

**ULDC Amendment Round 2006-02**  
**Article Status – Updated November 02, 2006**

Article - Title	Priority	ULDC Article	Amendment Summary/Comments	Meeting Dates		PM	Subcommittee
				LDRAB	LDRC		
<b>Key Topics Not Article Specific</b>							
	1	Special Permit Amendments (Art. 3, 4 and 5)	Consolidation of some uses having multiple special permit references; updating use of term "special use"; deleting requirements for special permits where addressed by other reviewing agency (i.e. Building Division or Monitoring); and correction of multiple glitches.	Oct. 25	Oct. 25	Alan S. BC/MP	N/A
	1	Callery Judge Grove - Phasing	Required to be consistent with pending approval of Preliminary Subdivision Plan.	Oct. 25	Oct. 25	JM/OO/BC	N/A
<b>Art. 1 – General Provisions</b>							
	1	Art. 1.H.1, Potentially Buildable Lot	Additional glitch corrections to use consistent terminology and clarify access and frontage requirements.	Oct. 25		BC	N/A
	1	Art. 1.I.2.S.110, Structure	Glitch. Definition applies to multiple articles and was inadvertently changed during the 2003 ULDC rewrite.	Oct. 25	Oct. 25	BC/AD	N/A
	1	Art. 1.I.2.T.10, TDR Escrow Agreement	Amendments requested by Bob Banks, Assistant County Attorney. Current ULDC language requires cash – amending to add approved surety.	Oct. 25	Oct. 25	BB/BPN/BC	N/A
<b>Art. 2 – Development Review Procedures</b>							
	3	Art. 2.B.1.B, Standards (Related to Official Zoning Map Amendments)	MK requested changes to standards.	Oct. 25	Oct. 25	BPN/ZC	N/A
		Art. 2.B.1.B.1 Standards (Related to Official Zoning Map Amendment)	Punctuation Glitch (full stop left off at end of sentence)	Oct. 25	Oct. 25	MK	N/A
		Art. 2.B.1.B.45-Standards	Glitch	Oct. 25	Oct. 25	MK	N/A
		Art. 2.B.1.B.67-Standards	Glitch End sentence after "policy" and remove comma and the word "and"	Oct. 25	Oct. 25	MK	N/A
		Art. 2.B.1.B.78-Standards	Punctuation glitch – add full stop at end of sentence	Oct. 25	Oct. 25	MK	N/A
		Art. 2.B.1.B.8.4 Standards	Amend language to include the word "demonstrated"	Oct. 25	Oct. 25	MK	N/A
	3	Art. 2.B.2, Conditional and Requested Uses	MK requested changes to standards.	Oct. 25	Oct. 25	BPN/ZC	N/A
		Art. 2.B.2.B Standards (Related to Conditional Uses, Requested Uses and DOAs)	Amend language "the following standards: - changed to "standards 1 – 9"	Oct. 25	Oct. 25	MK	N/A
		Art. 2.B.2.B.1 Consistency with the Plan (Related to Conditional Uses)	Amend language to include "or amendment"	Oct. 25	Oct. 25	MK	N/A
		Art. 2.B.2.B.2. Consistency with the Code (Related to Conditional Uses)	Amend language to include "or amendment"	Oct. 25	Oct. 25	MK	N/A
		Art. 2.B.2.B.3 Compatibility with Surrounding Uses (Related to Conditional Uses)	Amend language to include "or amendment"	Oct. 25	Oct. 25	MK	N/A
		Art. 2.B.2.B.5 6-Design Minimizes Environmental...	Glitch – change "minimizes" to "minimize"	Oct. 25	Oct. 25	MK	N/A
		Art. 2.B.2.B.6 7 Development patterns	Amend language to include "or amendment"				
		Art. 2.B.2.B.7 9 Consistency with Neighborhood ....	Amend language to include "or amendment"				
	1	Art. 2.D.1.C.1, Staff Review	Glitch – Insert "to". ....prior approval.... should read ....prior to approval....	Oct. 25	Oct. 25	BC/ZC	N/A

**Legend:**

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		Art. 2.D.1.C.1.a, Expedited DRO Applications (EDA – Signature Only)	Amend to include Type 1 EDA	Oct. 25.	Oct. 25		
	3	Art. 2.D.1.G, Plan Amendments	MK requested changes to Administrative Amendments.	Oct. 25	Oct. 25	BPN	N/A
	3	Art. 2.D.4. Administrative Amendments	New language for Administrative Amendments	Oct. 25	Oct. 25	BPN/ZC	
	1	Art. 2.E.2.A, Suspension of Development Orders	Related to variance amendments.	Oct. 25	Oct. 25	BPN/AS /AD	N/A
		Art. 2.E.2.B.2. Administrative Extension of Time	Amend to include new language on Project build-out date	Oct. 25	Oct. 25	LM/AD	N/A
		Art. 2.E.2.B.2.b Conditions of approval <b>not</b> requiring..	Amend to include new language	Oct. 25	Oct. 25	LM/AD	N/A
		Art. 2.E.2.B.2.c, Conditions of approval requiring....	Amend to include "and variances"	Oct. 25	Oct. 25	LM/AD	N/A
	1	Art. 2.E.2.C, Appeal	Related to variance amendments.	Oct. 25	Oct. 25	BPN/AS /AD	N/A
		Art. 2.E.2.D.8 Decision of the BCC or ZC....	Amend to delete ....(those not)....	Oct. 25	Oct. 25	LM/AD	N/A
		Art. 2.E.2.D.8.b.1.(b) Decision of the BCC....	Amend to include new language	Oct. 25	Oct. 25	LM/AD	N/A
		Art. 2.E.2.F, Procedures	Amend to include new language " Failure to Comply With a Variance"	Oct. 25	Oct. 25	LM/AD	
	1	Table 2.E.3.B-1, Time Limitation of Development Order for Each Phase	Related to variance amendments.	Oct. 25	Oct. 25	BPN/AS /AD	N/A
	3	Art. 2.E.3.B.2, Conditional and Requested Uses, Planned Development Districts (PDD) other than Planned Unit Developments and Traditional Marketplace and Traditional Town Development Districts	Minor clarification (proof text to last round of amendments for TTD monitoring requirements).	Oct. 25	Oct. 25	LM/BC	N/A
<b>Art. 3 – Overlays and Zoning Districts</b>							
	2	Art. 3.C.1.c.2.a), Exempted Residential Uses	Update to incorporate additional Planning direction to restrict expansion to require min. lot size be average of existing lots, and PDR's to be consistent with existing development. See also e-mail correspondence between Planning and Zoning, and between Zoning Director and LDS (2005).	Oct. 25	Oct. 25	BC/MK	N/A
	3	Art. 3.D.3.A.3.a, Floor Area [Related to CN District].	Glitch: 3,000 should read 30,000; however, due to adoption of new BCC limits threshold Table 4.A.3.A-2, Thresholds for Projects Requiring Board of County Commission Approval (see Ord. 2006-004), the section is no longer relevant and may be deleted.	Oct. 25	Oct. 25	BC/ZC/ WH/MC	N/A
	3	Art. 3.D.3.A.5.a, Floor Area [Related to CC District]	The section is no longer relevant and may be deleted, due to adoption of new BCC limits threshold Table 4.A.3.A-2, Thresholds for Projects Requiring Board of County Commission Approval (see Ord. 2006-004),	Oct. 25	Oct. 25	BC/ZC/ WH/MC	N/A
	1	Art. 3.E, PDD's and 3.F, TDD's	Delete FAR limitations where redundant to reference Plan, same as recent amendment to Table 3.D.1.A-5, PDR's. Retain FAR limitations where required. Lindsey Walter, Kilday and Associates, interested party.	Oct. 25	Oct. 25	BC/AD	N/A
		Table 3.E.1.B-10 PDD Use Matrix	Amendments to Financial Institution require that the most restrictive use be indicated on the Use Matrix(ces)	Oct. 25	Oct. 25	BC	N/A
	3	Art. 3.E.1.C.2.a.5) [Related to limitation on cul-de-sacs and dead end street.]	Revisit requirements per Jon's direction. Additional conceptual ideas required from Jon to fulfill this mandate.	Oct. 25	Oct. 25	JM/BC	N/A

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		Art 3.E.2.E.3, PUD Recreation Pod	To ensure adequate parking at recreation facilities during special events.	Oct. 25	Oct. 25	BPN/ZC	N/A
	1	Table 3.E.3.D-20, MUPD Property Development Regulations	Delete FAR limitations where redundant to reference Plan, same as recent amendment to Table 3.D.1.A-5, PDR's. Retain FAR limitations where required. Lindsey Walter, Kilday and Associates, interested party.	Oct. 25	Oct. 25	BC/AD	N/A
	3	Art. 3.E.4.A.1, Purpose and Intent (related to MXPDP)	Glitch, redundant sentences.	Oct. 25	Oct. 25	BC/AD	N/A
	1	Table 3.E.4.D-24, MXPDP Property Development Regulations	Delete FAR limitations where redundant to reference Plan, same as recent amendment to Table 3.D.1.A-5, PDR's. Retain FAR limitations where required. Lindsey Walter, Kilday and Associates, interested party.	Oct. 25	Oct. 25	BC/AD	N/A
	1	Table 3.E.5.D-26, PIPD Property Development Regulations	Delete FAR limitations where redundant to reference Plan, same as recent amendment to Table 3.D.1.A-5, PDR's. Retain FAR limitations where required. Lindsey Walter, Kilday and Associates, interested party.	Oct. 25	Oct. 25	BC/AD	N/A
		Table 3.F.1.F-32 Financial Institution (related to Traditional Development Permitted Use Schedule	Amendments to Financial Institution require that the most restrictive use be indicated on the Use Matrix(ces)	Oct. 25	Oct. 25	BC	N/A
<b>Art. 4 Use Regulations</b>							
3	1	Table 4.A.3.A-1, Use Matrix (e.g. Medical or dental office)	Medical or dental office, and Veterinary clinics – incorrectly referenced as allowed uses in AGR and AR districts. Glitch.	Oct. 25	Oct. 25	BC	N/A
	1	Table 4.A.3.A-1, Use Matrix (e.g. C-store with gas sales)	C-store with gas sales not permitted in IL and IG districts.	Oct. 25	Oct. 25	BC/ZC	N/A
		Table 4.A.3.A-1 Use Matrix Use Matrix (e.g. Financial Institution	Amendments to Financial Institution require that the most restrictive use be indicated on the Use Matrix(ces)				
	3	Article 4.B.1.A.16.b. (page 31, Auction)	Includes reference to non-residential use location criteria of the AR District, which no longer exists. This language should therefore be removed, or clarified.	Oct. 25	Oct. 25	BC/AD	N/A
	2	Art. 4.B.1.A.44, Electric Power Facility	Amend to add or clarify ash storage as an accessory use, with any needed supplemental standards not addressed by district or Art. 5 (e.g. Okeelanta Power Facility).	Oct. 25	Oct. 25	BPN/BC ZC	N/A
	2	Art. 4.B.1.A.55, Financial Institution	Clarify requirements for approval process with or without 3 or more drive-thrus, etc. See e-mail from Jon M. dated 12/15/05 5:25 p.m.	Nov. 09	Nov. 09	BC	N/A
	3	Art. 4.B.1.A.74-2, Type II Commercial Kennel	Add Ind/L Pod in a PIPD to list of permitted districts.	Nov. 09	Nov. 09	BC/ZC	N/A
	1	Art. 4.B.1.A.76, Research Laboratory	Required to comply with Bio Science Overlay Agreements – Correct glitches and allow as DRO approval in IL. Also exempt from BCC Thresholds table.	Nov. 09	Nov. 09	BC	N/A
		Art. 4.B.1.A.83, Medical or Dental Office	To be consistent with the Plan	Nov. 09	Nov. 09	BC	N/A
	3	Art. 4.B.1.A.109.a, Location Criteria [Related to Type I Restaurant]	Correct to exempt TMDs.	Nov. 09	Nov. 09	BC	N/A
	3	Art. 4.B.1.A.110.b.6), TNDs and TMDs, Type II Restaurant	Clarify square footage limitations and approval processes.	Nov. 09	Nov. 09	BC	N/A

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		Art. 4.B.1.A.110.d TMD District – Type 1 Restaurant (related to Definitions and Supplementary Standards for specific uses)	Kevin Ratterree of GL Homes indicates that previous consolidation of High Turnover Sit down Restaurant into the Quality Restaurant category, fails to acknowledge recent restaurant industry/marketing changes where more traditional buffet style uses are being replaced by uses that do not use silverware or provide table service, etc. He said uses would normally also fit into the new Type 1 category; however the 3,000 sf indoor seating area limitation for TMD's is too restrictive. Staff has agreed to re-incorporate the former 5,000 sf High Turnover Restaurant limit for TMD's to address industry changes. Any other deviations will require the submittal of a formal Code Amendment application and the appropriate documentation/justification to substantiate industry requests.	Nov. 09	Nov. 09	BC	N/A
	3	Art. 4.B.1.A.119 Security or Caretaker Quarters	Amend to add maximum floor area	Nov. 09	Nov. 09	BC	N/A
		Art. 4.B.1.A.126, Veterinary Clinic	To be consistent with the Plan and amendments to Use Regulations Table	Nov. 09	Nov. 09	BC	N/A
<b>Art. 5 – Supplementary Standards</b>							
	3	Art. 5.B.1.A.1, General [Related to Accessory Uses and Structures]	Glitch: Add comma to ...standard, TDD and PDD zoning...	Nov. 09	Nov. 09	BC/ZC/ WH/MC	N/A
<b>Art. 6 – Parking</b>							
	3	Table 6.A.1.B-1 Minimum off-street parking and loading requirements	Amended to include (a) Clubhouse (Recreational Pod) and (b) to add Basketball Courts	Nov.09	Nov. 09	BPN/ZC	N/A
		Notes for Table 6.A..1.B-1	Note added re Golf cart parking	Nov. 09	Nov. 09	BPN/ZC	N/A
	3	Art. 6.A.1.D.14.a.2)a), General	Glitches created during 2003 code rewrite: 1) deletion of commas in reference to retail makes meaning ambiguous; and 2) relocation of this former footnote to a section under Art. 6.A.1.D.14.a.2), Non-residential, conflicts with portion of text that applies to "residential uses with shared parking lots."	Nov. 09	Nov. 09	BC/ZC/ WH/MC	N/A
	3	Table 6.A.1.D-3, Minimum Parking Dimensions...	Glitches created during 2003 code rewrite: 1) amend reference to note 2 next to Use column heading to a 1 (inadvertently left as 2 when item 1 was deleted during rewrite; and, 2) correct footnote reference from Art. 6.D.14, Design and Construction Standards to 6.A.1.D.14 (original note text was relocated here during rewrite).	Nov. 09	Nov. 09	BC/ZC/ WH/MC	N/A
	3	Art. 6.A.1.D.15.a, Ingress and Egress	Clarify that backward egress is only permitted for 2 or more unit projects by legally platted lot...	Nov. 09	Nov. 09	BC	N/A
	3	Art. 6.B.1.E.2, Length [Related to Loading Zone]	Clarify DRO authority to modify the length of required loading zones.	Nov. 09	Nov. 09	BC/TS	N/A
<b>Art. 7 – Landscaping</b>							
	1	Art. 7.B.3, Alternative Landscape Plan	Amend to coincide with updates to Appendix D; clarify applicability and review processes; and delete unused Peer Review Appeal option.	Oct. 25	Oct. 25	BC/AD/ BB/RS	N/A
	1	Art. 7.B.3.D.1. Checklist Appendix D (Related to approval)	To reflect changes made to Appendix D	Oct. 25	Oct. 25	BC/AD/ BB/RS	N/A

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	1	Art. 7.F.3, Walls and Fences	Amend to clarify that a minimum 5' is required along the exterior side of a fence or wall with piling footers only.	Oct. 25	Oct. 25	BC/AD/ BB/RS	N/A
	1	Art. 7, Appendix D	Update to correct glitches, redundant text, and readability; add note to indicate that an ALP can be used to modify berms with exception to minimum slope requirement of Art. 7.D.9.B, Maximum Slope;	Oct. 25	Oct. 25	BC/AD/ BB/RS	N/A
<b>Art. 8 – Signage</b>							
		N/A – No changes submitted to date.	Note: See Special Permits Amendments for related fabric signs amendment.				
<b>Art. 9 – Archeological and Historic Preservation</b>							
		N/A – No changes submitted to date.					
<b>Art. 10 – Code Enforcement</b>							
		N/A – No changes submitted to date.					
<b>Art. 11 – Subdivision, Platting and Required Improvements</b>							
		N/A – No changes submitted to date.					
<b>Art. 12 – Traffic Performance Standards</b>							
		N/A – No changes submitted to date.	Note: The Assistant County Attorney's Office and Traffic Division staff are processing a separate Ordinance to adopt a Proportionate Share Ordinance that must be adopted by no later than December of 2006.				
<b>Art. 13, Impact Fees</b>							
		N/A – No changes submitted to date.					
<b>Art. 14 – ERM</b>							
		N/A – No changes submitted to date.					
<b>Art. 15 – Health Regulations</b>							
		N/A – No changes submitted to date.					
<b>Art. 16 – Airport Regulations</b>							
		N/A – No changes submitted to date.					
<b>Art. 17 – Decision Making Bodies</b>							
	3	Art. 17.C.12, Land Use Advisory Board	Planning Director and Assistant County Attorney revising LUAB.	Nov. 09	Nov. 09	Plan. Director	N/A
<b>Art. 18 – Flood Damage</b>							

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