



Unified Development Ordinance

“CITY IN THE COUNTRY”
2015 Comprehensive Plan


- Organization + Ease of Use
- Use Structure: Definitions + Standards
- Align Zoning Districts
- On-site Development Standards
- Sustainability
- Parking, Landscape + Signs
- Public Right-of-Way
- Administration and Enforcement



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UDO Project Timeline




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    graph LR
      A[2019 Q1-Q3  
ANALYSIS + TECHNICAL REPORT] --> B[2019 Q4  
ADOPT MAP  
Comp Plan Alignment]
      B --> C[2020 Q1-Q2  
DRAFT 1 TEXT  
• Public Review + Comment]
      C --> D[2020 Q3-Q4  
DRAFT 2 TEXT + MAP  
• Public Review + Comment]
      D --> E[2021 Q1-Q4  
FINAL DRAFT  
• Advisory Opinions  
• Public Hearing  
• SEQRA  
• Adopt]
  
```

Advisory Opinions: July 20

City Council Workshops: August 3, 10, 17, 24:


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Project History

	Zoning Map Alignment Feb 12, 2019	Technical Report May 7, 2019	Draft 1 Jan 6, 2020	Draft 2 Sep 12, 2020	Final April 12, 2021
Council/Board Presentation /Updates	January 22 February 12 March 12 July 2 Dec 23: Adopt	May 21	January 21 February 4 February 18 March 3 May 5 August 18	September 15 September 24 January 19, 2021	April 20-22 (2) July 20: Advisory Opinions
Public Presentations /Workshops /Open House	May 22 (2)	May 22 (2)	January 22 (2) January 23 February 6 February 11 February 12 February 18	September 29 (2) September 30 October 22 October 29 November 5 November 12 November 18	April 21-22 (2) August 3 August 10 August 17 August 24
Public Comment /Hearing	February 12 – December 17 Dec 3 + 17: PH	May 7 - June 5	January 6 - February 21	September 12 - December 11	April 12 - present

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Planning Board Advisory Opinion

Consistent with the Comprehensive Plan

Exceptions:

1. Establish GCR district residential density
2. Change 2 parcels on Marion Ave = UR2 → RR
3. Revise uses allowed + design standards in GCR near State Park
4. In RR + SR, require conservation analysis for site plan and special use, as well as subdivision

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Planning Board Advisory Opinion

Staff Recommendation

1. Establish GCR district residential density
 - a. 600' lot depth
 - i. Encourages better gateway development
 - ii. Protects greenbelt
 - iii. Fewer split parcels
 - b. Ground floor residential allowed with Special Use Permit + behind primary commercial building only
 - c. 2nd floor residential density = 1 dwelling/10,000sf
 - d. Principal residential density = 1 dwelling/20,000sf

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Planning Board Advisory Opinion

Staff Recommendation

2. Change 2 parcels on Marion Ave = UR2 → RR
 - a. Make map changes to these parcels

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Planning Board Advisory Opinion

Staff Recommendation

3. Revise uses allowed + design standards in GCR near State Park
 - a. Keep GCR uses
 - b. Design standards should respect Specialty Park (SP) designation in area of State Park:
 - i. campus-like setting
 - ii. minimum front setback of 60'
 - iii. parking in rear

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Planning Board Advisory Opinion

Staff Recommendation

4. In RR + SR, require conservation analysis for site plan and special use, as well as subdivision
 - a. Site Plan and Subdivision only
 - b. Make text changes in Article 13 directing to Articles 16.5 and 16.6

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Planning Board Advisory Opinion

Recommendation re: Uses in RR

- Remove Campground and Community Center
- Edit definitions and design standards:
 - Country Club - remove "and/or similar uses"
 - Greenhouse/Nursery - design standard to reflect a small-scale plant/flower propagation center
 - Marina - standard design and layout within the RR zone (CDD area)

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Design Review Commission Advisory Opinion

Consistent with the Comprehensive Plan

Considerations:

1. Expansion of Demolition review
2. Required Advisory Opinion of City Projects from necessary Land Use Boards
3. RR district to maintain rural form and character
4. Gateways to be developed at the gateway area, not pushed back on site

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County Planning Board Advisory Opinion

Approval of UDO

Considerations regarding GCR:

1. 250' depth vs parcel boundary is shallow
2. "Depth doesn't appear to take into consideration design and development features required for commercial uses along a state corridor..."
3. "...need for and an opportunity for discussion between business interests, the interests of landowners and City officials/staff."

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Benefits: Use Definitions + Standards

- More Uses Defined = **Less Interpretation**
- Strong Use Standards = **More Consistency**
- Result = **Increased Enforceability**

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Benefits: Sustainability

- **Water Courses:** Increased Protections
- **Federal Wetlands:** New Permit Requirements for Buffers
- **EV-ready Infrastructure and Bicycle Parking**
- **Sustainable Accessory Structures:** EV Charging Stations, Solar Panels + Wind Turbines
- **Renewable Energy Sites:** Standards Defined
- **Conservation Subdivision Regulations:** Continued Strong Protections
- Height Bonus is Tied to **Green Practices**
- **Conservation Design:** Required in RR + SR

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Benefits: Development Standards

- **Steep Slope Preservation:** Site Plan Review
- **Exterior Lighting:** Efficiency Requirements, Glare + Trespass Control
- **Accessory Structure Standards:** Strengthened
- **Permitted Encroachments:** Defined
- **Off-Street Parking:** Parking Ratios Updated
- **Landscape:** Street + Onsite Tree Requirements, Tree Preservation Requirements
- **Ground Floor Elevation Regulations** for New Residential

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Benefits: Public Improvements

- Requirements Broadened for **Open Space Preservation + Recreation Land**: Active or Passive
- **ROW Standards**: Integrated with Complete Streets Plan Guidelines
- References Included for **Storm Water Management Standards + Infrastructure Improvements**

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Comprehensive Plan: Conservation Development District (CDD)

- Low density residential
- Outdoor recreation
- Agricultural
- Land conservation methods such as clustering
- Single-family lots and subdivisions
- Existing planned developments, farms, estates, and natural areas
- Commercial activities: limited to those that support rural and recreational uses and which protect valuable open space, protect natural resources and maintain natural systems.

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Comprehensive Plan: What it says about "Rural Character"

Community Form, Design + Quality:

- Comprised of agriculture
- Open lands
- Natural and diverse environmental resources
- Low density development

Sustainable Development

Enhances economic opportunity and community well-being while protecting the human and natural resources, upon which the future of our economy and our community depend.