



UNIFIED DEVELOPMENT CODE

INFORMATION BULLETIN

WHAT IS THE UNIFIED DEVELOPMENT CODE

The Unified Development Code (UDC) is a consolidated document that consolidates all development-related regulations including zoning requirements, subdivision regulations, design and development standards, and review procedures.

It has several advantages over maintaining separate codes. First, it avoids overlapping, conflicting, or inconsistent requirements by providing one source for all standards and approval procedures. Second, the UDC is simpler for customers to use since they only need to become familiar with one set of standards in a single code. Finally, by integrating all types of development, the UDC offers a more flexible and comprehensive approach to design, which leads to a more consistent treatment of different types of development.

FINDING INFORMATION IN THE UNIFIED DEVELOPMENT CODE

The Unified Development Code is divided into the following articles.

ARTICLE	SUMMARY
1 General Provisions	Outlines the overall purpose of the UDC and guides the transition between the old and new codes.
2 Zoning Districts	Describes the various zoning districts and provides general dimensional standards for each district. Includes all residential, non-residential, mixed-use, and overlay zoning districts.
3 Use Standards	Contains the lists of land uses allowed in all base zoning districts, including accessory and temporary uses. Also contains any supplemental conditions that may apply to individual uses.
4 Dimensional Standards	Provides rules of measurement for all common dimensional standards, including any exceptions or special conditions.
5 Design and Development Standards	Consolidates the various standards that address development quality, such as landscaping, screening, buffering, parking, building and site design, and common open space. Includes standards for the overlay districts.
6 Subdivision Regulation	Contains the regulations for the platting and subdivision of property and the provision of adequate public facilities such as water, sewer, streets, drainage, and linear parks.
7 Sign Standards	Describes standards for signage for permanent and temporary signs, including special standards for the Downtown and Entertainment District areas and major sports complexes.
8 Enforcement and Penalties	Establishes the rules, procedures, and penalties related to the enforcement of the UDC.
9 Review Authorities	Details the powers, duties, and roles of the following as they relate to the functions outlined in the code: City Council, Planning and Zoning Commission, Zoning Board of Adjustment, Landmark Preservation Commission, Zoning Administrator, and Building Official.
10 Review Procedures	Describes the review and approval procedures for all application types described in the UDC. Includes requirements for public notice and public hearings.
11 Nonconformities	Establishes regulations and standards for nonconforming uses, lots, and structures.
12 Definitions	Includes a comprehensive list of definitions for all land uses, as well as general rules for interpreting the UDC. Also defines terms related to subdivision regulations, signs, and other words found throughout the document.