

**Urban Redevelopment Area Overlay (URAO)**  
**SUMMARY OF KEY ULDC AMENDMENTS PROPOSED IN 2011-01 ROUND**

(Updated 2/22/11)

EXISTING ZONING CODE PROVISION	GENERAL COMMENTS ON MODIFICATION
<b>3.B.16.B.4.b, Specialized Development District</b>	Delete the Specialized Development District. Amend to allow for "Alternate Standards" subject to the following approvals: <ul style="list-style-type: none"> <li>• Minor deviations – expand current PRA Waivers (administrative approval);</li> <li>• Minor deviations, with hardship – Type II Variance (Zoning Commission); or,</li> <li>• Major deviations – Class A Conditional Use Approval (BCC).</li> </ul>
<b>3.B.16.E.5, Building Types</b>	Delete Plan mandated building types. Some requirements will be retained and consolidated with property development regulations, use limitations, and maximum building height, among others.
<b>3.B.16.F.1, General Uses Permitted by Building Type or Floor</b>	Delete Plan mandated building types, allow for multi-story retail tenants, and simplify limitations on uses by floor while retaining protections for existing residential neighborhoods.
<b>3.B.16.F.5, Interconnectivity Standards</b>	Develop performance standards to address limitations of smaller parcels, unique lot location and configuration and building location/parking etc; and, recognize the use of existing streets and creation of parallel alleys or blocks as meeting the desired vehicular/pedestrian circulation systems needed to implement the URA.
<b>3.B.16.F.6, Building Standards</b>	<ul style="list-style-type: none"> <li>• Allow for exceptions to minimum two-story requirement.</li> <li>• Clarify use of Community Policing Through Environmental Design requirements as required by the Plan, with emphasis on parcels that do not develop as mixed use.</li> </ul>
<b>3.B.16.F.6.d, Special Civic Building Standards</b>	Simplify standards to allow for traditional civic buildings that may have facades that do not appear as multi-story structures.
<b>3.B.16.F.7, PRA Use Standards</b>	<ul style="list-style-type: none"> <li>• Delete Specialized Development District;</li> <li>• Allow for auto-oriented uses such as fuel sales, drive through, car wash to be administrative approved when in compliance with performance standards established in code; and,</li> <li>• Expand list of uses permitted in buildings (prior approvals) that do not conform to the requirements of the Priority Redevelopment Areas.</li> </ul>