a full range of daily activities within walking distance – get out of your car!

Basic Premises

1. People will be comfortable living with a mixture of uses if the buildings are attractive, small scale, and have a unified design theme.
2. Pre-Automobile Era neighborhoods, towns and cities provide the prototype.



What Are the Elements of FBC?

Basic design parameters

- Decreasing gradient of density and scale from rural / ag communities to neighborhoods, to towns, and then cities – all districts are mixed use areas.
- Civic space is the focus.
- Street faces (frontages) are public outdoor rooms framed by building facades and landscapes
- Streets, sidewalks, and bikeways form an interconnected grid at the scale of a walkable city block



Where is FBC being used today?

300 communities in 2010

Usually applied to small communities or a portion of a larger community

- Portland, OR
- Arlington, VA
- Seattle/King County, WA
- Entire City of Miami
- Covington, GA (adopted)
- Mableton, GA (downtown)
- Statesboro, GA (downtown)



Why Use Form Based Coding?

Advantages

- Attractive to young lifestyles
- Can also be attractive for empty nest/retirees
- Enables reduced auto dependence, walking, transit, and more healthy lifestyle
- Improves physical appearance – a sense of place

Disadvantages

- May be difficult to interrelate with conventionally developed areas
- Requires design review skills
- Requires changes to most public facility standards
- May encounter NIMBY response

What are the Options?

Parallel Code

- The property owner can choose to use the form based code or the conventional code
- Issue: could result inconsistent appearance and mismatched streetscapes

Hybrid Code

- Specific areas are set aside for use of form-based approach where higher density, mixed use redevelopment is desirable and transportation system can be re-tooled
- Could be focused in specific major activity centers designated by the county

Interactive Exercise

Allowed?

Not Allowed?

Allowed or Not Allowed?

Green dot = allowed

Red dot = not allowed



Streetscape Features

Street Furniture, Bicycle Rack, Light Fixtures

Allowed or Not Allowed?

Green dot = allowed

Red dot = not allowed



Photo credit: MARTA Transit-Oriented Development Guidelines: Appendix: Review of Best Practices in 10 North American Transit Metropolises. April 2009.

Mixed-use Development

Housing above Commercial



Allowed or Not Allowed?
Green dot = allowed
Red dot = not allowed

Horizontal Mixed-use

Buffers between adjacent dwelling

Commercial Use

Single family Dwelling



Allowed or Not Allowed?

Green dot = allowed

Red dot = not allowed

Landscaping requirements

Street Trees, Fence Location



Allowed or Not Allowed?

Green dot = allowed

Red dot = not allowed

Innovative Stormwater Management

Bioswale, Rain Garden



Allowed or Not Allowed?

Green dot = allowed, Red dot = not allowed

Allowed or Not Allowed?

Green dot = allowed, Red dot = not allowed

Green Building Elements

Green Roof, Solar Panels



Allowed or Not Allowed?

Green dot = allowed, Red dot = not allowed

Allowed or Not Allowed?

Green dot = allowed, Red dot = not allowed

Open Space

Retention pond, Outdoor seating area, Fountain plaza



Qualifies as open space?

Green dot = qualifies,
Red dot = does not qualify

Qualifies as open space?

Green dot = qualifies,
Red dot = does not qualify

Qualifies as open space?

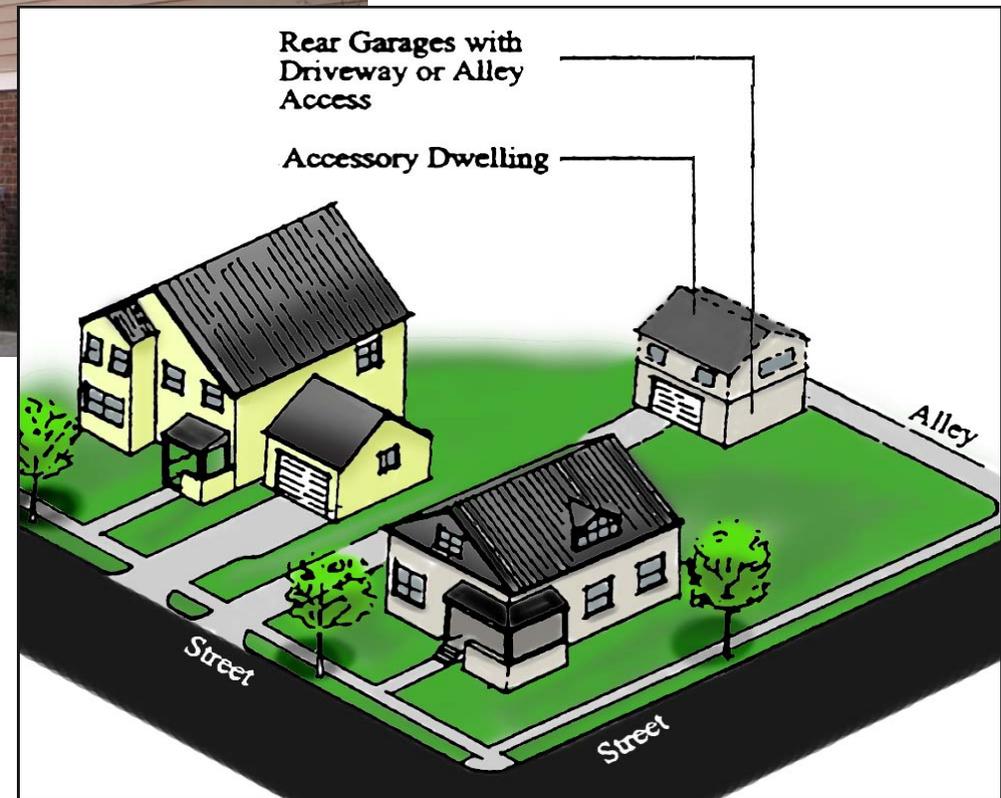
Green dot = qualifies,
Red dot = does not qualify

Accessory Dwelling Unit

Accessory to single family dwelling



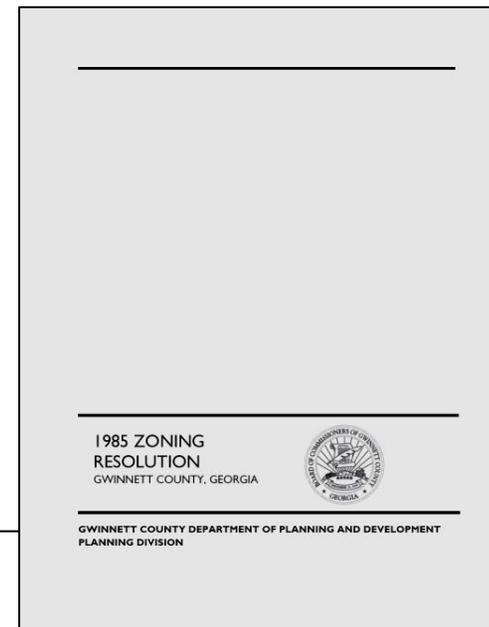
Allowed or Not Allowed?
Green dot = allowed
Red dot = not allowed



Evaluation of Existing Ordinances

- 1985 Zoning Resolution
- Sign Regulations
- Off-Street Parking
- Development Regulations
- Buffer, Landscape and Tree Ordinance
- Floodplain regulations
- Stormwater management regulations

- Unified Plan Policies
- Board of Zoning Appeal Cases



Review of Unified Plan

New Goals and Policies

- Promote Major Mixed Use Developments
- Strategic Placement of Sewer
- Foster Redevelopment
- Maintain Mobility and Accessibility
- Provide More Housing Options

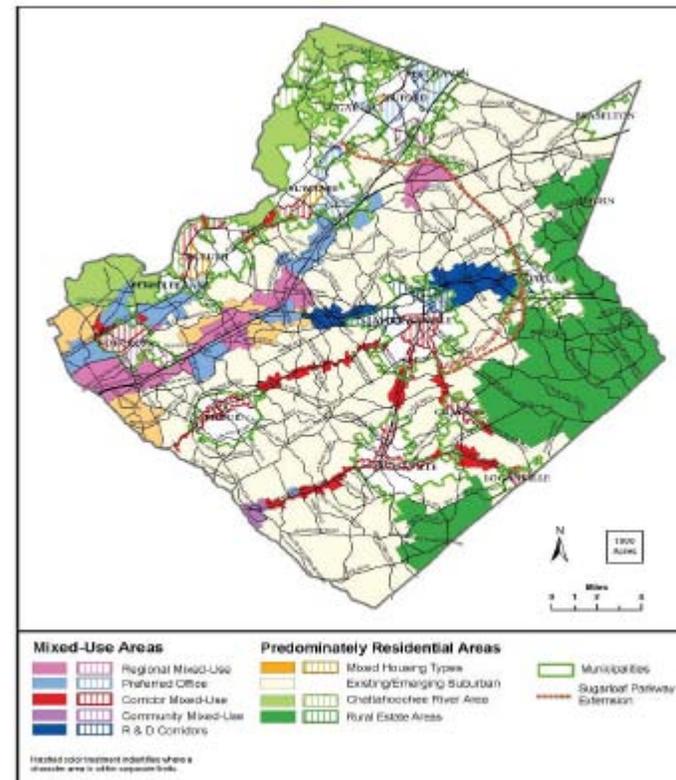


Review of Unified Plan

Future Development Map

New Character Areas

- Mixed Use Character Areas
- Community Mixed-Use Corridors
- Community Mixed Use Nodes
- R&D Corridor
- Mixed Housing Types
- Existing/Emerging Suburban
- Rural/Estate Character Area



Review of Zoning Resolution

Definitions

- Development standards mixed with definitions
 - “open space”
- Vague definitions
 - “moderate cost”
- Redundant/ conflicting terms
- Some missing definitions
 - “open street”
- “Place of Worship” to replace “Churches”, “Temples”, etc.
- Add a list of common abbreviations

Uses

- Not enough options for mixed use development
- Need new uses, e.g. live-work, retirement communities, community gardens, accessory dwelling unit
- Review townhouse standards
- Consider NAICS for definition of uses
- Need a Table of Uses
- Need Separate Set of Use Standards

Review of Zoning Resolution

Dimensional Standards

- Provide for transitional height plane
- Allow flexible setbacks
- Consider maximum setbacks
- Consider eliminating buffers for mixed use development
- Review Parking Standards
- Update Sign Regulations

Procedures

- Separate section for administrative variances
- Consider use of special administrative permit (administrative review permit)
- Revise process for reviewing Non-conforming Uses
- Will need design review process

Review of Development Regulations

- Combine and coordinate definitions
- Coordinate with Zoning Resolution (setbacks, etc.)
- Move details to a manual of guidelines
- Revise performance bonds
- Update condominium process
- Develop site development process for mixed use development

- Provide flexibility for redevelopment – stormwater
- Review treatment of floodplain in open space
- Connectivity standards
- Complete street design standards
- Low-impact design methods

Review of Current Ordinances

For further review and discussion

- High density residential
- Mixed use by right
- Landscape strips along streets and between lots
- Variable message digital signs
- Trigger provisions for redevelopment sites
- Fences on corner lots



Questions?
Comments!

