Development Code Update

General Goals of the Update

• Make the Code more user friendly with graphics and reorganization

• Incorporate Code clean-up items/code interpretations

• Make Code consistent with updated General Plan

• Incorporate General Plan Consistency Review Program
Development Code Update

TASK #1

Make the Code more user friendly with graphics and reorganization
Rules for Easy-to-Use Code

- Put numbers in tables, not text
- Keep tables small and easy to use
- Put related provisions together
- Cross Reference
- Avoid repetition
- Keep paragraphs short
- Include an index
Rules for Easy-to-Use Code

• Put section locators at top of page
• Simplify the regulations themselves
• Simply language
• Use white space for easier reading
• Use graphics
• Use subheads
• Vary type fonts and sizes
Development Code Update

TASK #2
Address Code Clean-up Items
Title 17 LAND USE AND DEVELOPMENT

User’s Guide

Article I - PURPOSE AND EFFECT OF DEVELOPMENT CODE

Chapter 17.01 ENACTMENT AND APPLICABILITY

1701.030 – Authority – Relationship to General Plan

Chapter 17.02 LAND USE PERMIT REQUIREMENTS

Chapter 17.03 INTERPRETATION OF CODE PROVISIONS
Development Code
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Article II - ZONING DISTRICTS AND ALLOWABLE LAND USES

Chapter 17.10 ESTABLISHMENT OF ZONING DISTRICTS & ZONING MAP
Chapter 17.12 RESIDENTIAL DISTRICTS
Chapter 17.14 COMMERCIAL DISTRICTS
Chapter 17.16 SPECIAL PURPOSE DISTRICTS
Chapter 17.18 OVERLAY ZONES
Article III - SITE PLANNING AND PROJECT DESIGN STANDARDS

Chapter 17.20 GENERAL PROPERTY DEVELOPMENT & USE STANDARDS
Chapter 17.22 AFFORDABLE HOUSING
Chapter 17.24 ART IN PUBLIC PLACES
Chapter 17.26 LANDSCAPING
Chapter 17.27 LIGHTING
Chapter 17.28 PARKING AND LOADING
Chapter 17.30 SIGNS
Chapter 17.32 STANDARDS FOR SPECIFIC LAND USES
Chapter 17.34 GREEN DEVELOPMENT STANDARDS
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Article IV - SUBDIVISIONS

Chapter 17.40 SUBDIVISION MAP APPROVAL REQUIREMENTS
Chapter 17.41 TENTATIVE MAP FILING AND PROCESSING
Chapter 17.42 PARCEL MAPS AND FINAL MAPS
Chapter 17.44 ADJUSTMENTS, CERTIFICATES OF COMPLIANCE & CONDOMINIUMS
Chapter 17.46 SUBDIVISION DESIGN AND IMPROVEMENT
Chapter 17.48 IMPROVEMENT PLANS AND AGREEMENTS
Chapter 17.50 DEDICATIONS AND EXACTIONS
Article V - GRADING AND SITE DEVELOPMENT STANDARDS

Chapter 17.52 GRADING PERMIT REQUIREMENTS AND PROCEDURES

Chapter 17.54 GRADING, EROSION AND SEDIMENT CONTROL STANDARDS

Chapter 17.56 URBAN RUNOFF POLLUTION CONTROL
Article VI - LAND USE AND DEVELOPMENT PERMITS

Chapter 17.60 APPLICATION FILING AND PROCESSING

Chapter 17.62 PERMIT APPROVAL OR DISAPPROVAL

Chapter 17.64 PERMIT IMPLEMENTATION, TIME LIMITS AND EXTENSIONS

Chapter 17.66 SPECIFIC PLANS

Chapter 17.68 DEVELOPMENT AGREEMENTS
Article VII - DEVELOPMENT CODE ADMINISTRATION

Chapter 17.70 ADMINISTRATIVE RESPONSIBILITY

Chapter 17.72 NONCONFORMING STRUCTURES, USES AND LOTS

Chapter 17.74 APPEALS

Chapter 17.76 GENERAL PLAN AND DEVELOPMENT CODE AMENDMENTS

Chapter 17.78 PUBLIC HEARINGS

Chapter 17.80 ENFORCEMENT OF DEVELOPMENT CODE PROVISIONS

Article VIII - DEFINITIONS

Chapter 17.90 DEFINITIONS
TASK #3
Make Code Consistent with Updated General Plan
Development Code Update

- Provisions for the Planned Development (PD) designation,
- Provisions for a revised/expanded Mixed Use (MU) designation,
- Noise Element calls for the creation of a noise ordinance that, in addition to general standards, specifically has standards for construction activity and mixed use development
- Update of Zoning Map
- Housing Element recommendations - identifying transitional and supportive housing and emergency shelters as permitted uses
TASK #4
Incorporate General Plan Consistency Review Program
**Development Code Update**

- Transfer items that function as development standards into the appropriate chapters of the Development Code
- Guidelines will be modified to function as standards and incorporated into the Development Code
- Create Architectural Design Guidelines
- Utilize existing Master Plans and Specific Plans
Development Code Update

• Examples of Development Standards
  – Land form grading
  – 2:1 Slopes
  – Screening of roof equipment
  – Water efficient landscaping
  – Location and design of trash enclosures
  – Usable open space in multi-family projects
Development Code Update

• Examples of Guidelines
  – Hillside and Ridgeline Development in Code
    • Performance Standards - Reference to GP Consistency Review Program
    • Section entitled “Guidelines for Hillside and Ridgeline Development”
    • Provision for “Siting priorities”
  – Mitigate impacts to habitat linkages/wildlife corridors (Code -100 foot setback from watercourses & sensitive habitat areas)
Development Code Update

- Examples of Architectural Design Guidelines
  - Utilize a variety of design techniques
  - Consistent use of colors and materials
  - Incorporate architectural features in design
Development Code Update

- Miscellaneous Items
  - Number and location of bus stops
  - Sufficient number of telephone lines & phone jacks
  - Funding for impacts to school district
Development Code Update

- Incorporation of Table 3 – Maximum Acceptable Impacts from General Plan Consistency Review Program
  - Project applicability
  - Mitigation Measures
  - Development Projects Exceeding Maximum Acceptable Impacts