



Summary of Proposed Modifications to LDRs (10/10/14)

In order to adopt the five proposed Downtown Character Zones into Div. 2.2 Complete Neighborhood Character Zones, other parts of the newly adopted LDRs will need to be amended as well. The following table is intended to track and summarize all required amendments to the LDRs. Commentary is also provided to help explain certain changes. This table is a work-in-progress and will be updated as necessary to include additional sections of the LDRs that may need to be amended so that the public can see all sections of the LDRs that will ultimately be amended.

New LDRs	Proposed Modification to New LDRs	Comments
Article 1		
1.1: Title	• None	•
1.2: Authority	• None	•
1.3: Purpose and Intent	• None	•
1.4: Organization of LDRs	• None	•
1.5: Applicability	• None	•
1.6: Relation to Other Regs	• None	•
1.7: Establishment of Zoning	• None	•
1.8: Transitional Provisions	• None	•
1.9: Nonconformities	• Add Section 1.9.2.E: Nonconforming Building Façade Width.	• This new section provides rules for redevelopment on properties where an existing structure does not comply with the new building setback range. The goal is to require new structures and additions to be built as close to the street as possible consistent with the new setback requirements.
1.10: Severability	• None	•
Article 2		
2.1: All CN Zones	<ul style="list-style-type: none"> • Modify Sec. 2.1.1 by adding new heading “Character Zones” and listing five proposed new character zones. • Modify Sec. 2.1.2 by adding new heading “Legacy Zones” and listing 16 legacy zones. 	• The purpose behind these two modifications is to provide a list of all established complete neighborhood and legacy zones at the beginning of this chapter. This provides a convenient list of all zones in the Town for the reader. As new zones are added or deleted, both lists will be modified to reflect such changes.
2.2: Character CN Zones	• Add introduction for complete neighborhood character zones.	

New LDRs	Proposed Modification to New LDRs	Comments
	<ul style="list-style-type: none"> • Add Sec. 2.2.1 Rules Applicable to all Complete Neighborhood Character Zones. 	<ul style="list-style-type: none"> • New Section 2.2.1 establishes the form standards (streets, building frontage, pedestrian frontage, and parking) that will apply to new development in the proposed form-based zones. More specifically, this section establishes 3 types of pedestrian frontages and 4 types of building frontages permitted in the 5 downtown zones. Street standards will be added in the near future based on the results of the Complete Streets study that is currently under way.
	<ul style="list-style-type: none"> • Add Sec. 2.2.2 TN-1 Downtown Core • Add Sec. 2.2.3 TN-2 Residential Mixed-use • Add Sec. 2.2.4 TN-3 Urban Residential • Add Sec. 2.2.5 VC-1 Office Mixed-Use • Add Sec. 2.2.6 VC-2 Resort Connector 	<ul style="list-style-type: none"> • New Sections 2.2.2 to 2.2.6 establish the five new form-based downtown zones that constitute the heart of this proposed amendment to the LDRs. • Development thresholds: The thresholds for development permits for physical development in all five character zones have been increased compared to those in the legacy zones. The intent is to streamline the development review process by allowing more projects to be approved by Staff and for fewer project to go to public hearing. Essentially, the full development of 2 lots or fewer will require only a building permit while the development of 3 or more lots will require public review.
2.3: Legacy CN Zones	• None	•
Article 3		
3.1: All Rural Area Zones	• None	•
3.2: RA Character Zones	• None	•
3.3: Legacy RA Zones	• None	•
Article 4		
4.1: All Special Purpose Zones	• None	•
4.3: Planned Resort Zones	• None	•
4.4.1: All PUD Zones	• None	•
4.4.2: PUD-TOJ	• Modify Table 4.4.1.G PUD Option Schedule to add the five new character zones but make clear that PUD option is not allowed in any of these zones.	•
Article 5		
5.1: General Env. Stds.	• None	•
5.2: Env. Stds. for Specific Areas	• None	•
5.3: Scenic Standards	• None	•

New LDRs	Proposed Modification to New LDRs	Comments
5.4: Natural Hazard Protection	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
5.5: Landscaping Standards	<ul style="list-style-type: none"> • Modify Table 5.5.3.D Parking Lot Requirements to add the five new character zones as follows: <ul style="list-style-type: none"> • TN-1: none • TN-2: Office (1:12 spaces all uses) • TN-3: Resort (1:12 spaces all uses) • TN-4: RMU (1:12 spaces all uses) • TN-5: RD (1:12 spaces all uses) • Sec. 5.5.4.C: Removal of Existing Vegetation Prohibited. Add all five new downtown zones to list of applicable zones to protect specimen trees. 	<ul style="list-style-type: none"> •
5.6: Sign Standards	<ul style="list-style-type: none"> • Modify Sec. 5.6.1.C.1.a Town Square Sign District to only include the area contained within the new Town Square (TS) Zone. 	<ul style="list-style-type: none"> • The five new downtown zones encompass part of Town Square Sign District, which generally requires smaller signs than in areas outside of the sign district. In order to have consistent sign standards within each new zone, staff chose to apply the more generous sign standards outside of the downtown sign district to the TN-1 zone that includes properties within the current downtown sign district (the other option would be to apply the more strict downtown sign standards to the much larger area included within the TN-1 zone, which did not seem desirable). The practical result is that the map of the downtown sign district must be modified to include only the area within the new Town Square Zone.
5.7: Grading, Erosion, Stormwater	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
5.8: Design Guidelines	<ul style="list-style-type: none"> • May need to consider whether Sec. 5.8.1.A should be amended to include single-family attached units and apartments as requiring design review in certain zones. 	<ul style="list-style-type: none"> • While there is no proposed change to the existing LDRs, the new downtown zones do include a change to require DRC review for apartments and single-family attached units. This is an expansion of DRC review, which currently applies only to nonresidential development. Because apartment buildings and condominiums can be constructed in large structures, staff felt that such structures are an important part of the community's character and that Design Guidelines should apply to them.
Article 6		

New LDRs	Proposed Modification to New LDRs	Comments
6.1.1: Use Schedule	<ul style="list-style-type: none"> • Sec. 6.1.1 Use Schedule: Create a new use schedule for the 5 new character zones to be located immediately after the existing use schedule for legacy zones. This use schedule will be based on the zone-specific use schedules located in Div. 2.2. 	<ul style="list-style-type: none"> • The current LDRs have a use schedule that summarizes the allowed uses for all 19 legacy zones. The proposed 5 downtown zones would be the first character zones adopted in the town and so will need a new and separate use schedule following the same format as the existing use schedule. This character zone use schedule will be expanded as new character zones are adopted through the on-going LDR update process.
6.1.2: Classification of Uses	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
6.1.3: Open Space Uses	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
6.1.4: Residential Uses	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
6.1.5: Lodging Uses	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
6.1.6: Commercial Uses	<ul style="list-style-type: none"> • Add: Local Convenience definition 	<ul style="list-style-type: none"> • “Local Convenience” is a new proposed use that is intended to allow for small, service- and retail-oriented business to serve local neighborhoods where large retail shops would be inconsistent with neighborhood character.
6.1.7: Amusement & Rec. Uses	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
6.1.8: Institutional Uses	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
6.1.9: Industrial Uses	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
6.1.10: Transportation/Utility Uses	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
6.1.11: Accessory Uses	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
6.1.12: Temporary Uses	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •

New LDRs	Proposed Modification to New LDRs	Comments
6.2: Parking Standards	<ul style="list-style-type: none"> • Sec. 6.2.2 Required Parking: Modify parking table to be consistent with parking new ratios for certain uses in 5 new downtown zones. Change: <ul style="list-style-type: none"> • Attached SF DU to 1/DU • Apartment to 1/DU • Conventional Lodging to .75/LU • Short term rental to 1/LU • Delete Sec. 6.2.6 Parking and Loading Standards in the Downtown Parking District: Delete downtown parking district as a distinct overlay and relocate its most useful and desirable provisions into the downtown zones as zone-specific standards. 	<ul style="list-style-type: none"> • During the development of the 5 new downtown zones, it became apparent that existing parking requirements for certain residential and lodging uses were outdated and inconsistent with the community's goal of reducing unnecessary parking. In such cases, reduced parking ratios have been proposed. • The existing downtown parking district is difficult to understand and poorly organized. In order to clarify and improve the district's requirement, the most important requirements were relocated to the downtown zones in which this parking would otherwise apply. In addition, in the process of making this change, some of the parking requirements were modified to better fit the goals of the Comp Plan and to apply to a larger (or smaller) area as deemed appropriate. Specifically, the shared parking credit, on-street parking credit, fee-in lieu, and reduced parking ratios for some residential and lodging uses were carried forward and expanded in some cases.
6.3: Employee Housing Reqs.	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
6.4: Operational Standards	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
Article 7		
7.1.1: Dev. Option Schedule	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
7.1.2: PRD	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
7.1.3: UCD	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
7.1.4: Mobile Home Park	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
7.2: Subdivision Standards	<ul style="list-style-type: none"> • Create a new Subdivision Types Schedule in Sec. 7.2.1 for Character Zones that parallels the structure of existing table for Legacy Zones. Add the five new Downtown zones to the table, which will be expanded as additional character zones are adopted in the future. 	<ul style="list-style-type: none"> •
7.3: Open Space Standards	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
7.4: Affordable Housing Stds.	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
7.5: Development Exactions	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •

New LDRs	Proposed Modification to New LDRs	Comments
7.6: Transportation Facilities	• None	•
7.7: Required Utilities	• None	•
Article 8		
8.1: General	• None	•
8.2: Common Procedures	•	•
8.2.1: Pre-application Conference	• None	•
8.2.2: Environmental Analysis	• None	•
8.2.3: Neighborhood Meeting	• None	•
8.2.4: Application Submittal	• None	•
8.2.5: Determination of Sufficiency	• None	•
8.2.6: Staff Review & Rec.	• None	•
8.2.7: PC & DRC Recommendation	• None	•
8.2.8: All Decisions	• None	•
8.2.9: PD & Eng. Decisions	• None	•
8.2.10: BOA/Council/BCC Decisions	• None	•
8.2.11: Performance Bonds	• None	•
8.2.12: Issuance and Filing	• None	•
8.2.13: Amendment of Approvals	• None	•
8.2.14: All Public Hearings	• None	•
8.3: Physical Dev. Permits	• None	•
8.3.1: Sketch Plan	• None	•
8.3.2: Development Plan	• None	•
8.3.3: Building Permit	• None	•
8.3.4: Grading Permit	• None	•
8.3.5: Sign Permit	• None	•
8.4: Use Permits	• None	•
8.4.1: Basic Use Permit	• None	•

New LDRs	Proposed Modification to New LDRs	Comments
8.4.2: Conditional Use Permit	• None	•
8.4.3: Special Use Permit	• None	•
8.5: Dev. Option/Subdivision Permits	• None	•
8.5.1: General	• None	•
8.5.2: Minor Development Plan	• None	•
8.5.3: Subdivision Plat	• None	•
8.5.4: Exempt Land Division	• None	•
8.5.5: Boundary Adjustment	• None	•
8.6: Interpretations	• None	•
8.6.1: Formal Interpretation	• None	•
8.6.2: Zoning Compliance Verification	• None	•
8.7: Amendments to the LDRs	• None	•
8.7.1: LDR Text Amendment	• None	•
8.7.2: Zoning Map Amendment	• None	•
8.7.3: Planned Unit Development	• None	•
8.8: Relief from the LDRs	• None	•
8.8.1: Administrative Relief	• None	•
8.8.2: Variance	• None	•
8.8.3: Appeal	• None	•
8.8.4: Beneficial Use Determination	• None	•
8.9: Enforcement	• None	•
Article 9		
9.1: Purpose	• None	•
9.2: Rules of Construction	• None	•
9.3: Abbreviations	• None	•

New LDRs	Proposed Modification to New LDRs	Comments
9.4: Rules of Measurement	<ul style="list-style-type: none"> • Add the following development standards to Div. 9.4 Rules of Measurement: <ul style="list-style-type: none"> • Sec. 9.4.9 Primary and Side Street Designation • Sec. 9.4.10 Street Setback Range • Sec. 9.4.11 Building Façade Width • Sec. 9.4.12 Floor Area Ratio/Maximum Floor Area • Sec. 9.4.13 Upper-Story Setback • Sec. 9.4.14 Story Height • Sec. 9.4.15 Transparency • Sec. 9.4.16 Blank Wall Area • Sec. 9.4.17 Pedestrian Access 	<ul style="list-style-type: none"> • The Rules of Measurement section is proposed to be expanded to provide clarity on how to measure the various new development standards included in the new form-based zones, such as transparency, third-story setback, street setback range, etc.
9.5: Definitions	Definitions for the following terms have been added: <ul style="list-style-type: none"> • Protected Zone • Glazing 	
Miscellaneous		
	<ul style="list-style-type: none"> • May need to make changes to Design Guidelines to reflect that nonresidential projects would also be subject to design review. 	<ul style="list-style-type: none"> •