



# Unified Development Ordinance

## Steering Committee

## Project Introduction



FORT MILL  
*South Carolina*



# About LSL...

- ▶ Since 1996
- ▶ Projects in 10 states (including SC)
- ▶ Zoning Experts
- ▶ Broad perspective
  - Authors
  - Administrators
  - Expert witnesses
  - Private–sector clients
  - PC/BZA/Town Council members
  - Educators
  - Innovators

# Project Team

- ▶ **Steering Committee**
- ▶ **Paul LeBlanc**
  - Project Manager & lead author
  - SC experience
  - PC member & elected official
- ▶ **Fredalyn M. Frasier**
  - Public engagement & co-author
  - SC experience
  - Atlanta ZRB member (former chair)
- ▶ **David Jirousek**
  - Technical review and co-author
  - Former SC planning director
  - Zoning administrator
- ▶ **Joe Cronin & Chris Pettit**



# Why Are We Doing This?

- ▶ 1967 Ordinance
- ▶ Support Comprehensive Plan
- ▶ Rapid Growth
- ▶ Manage Nodal Development





# What Needs Fixing?

- ▶ Organization
- ▶ Readability
- ▶ Districts
- ▶ Standards
- ▶ Clarity
- ▶ Redundancy
- ▶ Contradictions
- ▶ Tools to support the Plan

Section	Provision	Comment	Type of Change		
			Policy	Major	House-keeping
		standards need to be cited to guide the decision.			
1140.03 (b)(1)	Districts	Delete. The district requirements specify that the use is allowed. No need to repeat it here.			X
1140.03 (b)(2)	Alternatives	Need to be more specific. "All reasonable alternatives" doesn't give any guidance.		X	
1140.03 (c)(1)	Separation	Are there any locations in the city that meet this requirement? Separation from a "residential use" that may be in a commercial or industrial district seems unreasonable.		X	
1140.03 (c)(7)	Waiver	Standards or criteria are needed to guide this decision to avoid arbitrariness		X	
1140.03 (d) (2)D	Small tower approval	Approval authority is vested with the zoning officer. Other parts of the ordinance refer to building inspector and city engineer. There should be more consistency throughout.	X		
1140.04	Supplementary regulations	What does this mean? Are there other tower requirements that aren't in this ordinance? Additional requirements should be included for: tower removal, lighting, review standards, security fencing, rebuilding, antennas vs. towers.		X	
<b>Chapter 1141 – Special Provisions for Commercial and Industrial Districts</b>					
1141.01 (b)	Integrated commercial centers	The purpose of this entire section is unclear. Why is this needed? How does this differ from PUD?	X		
1141.01 (b)(1)	General provisions	This seems to require that a plan be submitted for any property adjacent to a planned shopping center. For what purpose?	X		
1141.01 (d)(3)	Coverage	A maximum 30% lot coverage for a shopping center is very restrictive		X	
1141.01 (d)(4)	Parking	This requires 10 spaces per 1,000 square feet, more than double the ULI recommended standard. Such a vast paved area is not needed and is contrary to sound planning.		X	
1141.01 (d)(6)	Access	A 300 foot separation is arbitrary. Driveway spacing should be based on road classification and posted speed limits.		X	
1141.01	Final development	This references change in zoning. The first		X	

# Typical User Complaints

- ▶ Predictability
- ▶ Inconsistency
- ▶ Flexibility
- ▶ Costly procedures
- ▶ Excessive time



# Things to Consider

- ▶ Number & type of districts
- ▶ Purpose of districts
- ▶ Allowed uses
- ▶ Level of quality
- ▶ Density
- ▶ Decision-making authority
- ▶ Procedures

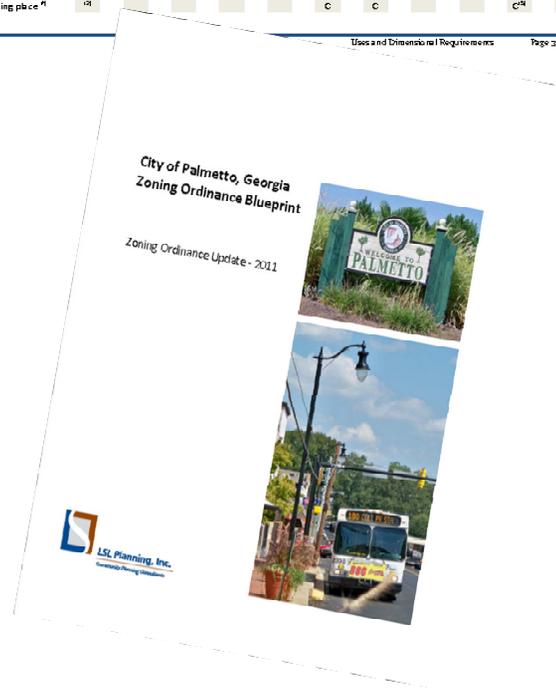
City of Palmetto, Georgia Zoning Ordinance Blueprint 

Table of Uses

Key: (1) Should be added to this district as a Permitted Use (4) Should be changed from Conditional Use to Permitted Use  
 (2) Should be added to this district as a Conditional or Special Use (5) Should not be allowed in this district  
 (3) Should be changed from Permitted Use to Conditional or Special Use (a-z) See comment at the end of the table (refer to letter)

Use	RT	RT-1	RT-2	RT-3	PLACT	SSOCT	RS	RS-1	RS-2	MSRP	LU-1	C-1	C-2	C-3	MC-1	M-2	PRD	PHD	PRC	PIP	PPR	
<b>Agricultural</b>																						
Agriculture		P																				
Agriculture - livestock		P																				
Agriculture - poultry		P																				
Crops, growing and sales		CH										PA		PA								PA
Nurseries and greenhouses		C																				
<b>Residential</b>																						
Single-family dwellings	P	P	P	P			P														P	P
Single-family townhouse dwellings <sup>(1)</sup>					P	P																P
Row houses <sup>(1)</sup>																						P
Two-family residences							P															P
Family personal care homes								CH	CH													P
Group personal care home	C	C	C	C				CH	CH			CH	CH	CH								C
Congregate personal care home	CH	CH						CH	CH			C	C	C								C
Manufactured Home Parks																						P
Multi-family condominium dwellings <sup>(1)</sup>					P	P																P
Multi-unit residences <sup>(1)</sup>							P	P	P													P
Accessory buildings and uses	P	P	P	P	P	P	P	P	P			CH	CH	CH	CH	CH	CH	CH	CH	CH	CH	CH
<b>Commercial</b>																						
Amusement or recreational facility (indoor or outdoor) <sup>(1)</sup>												PA	PA	PA								P
Animal boarding place <sup>(1)</sup>	CH											C	C									CH

Issues and Dimensional Requirements Page 23



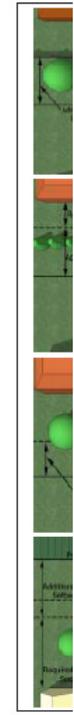
# User-Friendly Elements

- ▶ Tables and charts
- ▶ Plain language
- ▶ Graphics
- ▶ Procedures
- ▶ Color
- ▶ Organization

**Section 6-1 Purpose**

A. "R-1," Low Density Residential District. The R-1 District is intended to accommodate new residential subdivision development at densities of less than two units per acre, along with related uses generally on the periphery of the more intensively urbanized sectors of the city. La

8.2 But  
General E



USES BY DISTRICT Appendix A

**APPENDIX A  
USES BY DISTRICT**

	RE	R-1A	R-1B	R2	RM	HRM	RMR	CBD-1	CBD-2	CBD	O-1	C-1	C-2	CS	RC	O-R	M-1	M-2	M-T	AP
<b>Residential</b>																				
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P										
Two-family dwellings (duplexes)	SLU	SLU	SLU		P	P	P	SLU	P	P										
Attached single-family dwellings					P	P	P		P	P										
Multiple-family dwellings									P	P				P	P					
Residential apartments on upper floor above a retail, personal service or office use on the ground floor									P	P										
Boarding homes														SLU	SLU					
Convalescence homes and nursing homes							SLU	SLU	SLU	SLU	SLU									
Senior apartments and senior independent living							SLU	P	P	P	P									
Senior assisted living							SLU	SLU	SLU	SLU	SLU									
Manufactured home parks, and trailer coach parks									P											
<b>Institutional</b>																				
Adult foster care family home (6 or fewer adults including adult day care)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Adult foster care small group home (7 to 12 adults) including adult day care	SLU	SLU	SLU	P	P	P	SLU	P	P	P	P	P	P	P						
Adult foster care large group home (12 to 24 adults) including adult day care				SLU	SLU	SLU	SLU	SLU	SLU	SLU	P	P	P	P						
Adult foster care congregate care facility (more than 20 adults 24 hours per day)				SLU	SLU	SLU	SLU	SLU	SLU	SLU										
Foster family home (1-4 children 24 hours per day)	P	P	P	P	P	P	P	P	P	P										
Foster family group home (5-6 children 24 hours per day)	P	P	P	P	P	P	P	P	P	P										
Family day care home (6 or fewer children less than 24 hours per day)	P	P	P	P	P	P	P	P	P	P										
Group child day care home (7 to 12 children less than 24 hours per day)	SLU	SLU	SLU	P	P	P	SLU	P	P	P										
Child day care centers, nursery schools and day nurseries (more than 12 children less than 24 hours per day)	SLU	SLU	SLU	SLU	SLU	SLU	SLU	P	P	P	P	P	P	P	P	P	SLU	SLU	SLU	P
Nursery schools, day nurseries and child care centers as an accessory use within the airport for airport employees																				P
Business schools												P	P	P	P					
Cemeteries	SLU	SLU	SLU		SLU	SLU	SLU													
Colleges, universities and other institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit	SLU	SLU	SLU		SLU	SLU	SLU				SLU	P	P	P						

# Approach

- ▶ Support Vision and Plan
- ▶ Mirror Town Philosophy
- ▶ Predictable
- ▶ User Friendly
- ▶ Defensible
- ▶ Creative
- ▶ Working Partnership – Staff, Town Officials
- ▶ Stakeholder/Community Involvement
- ▶ Organize, Understand, Articulate



# Scope of Work

## ORGANIZE

- 1.1 Start-up Mtg.
- 1.2 Tour



## UNDERSTAND

- 2.1 Review Current Regulations and Plans
- 2.2 Technical Assessment
- 2.3 Interviews
- 2.4 User Groups



## ARTICULATE

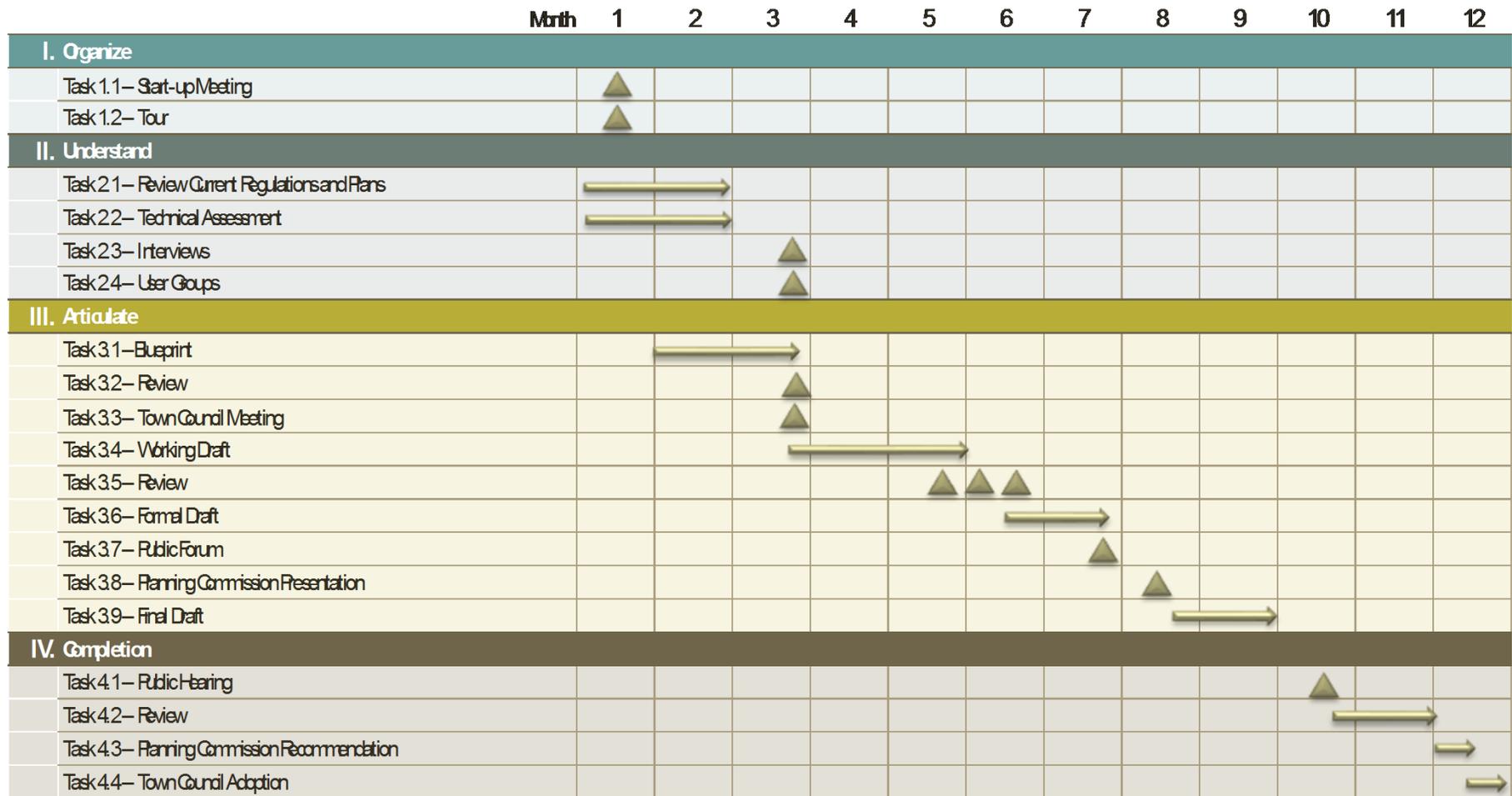
- 3.1 Blueprint
- 3.2 Review
- 3.3 Town Council Meeting
- 3.4 Working Draft
- 3.5 Review
- 3.6 Formal Draft
- 3.7 Public Forum
- 3.8 Planning Commission Presentation
- 3.9 Final Draft



## COMPLETION

- 4.1 Public Hearing
- 4.2 Review
- 4.3 Planning Commission Recommendation
- 4.4 Town Council Adoption

# Schedule



# Key Principles to A Successful Code Revision

- ▶ Agree with decision-makers upfront on objectives
- ▶ Define regulatory philosophy
- ▶ Clearly define template and format
- ▶ Illustrate early and often...use charts/graphics
- ▶ Simple, clear, understandable language
- ▶ Focus public involvement at key points
- ▶ Balance content with administration time, expense, & staffing capacity
- ▶ Make it predictable
- ▶ Maintain momentum!



# Steering Committee

- ▶ Role
- ▶ Responsibility
- ▶ Commitment
- ▶ Expectations



# Questions

- ▶ What works well now?
- ▶ What has to change?
- ▶ What are the top development issues?



# Discussion

