

## UNIFIED CODE CHANGES

Section	Topic	Type	COMMENTS
All	Site Plan Review Board	M	Changed Site Plan Review Board to Development Review Board
Article 1	General Provisions	M	Language has been added and deleted to allow the unified code to serve the entire City.
2.2	Zoning Review	D	The requirement for Zoning Certificates, except for transfers of property, has been eliminated. Zoning review has been folded into the application for building permit. When no building permit is required, zoning compliance is still required and enforced on a complaint basis. Zoning certificates issued for transfer of property will remain.
2.3	Certificates of Occupancy/Completion	M	The Certificate of Occupancy has been modified to include "Completion". This provides inspection and final approval to projects with or without a building permit.
2.13	Subdivisions	M	Two sections from the Land Development Code and Appendix A have been merged into one section. Paragraphs have been re-organized for easier readability.
2.13.13	Streets, Sidewalks, Access & Connectivity Standards	M	All development is required to provide sidewalks on both sides of a street. An alternative sidewalk system may be proposed. The Complete Streets policy has also been added. Street width has been revised to 28 feet within a 60-foot ROW. Provision for optional street lights and required street trees with a cost of \$150 per tree has been added.
2.13.16	Installation of Required Improvements	M	Installation of sidewalks will be required within one year after 70% of construction is complete on a block.
2.13.22	Review Procedures	A	A table has been added to outline each type of plat and the required review process.
2.13.28	Construction Plans	M	The infrastructure inspection fee has been increased to \$15.00/linear feet.
2.13.35	Education/Recreation Fees	M	Revised fees for education/recreation impact fees for subdivisions.
2.14	Fees	M	Fees for Planned Unit Development, Temporary Sign Permit, and Zoning Certificates (except Transfer of Property) have been eliminated. Revised fees for rezoning, residential cluster, subdivisions and variances.
2.16	Applicability of Standards	M	Change of Use/Expansion of use has been eliminated. Adding windows and doors no longer requires additional standards to be met. Adding an awning no longer requires site plan review. Provided clarification on whether standards apply to existing or new construction or both.
4.4	Industrial Districts	M	Four tables for sound emissions have been collapsed into one.
5.2.2	Permitted Use Table	M	Added O1, O2, C1, C2 districts and uses. Deleted Planned Unit Development. Uses are cumulative generally between office and industrial districts to allow more flexibility.
5.3.2.E.	Parks	M	Active recreation parks required special use approval in residential districts. With the proposed amendment, notices would be sent to residents within 250 feet and if there is no objection the park would be allowed administratively. If there is objection it would be reviewed through the special use process.
5.3.3.D	Wireless Communication Facilities	A	Added regulations from Appendix B.
5.3.4 (formerly)	Planned Unit Developments (PUD)	D	Deleted this entire section. Existing PUD's seeking amendments will be reviewed through the special use process.
5.4.7.	Fences	M	Front yard fences were previously prohibited. Solid fences and walls will now be allowed in the front yard, as long as they don't exceed 3 feet in height.
7.1.6 (formerly)	Certificate of Appropriateness	D	Deleted the requirement for a Certificate of Appropriateness in a Neighborhood Conservation Overlay district.
7.3.4	Conditions for Specific Land Use Designations	D	Deleted regulations for residential, office, and commercial land use designations in a controlled thoroughfare corridor. Additional discussion of controlled thoroughfare regulations may be necessary.
8.1.5.H.3	Off-Street Parking	M	Added language to allow porous paving systems.

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8.1.7.D.3.b	Parking in Residential Districts	A	Added language to allow porous paving systems.
8.3	Sign Regulations	A	Added regulations from Appendix B.
8.3.10	Sign Regulations	A	Added sign table. Removed permits for temporary banners.
Section	Topic	Type	COMMENTS
8.4	Outdoor Storage	M	Discuss outdoor storage regulations in industrial districts.
Article 10	Definitions	M	Added/deleted to eliminate outdated terms, conflicts, and redundancies.

A = Added M = Modified D = Deleted