

UDC AMENDMENT RECOMMENDATIONS

UDC Review Committee recommendations highlighted in yellow

Section	Item Changed	How Changed	Whose Suggestion	Potential Effect
SUBSTANTIVE AMENDMENTS				
Article I Introductory Provisions				
Article II Zoning Districts				
Article III Use Regulations				
Article IV Subdivision Design and Improvements				
Article V Streets and Thoroughfares				
10-140	Developer's Responsibility	Street designations (e.g. collector) will be determined based on the Master Street Plan.	Street designations (e.g. collector) will be determined based on the Master Street Plan. New proposed streets shall follow the lot density and street connectivity best practices outlined in the Master Street Plan and Article V, Division A of this code to determine the new street's designation.	Staff and Subcommittee
10-150	Master Street Plan - Purpose		Update adoption date of 2021 MSP with amendments	Staff and Subcommittee
10-153	New Section		Determining Street Designations in Proposed Developments New subdivisions requiring multiple access points in accordance with Sec 10-187 shall identify a route within the proposed subdivision which connects the access points and designate that route as a collector. In determining the expected number of residential lots serviced, lots in adjacent subdivisions shall also be considered where connections to adjacent subdivisions are made.	Staff and Subcommittee
10-184	Collector Street Connectivity Requirement	All collector-designated streets will connect on both ends to an existing or planned collector or higher-level street.	All collector-designated streets will connect on both ends to an existing or planned collector or higher-level functional classification street. Newly created collectors must have separate connection points to the transportation network in accordance with the preliminary plat and approved phasing.	Staff and Subcommittee
10-211(f)	Number of Driveways Per Parcel		1. Cross access is required between adjacent non-residential properties so that each property can share the use of the driveway(s) on the adjacent property. A shared driveway that is centered on the common property line is also encouraged. When one non-residential property develops before the adjacent property develops, the full width of the shared driveway shall be constructed at that time. Each non-residential property is required to construct the shared driveway on their property and to connect it to any adjacent existing driveway or extend to the location where a future connection is anticipated. 2. Shared driveway connections can be required by the Development Services Engineering Manager or Traffic Engineer to ensure adequate circulation. 3-4. One driveway opening is permitted to a parcel from any abutting street provided that access is not otherwise controlled or restricted. 3-5. Additional driveways may be permitted in accordance with Table 10-211e as part of building permit site plan review. 3-5. Additional driveways may be allowed, subject to approval by the development services engineer if they are shared access driveways, or shared access easements are provided.	Staff

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10-230	Sidewalks - General Requirements	<p>a. Sidewalks shall be constructed according to the Design Guidelines for Subdivision Improvements.</p> <p>b. Sidewalks do not have to be installed where no curb and gutter is required or exists.</p> <p>c. Sidewalks are required on both sides of all streets having a right-of-way width equal to or greater than 50 feet except for specific rural street cross sections detailed in the Master Street Plan A sidewalk may be required on cul-de-sac streets if needed to provide through pedestrian access to commercial and employment areas, parks, greenways, or streets.</p> <p>d. All required sidewalks must be constructed prior to certificate of occupancy.</p> <p>e. Sidewalks may generally be placed within the right-of-way as determined by the development services engineer and when so specified.</p> <p>f. Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks. Required sidewalks serving non-residential lots must connect to parking within the lot and to primary building entrances. Required connections may include street crosswalks but may not span distances of more than 50 feet without an improvement to protect pedestrians from vehicles.</p> <p>g. Sidewalks must be installed to provide all residential areas with direct access to all neighborhood facilities, including the elementary school, parks and playgrounds, religious institutions, and shopping centers.</p> <p>h. Adequate signs and street markings must be provided for all crosswalks.</p> <p>j. Easements are required for sidewalk connections to future, adjacent required sidewalks.</p> <p>k. Properties that have had a preliminary plat approved prior to March 10, 2000 shall be exempted from the requirements of this Section.</p>	<p>a. Sidewalks shall be constructed according to the Design Guidelines for Subdivision Improvements.</p> <p>b. Sidewalks do not have to be installed where no curb and gutter is required or exists.</p> <p>a. Sidewalks must be installed to provide all residential and non-residential areas with direct access to all neighborhood facilities, including the elementary school, parks and playgrounds, religious institutions, and shopping centers.</p> <p>b. Sidewalks are required on both sides of all streets having a right-of-way width equal to or greater than 50 feet except for specific rural street cross sections detailed in the Master Street Plan or where no curb and gutter exists or is required. A sidewalk may be required on cul-de-sac streets if needed to provide through pedestrian access to commercial and employment areas, parks, greenways, or streets.</p> <p>c. Sidewalks in planned developments are to be in accordance with this section or in accordance with a sidewalk master plan submitted as part of the planned development approval. All planned developments are to provide pedestrian or other walkability improvements.</p> <p>d. A sidewalk may be required on cul-de-sac streets if needed to provide through pedestrian access to commercial and employment areas, parks, greenways, or streets and shall be constructed with the subdivision infrastructure.</p>	Staff	Clarify and address sidewalk needs

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SUBSTANTIVE AMENDMENTS				
		<p>d.e. All required sidewalks must be constructed prior to certificate of occupancy <u>or final inspection, as applicable.</u></p> <p>e.f. Sidewalks may generally be placed within the right-of-way as determined by the development services engineer and when so specified. <u>Private streets that propose to have narrower rights-of-way than the City standard are still required to provide sidewalk, but may construct it on private property in accordance with an approved zoning site plan or sidewalk master plan.</u></p> <p>f.g. Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks. Required sidewalks serving non-residential lots must connect to parking within the lot and to primary building entrances. Required connections may include street crosswalks but may not span distances of more than 50 feet without an improvement to protect pedestrians from vehicles.</p> <p><u>g. Sidewalks must be installed to provide all residential areas with direct access to all neighborhood facilities, including the elementary school, parks and playgrounds, religious institutions, and shopping centers.</u></p> <p><u>h. Easements are required for public sidewalks that are constructed on private property.</u></p> <p>i. Adequate signs and street markings must be provided for all crosswalks.</p> <p><u>j. Easements are required for sidewalk connections to future, adjacent required sidewalks.</u></p> <p>k.j. Properties that have had a preliminary plat approved prior to March 10, 2000 shall be exempted from the requirements of this Section.</p>	Staff and Subcommittee	Clarify and address sidewalk needs
10-230	Sidewalk Requirements Table	<u>Clarify classification names, cul-de-sac standards (same as local street), update to match MSP cross-sections as amended.</u>	Staff and Subcommittee	Clarify and address sidewalk needs
Article VI Development Standards				
Article VII Environmental Regulations				
Article VIII Development Approval Procedures				
Article X Administration and Enforcement				
Article XI Historic Preservation				
Article XII Annexation				
Article XIII Definitions				

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CLARIFICATION AMENDMENTS								
Article I Introductory Provisions								
Article II Zoning Districts								
Article III Use Regulations								
10-48	Use Table Residential, Modular Housing		<u>Allow Modular Housing in R-2 for single-family use</u>	Staff	Consistency			
Article IV Subdivision Design and Improvements								
Article V Streets and Thoroughfares								
10-152	Unplatted Property	Unplatted Property All final plats, replats and amending plats must meet all requirements of the master street plan, including the dedication requirements in this division	<u>Unplatted Property Platting Requirements</u> All <u>preliminary plats</u> , final plats, replats and amending plats must <u>unplatted property is required to</u> meet all requirements of the master street plan, including the dedication requirements in this division <u>unless otherwise exempted by this code</u> .	Staff and Subcommittee				
10-155	Upplated Property		<u>Clarify classification names, clarify street lot capacity (<60, 61+), revise ROW width for minor arterial from 105' to 110', revise table to match MSP cross-sections as amended.</u>	Staff and Subcommittee				
10-163	Minimum paving Widths							
	Future Connections	Street extensions are required to link subdivisions and to provide stub out spacing averaging 1,000 foot spacing access to contiguous, unplatted land, except for subdivisions with private streets. Temporary cul-de-sacs must be installed by the developer when required by the development services engineer.	Street extensions are required to link subdivisions and to provide stub out spacing averaging 1,000 foot spacing access to contiguous, unplatted land, except for subdivisions with private streets. <u>Stub out locations are established by the preliminary plat in accordance with this section</u> . Temporary cul-de-sacs must be installed by the developer when required by the development services engineer.	Staff and Subcommittee				

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10-181	Street Connectivity - Applicability	All proposed streets must be continuous and connect to existing, platted, or planned streets without offset, except for cul-de-sacs as permitted in Sec. 10-167.	All proposed public and private streets must be continuous and connect to existing, platted, or planned streets without offset, except for cul-de-sacs as permitted in Sec. 10-167.	Staff and Subcommittee	
10-186	Circulation	Permitted alternative to cul-de-sacs include loop lanes and T-streets, and any similar alternative approved by the development services engineer.	Permitted alternative to cul-de-sacs include-loop lanes and T-streets, and any similar alternative may be approved by the development services engineer. <i>*Remove loop lane and t-street image</i>	Staff and Subcommittee	
10-187	Required Subdivision Access Points	A subdivision of 61 lots to ≤120 lots must provide access to the existing or proposed public roadway system via two access points at minimum unless extreme natural conditions as determined by the planning director and the development services engineer, make such connection infeasible. A divided boulevard entrance with two lanes in and two lanes out may count as two access points	A subdivision of 61 lots to ≤120 lots must provide access to the existing or proposed public roadway system via two separate access points at minimum unless extreme natural conditions would result in an undue burden in making such connection , as determined by the planning director and the development services engineer, make such connection infeasible. In which case, a divided boulevard entrance with two lanes in and two lanes out to a collector street or larger may count as two access points	Staff and Subcommittee	
10-202	Homeowner's Associations Required	a. 2. The homeowner's association must have the direct responsibility to provide for the operation and maintenance of all common areas and facilities, including private access and sidewalks, which are a part of the enclave subdivision.	a. 2. The homeowner's association must have the direct responsibility to provide for the operation and maintenance of all private infrastructure , common areas and facilities, including private access and sidewalks, which are a part of the enclave subdivision.	Staff and Subcommittee	

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CLARIFICATION AMENDMENTS					
		<p>f. 3. The HOA Documents must establish a plan for the use and permanent maintenance of the common areas/facilities and demonstrate that the homeowner's association is self-perpetuating and adequately funded by regular assessment and/or special assessment to accomplish its purposes.</p> <p>4. The HOA documents must be approved by the city attorney as to legal form prior to any plat recordation and shall be recorded prior to the issuance of the first certificate of occupancy.</p>	<p>f. 3. The HOA Documents must establish a plan for the use and permanent maintenance of the <u>private infrastructure</u>/common areas/facilities and demonstrate that the homeowner's association is self-perpetuating and adequately funded by regular assessment and/or special assessment to accomplish its purposes.</p> <p>4. The HOA documents must be approved by the city attorney as to legal form prior to any plat recordation and shall be recorded <u>by the developer</u> prior to <u>the issuance of the first certificate of occupancy a Letter of Final Acceptance for the infrastructure</u>.</p>	Staff and Subcommittee	
Article VI Development Standards					
10-351	Off-Street Parking and Loading - General Requirements	g. No future on-street parking will be allowed other than parallel.	g. No future on-street parking will be allowed other than parallel, <u>except as approved in a planned development</u> .	Staff and Subcommittee	
10-409	Sign Table	Freestanding Sign, R-MF and PMF Districts, maximum height 8', minimum setback 5'	Freestanding Sign, R-MF and PMF Districts, maximum height <u>8'-10'</u> , minimum setback <u>5'-2'</u>	Staff	Combine standards in one location
10-409	Sign Table	Billboards, setback 2 times sign height	Billboards, setback <u>2 times sign height See Sec. 10-430</u>	Staff	Clarity
10-411	Flags	e. Allowed flags include a symbol of a nation, state, political subdivision, organization, etc. As long as no commercial message is displayed.	e. <u>Allowed flags include a symbol of a nation, state, political subdivision, organization, etc. As long as no commercial message is displayed. are not regulated by their content or message.</u>	Legal	
Article VII Environmental Regulations					

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Article IX Permits and Fees								
Article X Administration and Enforcement								
Article XI Historic Preservation								
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	Flag Pole Sign	A piece of fabric or other flexible material attached to a ground-supported staff at one end used as symbol of a nation, state, political subdivision, organization, etc., and without any commercial message	A piece of fabric or other flexible material attached to a ground-supported staff at one end used as symbol of a nation, state, political subdivision, organization, etc., and without any commercial message					