

Staff Identified Update Items- General categories

Entire UDC – correct typos, grammar, etc.

Chapter 2 –

- Establish a density minimum for LR
- Review density ranges within the residential districts in general.
 - Are the density range outcomes understood?
 - Should they be recalibrated?
 - How do these support (or not) the Town goals related to housing choice (diversity) and housing affordability.
- Eliminate unused density bonuses for the following zone districts: LR, MR, HR

Chapter 3 –

- Review Table 3-1 Table of Uses to make sure this table is current
- Add requirements for Mobile Businesses
- Review Accessory Use types and categories

Chapter 4 –

- Add dimensional standards to allow various housing types to occur without PUD.
- Setbacks - Update measurements and exceptions to clarify
- Review Encroachment section – the PUD process has been used to allow limited encroachments for window wells.

Chapter 5 –

- This chapter references several standards that are currently under review by engineering staff to identify any potential conflicts with the Engineering Standards and Specifications requirements.
- Move certain items into this chapter that are currently in Chapter 6.

Chapter 6 –

- Clarify which standards apply to what types of projects.
- Alternative Equivalence Compliance section – Discuss this and how it is used and if it should be modified (remove the pre-application requirement).
- Community Gateways – Update (does every arterial need to have this applied).
- Parks Section – clarify, update, move to Chapter 5, in coordination with Parks and Rec Director goals
- Open Space Section - clarify, update, move to Chapter 5, in coordination with Parks and Rec Director goals
- Landscaping – update particularly single family and duplex, incorporate sustainability concepts

- Screening – applicable standards are sometimes unclear, for example outdoor storage seems to have multiple sections that apply. Goal would be to organize for clarity and usability.
- Fencing – organize for clarity and usability
- Transportation – some should be incorporated into Chapter 5, some removed as they belong in the standards and specs, some are irrelevant
- Parking – Section needs a detailed review, should incorporate modern approaches to parking for example compact parking stalls, review the minimum requirements for uses, incorporate sustainability concepts such as EV parking.
- Definitions – Building Height for example should be updated. Setback definitions could also be clarified.
- Housing Diversity – Update to make more effective, review types and types and variations, set a minimum % or number of units necessary in order to achieve a variation, remove variations that do not result in housing diversity (lot size for single family detached).
- Architecture – remove the Erie Commons language if nothing else but, section could use a complete overhaul which would help reduce the PUDs which revise these standards.
- Lighting – simplify, update, and incorporate sustainability and community goals related to dark skies.

Chapter 7

- Better define sketch plan process. Past practice has been to allow Sketch Plans to be presented to the Planning Commission and Board of Trustees. This results in a higher level of detailed submittal by the applicant and review by staff to assure the Sketch Plan as presented meets all Town Standards to avoid significant revisions prior to Preliminary Plat. The Sketch Plan should be used as a very General Conceptual Plan process between applicants and staff to identify significant design and engineering issues to be addressed as part of a preliminary plat submittal.
- Clarify and update Site Plan requirements and timing of submittals. Eliminate the need for “Site Plans” for SFR lots less than 5,000 sf and for Duplex Developments. Limit Site Plans to Multi-family, Commercial and Industrial use types.
- Evaluate review schedule timeline to provide flexibility in referral time period to reflect complexity of the proposed application.