



City of Bloomington Common Council

Legislative Packet

Special Sessions for consideration of the
UDO (Unified Development Ordinance) Amendments
4 and 7 December 2006

*See the [Legislative Packet](#) issued for the Special Sessions
27-29 November 2006
for legislation and background material*

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**Revised Notice and Schedule for Common Council Consideration of
Ordinance 06-24 Otherwise Known as the
Unified Development Ordinance (UDO) which Amends the Bloomington
Municipal Code by Combining and Replacing Title 20 (Zoning and Zoning
Maps) and Title 19 (Subdivisions)
*December 1, 2006***

Meetings will offer opportunity for public comment and will be held in the Council Chambers and Begin at 6:00 p.m. unless otherwise noted below (*also see * at bottom of the page*)

Informal Introduction to the Unified Development Ordinance

Monday, November 27, 2006
Tuesday, November 28, 2006
Wednesday, November 29, 2006

Deadlines for Submittal of Amendments by Council Members

Tuesday, November 29, 2006 (noon)
Friday, December 1, 2006 (noon)
(*Further deadlines may be adopted by the Council*)

Preliminary Consideration of Amendments to the Unified Development Ordinance

Monday, December 4, 2006
Formal Motion to Consider Ordinance 06-24 followed by consideration of amendments
Thursday, December 7, 2006

Announcement of Further Consideration of the Unified Development Ordinance

Wednesday, December 6, 2007
7:30 p.m. – *Common Council will announce it's intention to further consider the UDO and approve a revised schedule for consideration of the UDO during its Regular Session on this date (but take no other action on it at that time).*

Hearing on Written Objections to UDO Pursuant to I.C. 36-7-4-606(c)(3)

Monday, December 11, 2006 *Note: The deadline for amendments may be extended to provide opportunity to convert written objections into amendments.)*

Preliminary Consideration of Amendments to the Unified Development Ordinance - Continued

Monday, December 11, 2006 *(After the aforementioned hearing)*
Wednesday, December 13, 2006 *(If necessary)*
Thursday, December 14, 2006 *(If necessary)*

Second Hearing on Written Objections to and Final Adoption of the Unified Development Ordinance

Wednesday, December 20, 2006
7:30 p.m. - *The Common Council will hear further written objections and is scheduled to take final action on the UDO during that evening's Regular Session.*

* *Two meetings will occur at times other than 6:00 p.m. Those meetings are noted above and include Regular Sessions of the Council that will be held on Wednesday, December 6, 2006 and Wednesday, December 20, 2006 and will begin at 7:30 p.m.*

* *This consideration of the UDO may be continued from time to time as may be found necessary by the Council.*

Posted and Distributed on: Friday, December 1, 2006

**AGENDA FOR
COMMON COUNCIL SPECIAL SESSION TO
CONSIDER ORDINANCE 06-24:
THE UNIFIED DEVELOPMENT ORDINANCE (UDO)
MONDAY, DECEMBER 4, 2006 AND THURSDAY, DECEMBER 7, 2006
6:00P.M.
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 NORTH MORTON**

MONDAY, DECEMBER 4, 2006

I. ROLL CALL

II. AGENDA SUMMATION

III. INTRODUCTION OF ORDINANCE

1. Ordinance 06-24 To Repeal and Replace Title 20 of the Bloomington Municipal Code Entitled, "Zoning", Including the Incorporated Zoning Maps, and Title 19 of the Bloomington Municipal Code, Entitled "Subdivisions"

IV. CONSIDERATION OF AMENDMENTS

(See Note Below on the Order of Consideration)

- Am 05 Re: Eligibility for Historic Adaptive Reuse as a Conditional Use
Sponsor: Sturbaum
- Am 01 Re: Height Thresholds in the Downtown which Trigger Review by the Plan
Commission
Sponsor: Sturbaum
- Am 06 Re: Standards for Bicycle Storage in Multifamily Projects
Sponsor: Gaal
- Am 02 Re: Setbacks Required Along the B-Line Trail
Sponsor: Sturbaum
- Am 03 Re: Pedestrian Entrances Required along the B-Line Trail
Sponsor: Sturbaum
- Am 04 Re: Pedestrian Entrances Required along Public Streets
Sponsor: Sturbaum
- Am 15 Re: Extending Allowable Period for Temporary Retail Uses Associated with
Permanent Retail Use
Submitted By: Council Office at the Request of Numerous Council Members

V. RECESS

THURSDAY, DECEMBER 7, 2006

I. ROLL CALL

II. AGENDA SUMMATION

III. CONTINUED CONSIDERATION OF AMENDMENTS

(See Note Below on the Order of Consideration)

- Am 08 Re: Replacement of Illegally Removed Trees
Sponsor: Rollo
- Am 12 Re: Elimination of the Conventional Subdivision
Sponsor: Volan

- Am 13 Re: Renaming of “Conventional Subdivision” to “Suburban Subdivision”
Sponsor: Volan
- Am 07 Re: Prohibiting Cul-de-Sacs in Conventional and Conservation Subdivisions
Sponsor: Rollo
- Am 11 Re: Allowing Convenience Stores (with Gas) as a Permitted Use with Special
Conditions in Business Park (BP) Zones
Sponsor: Wisler
- Am 10 Re: Allowing Convenience Stores (with Gas) and Gas Stations as a Permitted Use
with Special Conditions in Industrial General (IG) Zones
Sponsor: Wisler
- Am 14 Re: 3-D Modeling for Projects in the Downtown and in Planned Unit Developments
Sponsor: Volan

IV. RECESS (UNTIL MONDAY, DECEMBER 11, 2006)

Note: Order of Consideration

Amendments will be discussed on the day and in the order they appear on this agenda unless changed by a vote of the Council. Any amendments which are not voted upon during the evening listed on this agenda will be heard first at the next meeting unless that order is changed by a vote of the Council.

ORDINANCE 06-24 (UDO) AMENDMENT PACKET FOR MONDAY, DECEMBER 4 AND THURSDAY, DECEMBER 7, 2006

MONDAY, DECEMBER 4, 2006

| Council Amendment | Related Plan Commission Amendment | Chapter | Sponsor | Synopsis | Vote | Date |
|-------------------|-----------------------------------|---------|----------|--|------|------|
| 05 | UDO-054 | 20.05 | Sturbaum | This amendment would reject Plan Commission Amendment UDO-054 by limiting Historic Adaptive Reuse as a Conditional Use to properties which have received <i>local</i> rather than <i>local, state, or federal</i> historic designations. This amendment would assure that the restorations would be consistent with historic standards and preserved over time. | | |
| 01 | UDO-026 | 20.03 | Sturbaum | This amendment would revive Plan Commission Amendment UDO-026 and reduce the height thresholds in all but one downtown overlay district in order to bring more projects within review by the Plan Commission. The change is intended to gain the benefits that flow from a public airing of a project. | | |
| 06 | UDO-131 | 20.05 | Gaal | This amendment would reject Plan Commission Amendment UDO-131 and reinstate original standards for bicycle storage in multifamily projects with more than 64 bedrooms. Those standards require that ¼ of the mandated bicycle storage be in the form of Class I Bicycle Parking Facilities, which are secure, enclosed, and intended for overnight use. This amendment is intended to promote the use of bicycles by making it more convenient to store them. | | |
| 02 | UDO-011 And UDO-019 | 20.03 | Sturbaum | This amendment would reject Plan Commission Amendments UDO-011 and UDO-019 by reinstating or inserting a 10-foot setback along the B-Line Trail in the affected downtown overlay districts except the Showers Technology Park, where the setback would be 15 feet. The Plan Commission amendments would have allowed up to 70% of the building facades along the trail to be built at the edge of the right-of-way. This change is intended to preserve the “pedestrian friendly” quality of this unique downtown amenity. | | |
| 03 | UDO-020 | 20.03 | Sturbaum | This amendment would reject Plan Commission Amendment UDO-020 and reinstate the requirement that there be at least one entrance for each <i>ground floor use</i> along the B-Line Trail rather than requiring that there be at least one entrance for each <i>structure</i> along the trail. This change is intended to keep the “pedestrian friendly” quality of this unique downtown amenity. | | |
| 04 | UDO-021 | 20.03 | Sturbaum | This amendment would reject Plan Commission Amendment UDO-021 and reinstate the requirement that there be at least one pedestrian entrance on each building façade that faces a public street rather than requiring one pedestrian entrance for building facades with more than 66 feet of frontage. This amendment serves the goal of providing a “pedestrian friendly” streetscape. | | |
| 15 | N/A | 20.05 | Council | This amendment allows businesses to conduct temporary retail activity for a maximum of forty-five (45) consecutive days provided the site of the temporary retail activity is also the site of a permanent and associated retail use. The intent of this amendment is to provide such business owners with a | | |

longer period of time to conduct temporary retail activity.

TUESDAY, DECEMBER 11, 2006

| Council Amendment | Related Plan Commission Amendment | Chapter | Sponsor | Synopsis | Vote | Date |
|-------------------|-----------------------------------|----------------|---------|---|------|------|
| 08 | N/A | 20.11 | Rollo | This amendment is intended to protect the City's tree cover and clarifies that illegally removed trees must be replaced by trees planted in the same area as the removed tree, unless another area is necessary to ensure the health of the trees. | | |
| 12 | N/A | 20.06 20.07 | Volan | This amendment would eliminate the Conventional Subdivision (CV) category. The CV subdivision is the least sustainable subdivision type and is contrary to the City's Growth Policies Plan (GPP) – it encourages cul-de-sacs, discourages connectivity and does not provide for local commerce. | | |
| 13 | N/A | 20.06 20.07 | Volan | This amendment renames "Conventional Subdivision (CV)" to "Suburban Subdivision (SS)" to better reflect its nature and history as a sub-urban form of development. | | |
| 07 | UDO-096 | 20.06 | Rollo | This amendment revives Plan Commission Amendment UDO-096 and would prohibit cul-de-sacs in Conventional Subdivisions and not permit them in Conservation Subdivisions unless approved by the Plan Commission. This change is intended to promote connectivity within our road network and mitigate the increasing levels of traffic. | | |
| 11 | N/A | 20.02 20.05 | Wisler | This amendment would allow convenience stores (with gas) in Business Park (BP) districts as a permitted use with special conditions in order to promote competition, provide efficient delivery of those services, and still be compatible with surrounding uses. | | |
| 10 | N/A | 20.02 20.05 | Wisler | This amendment would allow convenience stores (with gas) and gas stations in Industrial General (IG) districts as permitted uses with special conditions in order to promote competition and provide efficient delivery of those services. | | |
| 14 | N/A | 20.04 20.10 | Volan | This amendment makes the submittal of a physical or computer-generated three-dimensional model mandatory as part of any Site Plan involving new development in the Commercial Downtown (CD) and discretionary in Planned Unit Development (PD) districts. If an applicant provides a physical model, s/he must also provide a "fly-around" moving picture image showing the physical model in 360 degrees. This requirement is intended to assist the reviewing body in evaluating the proposed development in its spatial and architectural context. | | |

***** Common Council Amendment Form *****
Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #: 05 Plan Commission Amendment #: UDO-054

Sponsor: Sturbaum Date: 11/28/06

Synopsis

This amendment would reject Plan Commission Amendment UDO-054 by limiting Historic Adaptive Reuse as a Conditional Use to properties which have received *local* rather than *local, state, or federal* historic designations. This amendment would assure that the restorations would be consistent with historic standards and preserved over time.

Action:

Action Date:

Proposed Amendment: This amendment adds the **shaded text** and deletes the ~~strikeout text~~ in the following sections:

1. 20.05.025 CU-03 [Conditional Use; Historic Adaptive Reuse]
Page 5-19 (Draft F); Page 5-20 (Integrated UDO)

20.05.025 CU-03 [Conditional Use; Historic Adaptive Reuse]

This Conditional Use Standards section applies to the following zoning districts:

[RE] [RS] [RC] [RM] [RH] [MH] [CL] [CG] [CA] [CD] [IG] [BP] [IN] [MD] [QY]

(a) The property shall have been designated historic at the local, ~~state, or national~~ level, or have had a petition filed for such designation, at the time of the application for a Conditional Use approval.

(b) The proposed use shall not diminish the historic character of the property or, if it is located within an historic district, the historic character of said historic district.

(c) The proposed use shall enhance the ability to restore and/or preserve the property.

(d) The granting of the Conditional Use approval shall be contingent upon any required Certificate of Appropriateness and upon ~~either~~ the granting of a local, ~~state, or national~~ historic designation or the presence of such designation being in place.

***** Common Council Amendment Form *****
Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #: 01 Plan Commission Amendment #: UDO-026

Sponsor: Sturbaum Date: 11/28/06

Synopsis

This amendment would revive Plan Commission Amendment UDO-026 and reduce the height thresholds in all but one downtown overlay district in order to bring more projects within review by the Plan Commission.

Action:
Action Date:

Proposed Amendment: This amendment adds the **shaded text** and deletes the ~~strikeout text~~:

1. Courthouse Square Overlay (CSO) District,
20.03.050 Development Standards,
Page 3-5 (both Draft F and Integrated UDO):

(b) Height Standards:

(1) *General:*

- (A) Minimum Structure Height: 25 feet.
- (B) Maximum Structure Height: ~~55~~ 40 feet.

~~(2) *Buildings located on the Courthouse Square:*~~

- ~~(A) Minimum Structure Height: 25 feet.~~
- ~~(B) Maximum Structure Height: 40 feet.~~

2. Downtown Core Overlay (DCO) District,
20.03.120 Development Standards,
Page 3-11 (Draft F); Page 3-9 (Integrated UDO)

(b) Height Standards:

- (1) *Minimum Structure Height: 35 feet*
- (2) *Maximum Structure Height: ~~60~~ 50 feet*

3. University Village Overlay (UVO) District
20.03.190 Development Standards,
Page 3-17 (Draft F); Page 3-14 (Integrated UDO)

(b) Height Standards:

(1) *General:*

(A) Minimum Structure Height: 25 feet

(B) Maximum Structure Height: ~~55~~ 40 feet

~~(2) *Restaurant Row Corridor:*~~

~~(A) Minimum Structure Height: 25 feet.~~

~~(B) Maximum Structure Height: 40 feet.~~

4. Downtown Gateway Overlay (DGO) District
20.03.330 Development Standards,
Page 3-27 (Draft F); Page 3-23 (Integrated UDO)

(b) Height Standards:

(1) *Minimum Structure Height:* 25 feet

(2) *Maximum Structure Height:* ~~50~~ 40 feet

5. Showers Technology Park Overlay (STOP) District
20.03.400 Development Standards,
Page 3-31 (Draft F); Page 3-2 (Integrated UDO)

(b) Height Standards:

(1) *Minimum Structure Height:* 25 feet.

(2) *Maximum Structure Height:* ~~55~~ 45 feet.

Note: The Downtown Edges Overlay (DEO) District already has an adequate height review threshold.

***** Common Council Amendment Form *****
Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #: 02 Plan Commission Amendment #: UDO-011 and UDO-019

Sponsor: Sturbaum Date: 11/28/06

Synopsis

This amendment would reject Plan Commission Amendments UDO-011 and UDO-019 by reinstating or inserting a 10-foot setback along the B-Line Trail in the affected downtown overlay districts except the Showers Technology Park, where the setback would be 15 feet. The Plan Commission amendments would have allowed up to 70% of the building facades along the trail to be built at the edge of the right-of-way. This change is intended to preserve the “pedestrian friendly” quality of this unique downtown amenity.

Action:
Action Date:

Proposed Amendment: This amendment adds the **shaded text** and deletes the ~~strikeout text~~ in the following sections:

1. Courthouse Square Overlay (CSO) District
Section 20.03.060 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances; (D) B-Line Trail
Page 3-6 (Draft F); Page 3-5 (Integrated UDO)

(D) B-Line Trail:

(ii) For new development adjacent to the B-Line Trail, any building setback adjacent to the trail right-of-way shall be a minimum of ten (10) feet from the right-of-way edge. ~~a maximum of seventy percent (70%) of the building façade facing the trail shall be built at the edge of the right-of-way.~~

2. Downtown Core Overlay (DCO) District
Section 20.03.130 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances; (D) B-Line Trail
Page 3-11 (Draft F); Page 3-9 (Integrated UDO)

(D) B-Line Trail:

(ii) For new development adjacent to the B-Line Trail, any building setback adjacent to the trail right-of-way shall be a minimum of ten (10) feet from the right-of-way edge. ~~a maximum of seventy percent (70%) of the building façade facing the trail shall be built at the edge of the right-of-way.~~

3. Downtown Edges Overlay (DEO) District
Section 20.03.270 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances
Page 3-23 (Draft F); Page 3-19 (Integrated UDO)

(D) For new development adjacent to the B-Line Trail, any building setback adjacent to the trail right-of-way shall be a minimum of ten (10) feet from the right-of-way edge. ~~a maximum of seventy percent (70%) of the building façade facing the trail shall be built at the edge of the right-of-way.~~

4. Downtown Gateway Overlay (DGO) District
Section 20.03.340 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances
Page 3-27 (Draft F); Page 3-24 (Integrated UDO)

(D) For new development adjacent to the B-Line Trail, any building setback adjacent to the trail right-of-way shall be a minimum of ten (10) feet from the right-of-way edge. ~~a maximum of seventy percent (70%) of the building façade facing the trail shall be built at the edge of the right-of-way.~~

5. Showers Technology Park Overlay (STPO) District
Section 20.03.410 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances; (D) B-Line Trail
Page 3-32 (Draft F); Page 3-28 (Integrated UDO)

(D) B-Line Trail:

(ii) For new development adjacent to the B-Line Trail, any building setback adjacent to the trail right-of-way shall be a minimum of fifteen (15) feet from the right-of-way edge. ~~a maximum of seventy percent (70%) of the building façade facing the trail shall be built at the edge of the right-of-way.~~

***** Common Council Amendment Form *****
Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #: 03 Plan Commission Amendment #: UDO-020

Sponsor: Sturbaum Date: 11/28/06

Synopsis

This amendment would reject Plan Commission Amendment UDO-020 and reinstate the requirement that there be at least one entrance for each *ground floor use* along the B-Line Trail rather than requiring that there be at least one entrance for each *structure* along the trail. This change is intended to preserve the “pedestrian friendly” quality of this unique downtown amenity.

Action:

Action Date:

Proposed Amendment: This amendment adds the shaded text and deletes the ~~strikeout~~ text in the following sections:

1. Courthouse Square Overlay (CSO) District
Section 20.03.060 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances; (D) B-Line Trail
Page 3-6 (Draft F); Page 3-5 (Integrated UDO)

(D) B-Line Trail:

- (i) A well defined pedestrian entrance shall be provided for each ground floor use fronting the B-Line Trail. ~~One (1) pedestrian entrance shall be provided per two hundred (200) feet of property frontage along the B-Line Trail, with the minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.~~

2. Downtown Core Overlay (DCO) District
Section 20.03.130 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances; (D) B-Line Trail
Page 3-11 (Draft F); Page 3-9 (Integrated UDO)

(D) B-Line Trail:

- (i) A well defined pedestrian entrance shall be provided for each ground floor use fronting the B-Line Trail. ~~One (1) pedestrian entrance shall be provided per two hundred (200) feet of property frontage along the B-Line Trail, with the minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.~~

3. Downtown Edges Overlay (DEO) District
Section 20.03.270 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances
Page 3-23 (Draft F); Page 3-19 (Integrated UDO)

(E) A well defined pedestrian entrance shall be provided for each ground floor use fronting the B-Line Trail. ~~One (1) pedestrian entrance shall be provided per two hundred (200) feet of property frontage along the B-Line Trail, with the minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.~~

4. Downtown Gateway Overlay (DGO) District
Section 20.03.340 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances
Page 3-27 (Draft F); Page 3-24 (Integrated UDO)

(E) A well defined pedestrian entrance shall be provided for each ground floor use fronting the B-Line Trail. ~~One (1) pedestrian entrance shall be provided per two hundred (200) feet of property frontage along the B-Line Trail, with the minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.~~

5. Showers Technology Park Overlay (STPO) District
Section 20.03.410 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances; (D) B-Line Trail
Page 3-31 (Draft F); Page 3-28 (Integrated UDO)

(D) B-Line Trail:

- (i) A well defined pedestrian entrance shall be provided for each ground floor use fronting the B-Line Trail. ~~One (1) pedestrian entrance shall be provided per two hundred (200) feet of property frontage along the B-Line Trail, with the minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.~~

***** Common Council Amendment Form *****
Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #: 04 Plan Commission Amendment #: UDO-021

Sponsor: Sturbaum Date: 11/28/06

Synopsis

This amendment would reject Plan Commission Amendment UDO-021 and reinstate the requirement that there be at least one pedestrian entrance on each building façade that faces a public street rather than requiring one pedestrian entrance for building facades with more than 66 feet of frontage.

Action:

Action Date:

Proposed Amendment: This amendment adds the **shaded text** and deletes the ~~strikeout text~~ in the following sections:

1. Courthouse Square Overlay (CSO) District
Section 20.03.060 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances;
Page 3-6 (Draft F); Page 3-5 (Integrated UDO)

(B) A minimum of one (1) pedestrian entrance shall be provided on each building façade facing a public street. ~~for any building façade which contains at least sixty-six (66) feet of frontage facing a public street.~~

2. Downtown Core Overlay (DCO) District
Section 20.03.130 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances;
Page 3-11 (Draft F); Page 3-9 (Integrated UDO)

(B) A minimum of one (1) pedestrian entrance shall be provided on each building façade facing a public street. ~~for any building façade which contains at least sixty-six (66) feet of frontage facing a public street.~~

3. Downtown Edges Overlay (DEO) District
Section 20.03.270 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances
Page 3-23 (Draft F); Page 3-19 (Integrated UDO)

(B) A minimum of one (1) pedestrian entrance shall be provided on each building façade facing a public street. ~~for any building façade which contains at least sixty-six (66) feet of frontage facing a public street.~~

4. Downtown Gateway Overlay (DGO) District
Section 20.03.340 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances
Page 3-27 (Draft F); Page 3-23 (Integrated UDO)

(B) A minimum of one (1) pedestrian entrance shall be provided on each building façade facing a public street. ~~for any building façade which contains at least sixty-six (66) feet of frontage facing a public street.~~

5. Showers Technology Park Overlay (STPO) District
Section 20.03.410 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances
Page 3-31 (Draft F); Page 3-28 (Integrated UDO)

(B) A minimum of one (1) pedestrian entrance shall be provided on each building façade facing a public street. ~~for any building façade which contains at least sixty-six (66) feet of frontage facing a public street.~~

Synopsis

This amendment

x/x/06 Committee Action:

x/x/06 Regular Session Action:

(Date)

***** Common Council Amendment Form *****
Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #: 15 Plan Commission Amendment #: None.

Submitted By: Council Office at the request of Council. Date:
11/28/06

Synopsis

This amendment allows businesses to conduct temporary retail activity for a maximum of forty-five (45) consecutive days provided the site of the temporary retail activity is also the site of a permanent and associated retail use. The intent of this amendment is to provide such business owners with a longer period of time to conduct temporary retail activity.

Action:
Action Date:

Proposed Amendment: This amendment adds the **shaded text** and deletes the ~~strikeout text~~:

Page 5-92 (Draft F), 5-94 (Integrated UDO)

1. 20.05.110(c)

20.05.110 TU-02 [Temporary Uses & Structures; Commercial & Industrial]

This Temporary Use & Structure Standards section applies to the following zoning districts:

[CG] [CA] [CD] [IG] [BP]

(a) Seasonal Sales: Temporary uses selling seasonal items such as Christmas trees, Halloween pumpkins and 4th of July fireworks shall be permitted subject to the following standards:

- (1) A Temporary Use Permit shall be required and good for a maximum of thirty (30) consecutive days. The temporary use shall be removed from the property within five (5) days after the holiday.
- (2) The temporary use shall be located on a lot that fronts on a collector or arterial street.
- (3) The temporary use shall be located at least fifty (50) feet from any residential district.

(b) Farm Produce: The seasonal sale of farm produce shall require a Temporary Use Permit, and such permit shall be valid for a maximum of sixty (60) consecutive days. No property shall be issued more than one (1) such Temporary Use Permit in a calendar year.

(c) Sales Associated with a Permanent Retail Use: Temporary retail activity conducted on property associated with a permanent retail use shall be permitted subject to the following standards:

- (1) The temporary retail activity shall be of the same nature as the permanent retail activity conducted on the property.
- (2) A Temporary Use Permit shall be required and good for a maximum of forty-five (45) consecutive days.
- (3) A Temporary Use Permit shall only be issued to the operator of the associated permanent retail use.
- (4) No property shall be issued more than one (1) such Temporary Use Permit in a calendar year.

(d) ~~(e)~~ Other Uses: ~~Other~~ temporary retail or wholesale activities, carnivals, and traveling circuses shall require a Temporary Use Permit, and such permit shall be valid for a maximum of fifteen (15) consecutive days. No property shall be issued more than one (1) such Temporary Use Permit in a calendar year.

***** Common Council Amendment Form *****
Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #: 08

Plan Commission Amendment #: N/A

Sponsor: Rollo

Date: 11/28/06

Synopsis

This amendment is intended to protect the City's tree cover and clarifies that illegally removed trees must be replaced by trees to be planted in the same area as the removed tree, unless another area is necessary to ensure the health of the trees.

Action:

Action Date:

Proposed Amendment: This amendment adds the shaded text and deletes the ~~strikeout text~~ in the following sections:

1. **20.11 Enforcement and Penalties; 020 Penalties and Remedies of Violations**
Page 11-3 (Draft F and Integrated UDO)

(g) In addition to all other penalties and remedies provided for herein, where the violation is removal of one or more trees contrary to *Section 20.05.044: Tree and Forest Preservation*, the responsible party shall be required to meet the following requirements:

~~(1) — Plant a healthy tree of similar species in the area where the existing tree was removed. The tree shall be of the largest size reasonably available which can be either planted or transplanted from another location. If the replacement tree cannot be planted in the area where the existing tree was removed, then the responsible party shall plant the tree in a location determined by the Planning Director.~~

(1) Replace the removed trees with healthy trees of similar species.

(A) The aggregate caliper of replacement trees shall equal the aggregate caliper of removed trees. Determination of total caliper to be replaced shall be made by the Planning Director.

(B) The size of replacement trees shall be the largest reasonably available which can either be planted or transplanted from another location.

(C) Replacement trees shall be planted in the same location where the existing trees were removed. If all of the replacement trees cannot be planted in the area where existing trees were removed without endangering their health, an alternative planting location shall be identified, subject to the approval of the Planning Director.

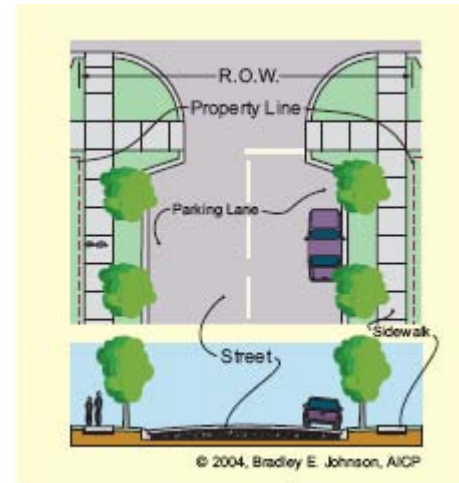
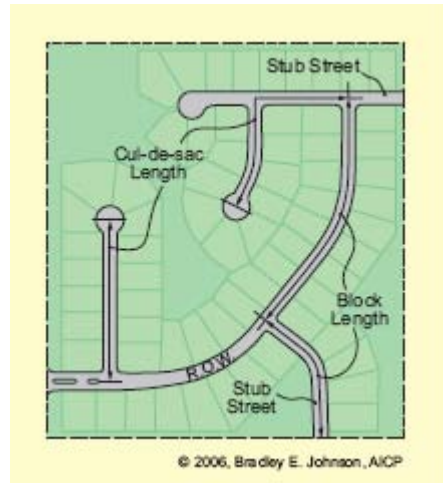
(2) Restore the area around the replacement trees, and the original disturbed area if applicable, by backfilling all holes and creating acceptable grade and covering.

~~(3) Plant or transplant additional trees, the number of which shall be assessed by determining the approximate caliper of the existing tree which was removed. This existing caliper must then be equalized by the aggregate caliper of newly planted or transplanted trees. The determination of both existing tree caliper as well as the feasibility and requirement of additional tree plantings shall be made by the Planning Director.~~



The diagram above is intended to illustrate the concepts outlined in this Chapter. The design of new subdivisions must follow the regulations of the Unified Development Ordinance, but need not match this illustration.

20.06.020 Conventional Subdivision; Standards and Effect on Development Standards



Prerequisite Base Zoning District:

- RE, RS, RC, RH, RM, or MH

Minimum Parent Tract:

- N/A

Minimum Open Space:

- For subdivisions of at least 25 lots and no more than 49 lots, a minimum of 10% of the gross acreage must be identified as common open space on the plat.
- For subdivisions of at least 50 lots and no more than 74 lots, a minimum of 15% of the gross acreage must be identified as common open space on the plat.
- For subdivisions of at least 75 lots, a minimum of 20% of the gross

acreage must be identified as common open space on the plat.

Minimum Cul-de-sac Length:

- 200 feet

Maximum Cul-de-sac Length:

- 600 feet

Maximum Lots per Cul-de-sac:

- 20 lots

Maximum Block Length:

- 1,000 feet

Alternative Transportation Facilities:

- Facilities required on both sides of internal streets and along adjoining streets.
- Facility type shall be governed by the Alternative Transportation &

Greenways System Plan:

ROW Dedication:

- Per Master Thoroughfare Plan

Street Width:

- Per Master Thoroughfare Plan

On-street Parking:

- Not required
- Where provided, must meet standards of *Chapter 20.07; SOG Onstreet Parking Standards*

Alley Standards:

- Alleys are not required

Minimum Tree Plot Width:

- Per Master Thoroughfare Plan

Minimum Sidewalk/Sidepath Width:

- Per Master Thoroughfare Plan

| Additional Subdivision Standards that Apply | | Effect on Development Standards |
|--|--|---|
| Alley Standards (AL) •AL-01 Page 7-4 Arterial Road Frontage Standards (AF) •AF-01 Page 7-5 Easement Standards (EA) •EA-01 Page 7-7 Environmental Standards (EV) •EV-01 Page 7-9 Facilities Plan Standards (FC) •FC-01 Page 7-10 Lot Establishment Standards (LT) •LT-01 Page 7-11 Monument & Marker Standards (MM) •MM-01 Page 7-12 On-street Parking Standards (OG) •OG-01 Page 7-13 Open Space Standards (OP) •OP-01 Page 7-14 | Pedestrian Network Standards (PN) •PN-01 Page 7-15 Storm Water Standards (SM) •SM-01 Page 7-16 Street & Right-of-way Standards (SR) •SR-01 Page 7-17 Street Lighting Standards (SL) •SL-01 Page 7-19 Street Name Standards (SN) •SN-01 Page 7-20 Street Sign Standards (SS) •SS-01 Page 7-21 Sustainable Development Incentives (SD) •SD-01 Page 7-22 Utility Standards (UT) •UT-01 Page 7-24 | •All standard zoning district development standards apply |

2. Chapter 20.06: Subdivision Regulations
 20.06.005 Subdivision Type

Page 6-2 (both Draft F and Integrated UDO):

Conventional Subdivision (CV)

~~20.06.010 Conventional Subdivision; Intent~~

~~20.06.020 Conventional Subdivision; Standards and Effect on Development Standards~~

3. Chapter 20.07.030:

20.06.030 Icon Key

[CV] — Conventional Subdivision (CV)

[CS] – Conservation Subdivision (CS)

[TD] – Traditional Subdivision (TD)

[CI] – Commercial/Industrial Subdivision (CI)

20.07.040 AL-01 [Alley Standards]

This Alley Standards section applies to the following types of development:

~~[CV]~~ [CS] [TD] [CI]

~~20.07.050 AF-01 [Arterial Frontage Standards; Residential]~~

~~— This Arterial Frontage Standards section applies to the following types of development:~~

~~— [CV]~~

~~This Arterial Frontage Standards section applies to the following types of development:~~

~~— [CV]~~

~~— (a) **General:** All residential subdivisions shall be designed so that no residential lot directly borders an Arterial level street unless those lots utilize alley access, an access street, or provide a buffer to screen the visual impacts of homes along Arterial level streets.~~

~~— (b) **Alley access:** Individual single family residential lots (attached and detached) may directly front Arterial level streets if rear alleys are utilized for all lots fronting the Arterial street.~~

~~— (1) Front setbacks for these lots must be increased to a minimum of forty (40) feet from the proposed right of way indicated on the Master Thoroughfare Plan.~~

~~— (2) Alleys must be constructed to standards of **Chapter 20.07; §AL: Alley Standards.**~~

~~— (c) **Access Street:** Individual single family residential lots (attached and detached) may front Arterial level streets if an access street is utilized.~~

~~— (1) **Separation:** This access street must be separated from the proposed right of way indicated on the Master Thoroughfare Plan by a grass strip of at least twenty (20) feet in width.~~

~~— (2) **Traffic Lanes:** An access street shall be designed to accommodate two way traffic.~~

~~— (3) **Location:** An access street shall be designed to generally run parallel to the Arterial level street. (4) **Right of way or Easement:** Access streets shall be placed within additional right of way or an access easement.~~

~~— (5) **Pavement Width:** Access streets shall be paved to a minimum width of twenty (20) feet for two way traffic, or twenty eight (28) feet if parking is permitted on one side.~~

~~— (6) **Sidewalks:** In addition to the required pedestrian facility along the Arterial level street, access streets must install a sidewalk five (5) feet in width on the interior side of the street.~~

~~— (7) **Access Points:**~~

~~— (A) Access streets must provide two (2) points of ingress/egress to the Arterial street if they give access to ten (10) or more residential lots or if they exceed five hundred (500) feet in length.~~

~~— (B) No more than two (2) ingress/egress points are permitted for an access street.~~

~~— (d) **Buffer:** Through lots may be utilized with the rear of the lots facing the Arterial level street if a buffer is established between the residential lots and the Arterial level street and such buffer is maintained as common area.~~

~~— (1) The buffer must be a minimum of thirty (30) feet in width measured from the proposed right of way indicated on the Master Thoroughfare Plan.~~

~~— (2) The buffer must include one of the following features:~~

~~— (A) A solid wall or combination of walls a minimum of three (3) feet in height, combined with landscaping sufficient to achieve a non lineal, dense buffer of evergreen and deciduous trees, that together~~

~~equal to at least seventy five percent (75%) of the subdivision's lineal frontage along an Arterial street.~~

~~— (B) A landscaped berm a minimum of three (3) feet in height and ten (10) feet in width installed in a non lineal manner. Landscaping within the buffer area shall be equal to one (1) canopy tree, two (2) ornamental trees, two (2) evergreen trees and ten (10) large shrubs for every fifty (50) feet of Arterial frontage.~~

~~— (3) No feature may interfere with sight requirements for safe ingress and egress.~~

20.07.0650 AF-02 [Arterial Frontage Standards; Nonresidential]

This Arterial Frontage Standards section applies to the following types of development:

[CI]

20.07.0760 EA-01 [Easement Standards]

This Easement Standards section applies to the following types of development:
{CV} [CS] [TD] [CI]

20.07.0870 EV-01 [Environmental Standards; General]

This Environmental Standards section applies to the following types of development:
{CV} [CS] [TD] [CI]

20.07.0980 FC-01 [Facilities Plan Standards; Residential]

This Facilities Plan Standards section applies to the following types of development:
{CV} [CS] [TD] [CI]

20.07.10090 LT-01 [Lot Establishment Standards]

This Lot Establishment Standards section applies to the following types of development:
{CV} [CS] [TD] [CI]

20.07.110100 MM-01 [Monument and Marker Standards; General]

This Monument and Marker Standards section applies to the following types of development:
{CV} [CS] [TD] [CI]

20.07.120110 OG-01 [On-street Parking Standards]

This On-street Parking Standards section applies to the following types of development:
{CV} [CS] [TD] [CI]

20.07.130120 OP-01 [Open Space Standards; Residential, Commercial and Industrial]

This Open Space Standards section applies to the following types of development:
{CV} [CS] [TD] [CI]

20.07.140130 PN-01 [Pedestrian Network Standards]

This Pedestrian Network Standards section applies to the following types of development:
{CV} [CS] [TD] [CI]

***** Common Council Amendment Form *****
Ordinance 06-24 (Unified Development Ordinance)

Council Amendment 13
#:

Plan Commission Amendment #: None

11/28/06

Date:

Sponsor: Volan

Synopsis

This amendment renames “Conventional Subdivision (CV)” to “Suburban Subdivision (SS)” to better reflect its nature and history as a sub-urban form of development.

Action:

Action Date:

Proposed Amendment:

This amendment adds the **shaded text** and deletes the ~~strikeout text~~:

1. 20.06.010 Conventional Subdivision; Intent
 Pages 6-4 through 6-5 (both Draft F and Integrated UDO):

20.06.010 ~~Conventional~~ Suburban Subdivision; Intent

The ~~Conventional~~ Suburban Subdivision is intended to be used as follows:

•Allow for both subdivisions containing a small number of lots and no new public streets as well as subdivisions consisting of a larger number of lots and new public street extensions;

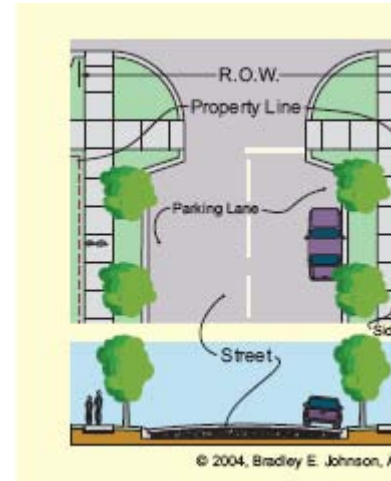
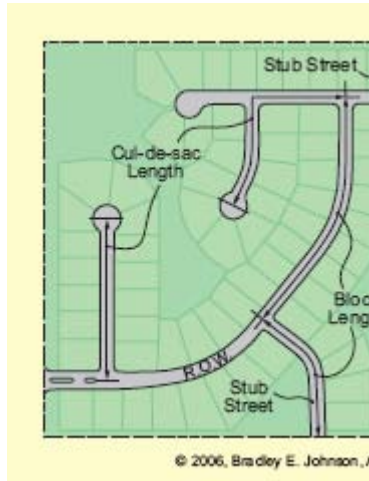
•Permit residential developments that are consistent with adjoining subdivisions which have been more recently developed after the buildout of core neighborhoods;
•Ensure that new subdivisions contain adequate street, bicycle, and pedestrian connectivity to

adjacent neighborhoods as well as nonresidential activity centers; and
•Facilitate development on parcels not characterized by significant environmental constraints as well as development on parcels not located next to existing subdivisions characterized by more gridlike street patterns.



The diagram above is intended to illustrate the concepts outlined in this Chapter. The design of new subdivisions must follow the regulations of the Unified Development Ordinance, but need not match this illustration.

20.06.020 Conventional Suburban Subdivision; Standards and Effect on Development Standards



Prerequisite Base Zoning District:

- RE, RS, RC, RH, RM, or MH

Minimum Parent Tract:

- N/A

Minimum Open Space:

- For subdivisions of at least 25 lots and no more than 49 lots, a minimum of 10% of the gross acreage must be identified as common open space on the plat.
- For subdivisions of at least 50 lots and no more than 74 lots, a minimum of 15% of the gross acreage must be identified as common open space on the plat.
- For subdivisions of at least 75 lots, a minimum of 20% of the gross

acreage must be identified as common open space on the plat.

Minimum Cul-de-sac Length:

- 200 feet

Maximum Cul-de-sac Length:

- 600 feet

Maximum Lots per Cul-de-sac:

- 20 lots

Maximum Block Length:

- 1,000 feet

Alternative Transportation Facilities:

- Facilities required on both sides of internal streets and along adjoining streets.
- Facility type shall be governed by the Alternative Transportation &

Greenways System Plan.

ROW Dedication:

- Per Master Thoroughfare Plan

Street Width:

- Per Master Thoroughfare Plan

On-street Parking:

- Not required
- Where provided, must meet standards of *Chapter 20.07; SOG Onstreet Parking Standards*

Alley Standards:

- Alleys are not required

Minimum Tree Plot Width:

- Per Master Thoroughfare Plan

Minimum Sidewalk/Sidepath Width:

- Per Master Thoroughfare Plan

| Additional Subdivision Standards that Apply | Effect on Development Standards |
|---|---------------------------------|
|---|---------------------------------|

| | | |
|--|---|--|
| <p>Alley Standards (AL) • AL-01 Page 7-4 Arterial Road Frontage Standards (AF) • AF-01 Page 7-5 Easement Standards (EA) • EA-01 Page 7-7 Environmental Standards (EV) • EV-01 Page 7-9 Facilities Plan Standards (FC) • FC-01 Page 7-10 Lot Establishment Standards (LT) • LT-01 Page 7-11 Monument & Marker Standards (MM) • MM-01 Page 7-12 On-street Parking Standards (OG) • OG-01 Page 7-13 Open Space Standards (OP) • OP-01 Page 7-14</p> | <p>Pedestrian Network Standards (PN) • PN-01 Page 7-15 Storm Water Standards (SM) • SM-01 Page 7-16 Street & Right-of-way Standards (SR) • SR-01 Page 7-17 Street Lighting Standards (SL) • SL-01 Page 7-19 Street Name Standards (SN) • SN-01 Page 7-20 Street Sign Standards (SS) • SS-01 Page 7-21 Sustainable Development Incentives (SD) • SD-01 Page 7-22 Utility Standards (UT) • UT-01 Page 7-24</p> | <p>•All standard zoning district development standards apply</p> |
|--|---|--|

2. Chapter 20.06: Subdivision Regulations
20.06.005 Subdivision Type

Page 6-2 (both Draft F and Integrated UDO):

Conventional Suburban Subdivision (CV)

20.06.010 ~~Conventional~~ **Suburban** Subdivision; Intent

20.06.020 ~~Conventional~~ **Suburban** Subdivision; Standards and Effect on Development Standards

3. Chapter 20.07.030:

20.06.030 Icon Key

{CV} [SS] -- ~~Conventional~~ **Suburban** Subdivision (~~CV~~) (SS)

[CS] – Conservation Subdivision (CS)

[TD] – Traditional Subdivision (TD)

[CI] – Commercial/Industrial Subdivision (CI)

20.07.040 AL-01 [Alley Standards]

This Alley Standards section applies to the following types of development:

{CV} [SS] [CS] [TD] [CI]

20.07.050 AF-01 [Arterial Frontage Standards; Residential]

This Arterial Frontage Standards section applies to the following types of development:
{CV} [SS]

20.07.060 AF-02 [Arterial Frontage Standards; Nonresidential]

This Arterial Frontage Standards section applies to the following types of development:
[CI]

20.07.070 EA-01 [Easement Standards]

This Easement Standards section applies to the following types of development:
{CV} [SS] [CS] [TD] [CI]

20.07.080 EV-01 [Environmental Standards; General]

This Environmental Standards section applies to the following types of development:
{CV} [SS] [CS] [TD] [CI]

20.07.090 FC-01 [Facilities Plan Standards; Residential]

This Facilities Plan Standards section applies to the following types of development:
{CV} [SS] [CS] [TD] [CI]

20.07.100 LT-01 [Lot Establishment Standards]

This Lot Establishment Standards section applies to the following types of development:
{CV} [SS] [CS] [TD] [CI]

20.07.110 MM-01 [Monument and Marker Standards; General]

This Monument and Marker Standards section applies to the following types of development:
{CV} [SS] [CS] [TD] [CI]

20.07.120 OG-01 [On-street Parking Standards]

This On-street Parking Standards section applies to the following types of development:
{CV} [SS] [CS] [TD] [CI]

20.07.130 OP-01 [Open Space Standards; Residential, Commercial and Industrial]

This Open Space Standards section applies to the following types of development:
{CV} [SS] [CS] [TD] [CI]

20.07.140 PN-01 [Pedestrian Network Standards]

This Pedestrian Network Standards section applies to the following types of development:
{CV} [SS] [CS] [TD] [CI]

2. **20.05 Development Standards; 092 [Special Conditions; Convenience Store]
Page 5-87 (Draft F); Page 5-90 (Integrated UDO)**

20.05.092 SC-05 [Special Conditions; Convenience Store]

This Special Conditions Standards section applies to the following zoning districts:

[CL] [CG] [CD] [BP]

(a) Convenience Store (with gas):

(1) In the [CL] and [CD] and [BP] zoning districts, the use shall be limited to a total of four (4) metered fuel dispenser units for the sale and distribution of gasoline and/or any other petroleum products.

(2) In the [CL] and [BP] zoning district, major overhaul, body and fender work, upholstery, welding, and spray painting shall be prohibited as a component of a convenience store (with gas).

(3) In the [CG] and [CD] zoning districts, all major overhaul, body and fender work, upholstery and welding shall be conducted within a completely enclosed building.

(4) In the [CG] and [CD] zoning districts, all spray painting shall be conducted within an approved spray booth.

(5) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.

(6) Outdoor storage of more than three (3) wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.

***** Common Council Amendment Form *****
Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #: 10

Plan Commission Amendment #: N/A

Sponsor: Wisler

Date: 11/28/06

Synopsis

This amendment would allow convenience stores (with gas) and gas stations in Industrial General (IG) districts as permitted uses with special conditions in order to promote competition and provide efficient delivery of those services.

Action:

Action Date:

Proposed Amendment: This amendment adds the **shaded text** and deletes the ~~strikeout text~~ in the following sections:

1. **20.02 Zoning Districts; 410 Industrial General (IG) District**
Page 2-22 (Draft F and Integrated UDO)

20.02.420 Permitted Uses

* Additional requirements refer to *Chapter 20.05; §SC: Special Conditions Standards.*

- auto body shop
- beverage bottling
- bottled gas storage/distribution
- building trade shop
- communication facility
- Convenience store (with gas) *
- distribution facility
- equipment rental, outdoor
- gas station *
- government operations (non-office)
- heavy equipment sales/rental
- impound vehicle storage*
- light manufacturing
- manufactured home sales
- outdoor storage*
- police, fire or rescue station
- print shop
- radio/TV station
- research center
- school, trade or business
- sexually oriented business
- testing lab
- tool and die shop
- utility substation and transmission facility*
- warehouse
- welding

2. **20.05 Development Standards; 092 SC-05 [Special Conditions; Convenience Store]**
Page 5-87 (Draft F); Page 5-90 (Integrated UDO)

This Special Conditions Standards section applies to the following zoning districts:

[CL] [CG] [CD] **[IG]**

(a) Convenience Store (with gas):

(1) In the [CL] and [CD] zoning districts, the use shall be limited to a total of four (4) metered fuel dispenser units for the sale and distribution of gasoline and/or any other petroleum products.

(2) In the [CL] zoning district, major overhaul, body and fender work, upholstery, welding, and spray painting shall be prohibited as a component of a convenience store (with gas).

(3) In the [CG] and [CD] zoning districts, all major overhaul, body and fender work, upholstery and welding shall be conducted within a completely enclosed building.

(4) In the [CG] and [CD] zoning districts, all spray painting shall be conducted within an approved spray booth.

(5) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.

(6) Outdoor storage of more than three (3) wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.

3. **20.05 Development Standards; 100 SC-13 [Special Conditions; Gas Station]**
Page – None (Draft F); Page 5-91 (Integrated UDO)

This Special Conditions Standards section applies to the following zoning districts:

[CG] **[IG]**

(a) Gas stations shall be limited to a total of four (4) metered fuel dispenser units for the sale and distribution of gasoline and/or any other petroleum products.

(b) In [CG] major overhaul, body and fender work, upholstery, welding, and spray painting shall be prohibited as a component of a gas station.

(c) All major overhaul, body and fender work, upholstery and welding shall be conducted within a completely enclosed building.

(d) All spray painting shall be conducted within an approved spray booth.

(e) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.

(f) Outdoor storage of more than three (3) wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.

(I) Other conditions on the tract, including water courses, wetlands, rock outcrops, wooded areas, isolated trees ten (10) inches or more in diameter, and other significant features;

(J) Map Data: Name of development, north point, scale and date of preparation.

(2) Precise location of all proposed buildings to be constructed, and a designation of the specific use or range of uses for each building.

(3) Design and precise location of all proposed streets, drives and parking areas, including construction details, center line elevations, pavement type, curbs, gutters, and culverts.

(4) Location of all proposed utility lines and easements.

(5) A detailed Landscape Plan, including size and species, installation specifications, identification of vegetation to be preserved and the site measures to accomplish preservation, and conservation easements where required.

(6) Illustrations of required architectural design elements such as building elevations, renderings, photographs, and any other information deemed necessary by the planning staff to determine compliance with this Unified Development Ordinance. Such illustrations shall clearly depict the massing, scale, and architectural details of the proposed development.

(A) Commercial Downtown: In the case of a Site Plan involving new development in the Commercial Downtown (CD) district, the Plan Commission ~~may~~ shall require the submittal of a three-dimensional model, either physical or computer animated, ~~in order to evaluate massing compatibility that shows the proposed development in the context of all properties whose boundary lines touch that of the proposed development.~~ If a physical model is provided, it must be accompanied by a "fly-around" moving picture image showing the physical model in 360 degrees.

(B) Demolition Delay: In the case of a Site Plan involving partial demolition governed by the demolition waiting period provisions of **Section 20.10.230: Demolition Delay**, the application shall include a photograph or an accurately-scaled drawing of each building elevation, both existing and proposed, that will be physically affected either by the proposed partial demolition or by any proposed construction, reconstruction or alteration associated therewith. Each such depiction shall clearly show or indicate all proposed changes in design or material that will be subject to public view. Each such depiction shall also identify with reasonable specificity the type, design and location relative to the elevation of all proposed building materials.

Page 4-8 (Draft F); Page 4-11 (Integrated UDO)

2. 20.04.090 – Planned Unit Development, Process; Final Plan

20.04.090(d)

(d) Application:

(1) *Supportive Documentation*: The application shall include, but not be limited to, the following documents:

(A) An accurate map exhibit of the entire phase for which Final Plan approval is being requested.

(B) Such additional information as may have been required by the Preliminary Plan approval.

(C) An accurate map exhibit of each separate un-subdivided use area, including open space.

(D) If land to be subdivided is included in the Planned Unit Development, a Preliminary Plat meeting the requirements of **Chapter 20.06: Subdivision Regulations** and **Chapter 20.07: Design Standards** and the PUD District Ordinance shall be submitted..

(E) Precise location of all buildings to be constructed, and a designation of the specific use or range of uses for each building. Single-family residential development on individual lots need not show precise location of buildings on each lot, but plans shall show setback and otherbulk

constraints.

(F) Design and precise location of all streets, drives and parking areas, including construction details, center line elevations, pavement type, curbs, gutters, and culverts.

(G) Location of all utility lines and easements.

(H) A final, detailed Landscape Plan, including size and species, installation specifications, identification of vegetation to be preserved and the measures to accomplish preservation, and conservation easements where required.

(I) Tabulation on each separate subdivided use area, including land area, number of buildings, number of dwelling units per acre, type of unit, bedroom breakdown, and limits on occupancy.

(J) Projected construction schedule.

(K) Agreements and covenants which govern the use, maintenance, and continued protection of the Planned Unit Development and its common spaces, shared facilities, and private roads.

(L) Additional Information: Such other additional information as may be required by the Planning Department or other members of the Development Review Committee to evaluate the application. Such additional information may include a three-dimensional model, either physical or computer animated, that shows the proposed development in the context of all properties whose boundary lines touch that of the proposed development. If a physical model is provided, it must be accompanied by a "fly-around" moving picture image showing the physical model in 360 degrees.