



Development Code Update

Unified Development Code — Planning Commission Update

September 8, 2026

Overview

Introduction



Big Ideas and Major Changes



Next Steps and Timeline



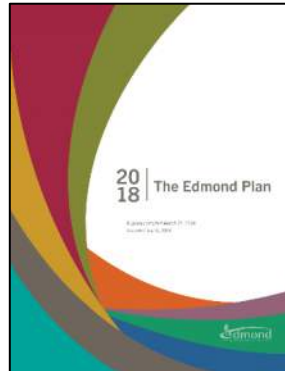
Project Purpose



Clarify and Streamline Development Procedures



Ensure High-Quality Development Outcomes



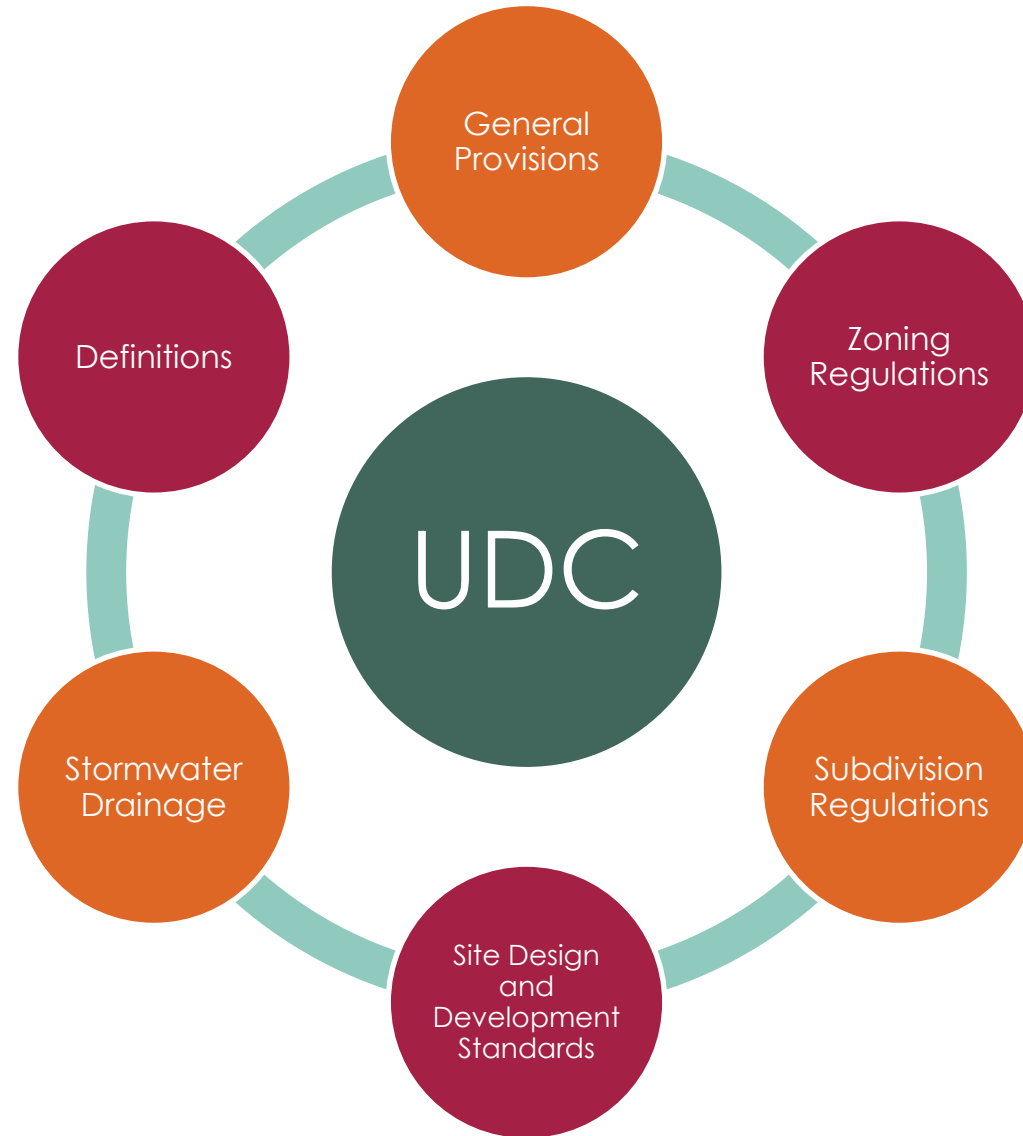
Implement and Realize the Edmond Plan

PROJECT SCHEDULE

PHASE 1	PHASE 2	PHASE 3	PHASE 4
Nov 2022	Aug 2023	June 2025	Fall 2026
Phase 1 <i>Diagnostic Report</i>	Phase 2 <i>Update Development Codes</i>	Phase 3 <i>Mapping Updates and Code Refinement</i>	Phase 4 <i>Adoption</i>



UDC Organization





Legibility and Usability



**Use of Graphics, Diagrams,
and Illustrations**



**Use of Hyperlinks in Digital
Formats**



**Use of Common
Language, Reduction of
Jargon**



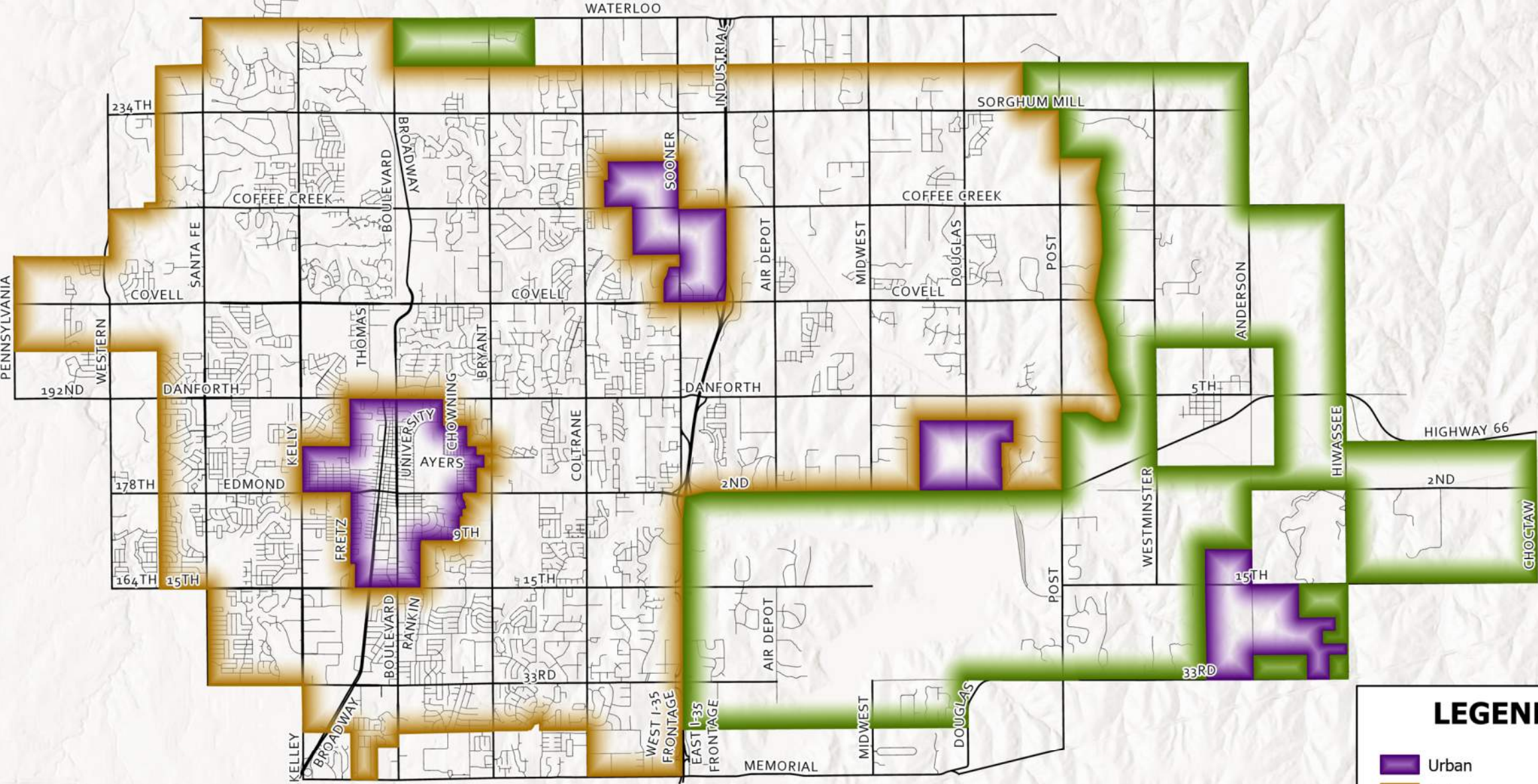
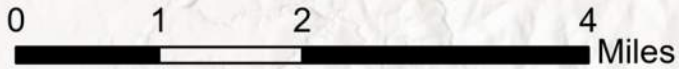
Zoning Approach

Current

- ☐ 32 Districts
- ☐ Many underutilized
- ☐ Minute differences between Districts

Proposed

- ☐ 3 Contexts
- ☐ 10 Zoning Districts (+5 Overlays)
- ☐ PUDs may be maintained
- ☐ Equivalencies established
- ☐ Relation to Comp Plan established



LEGEND

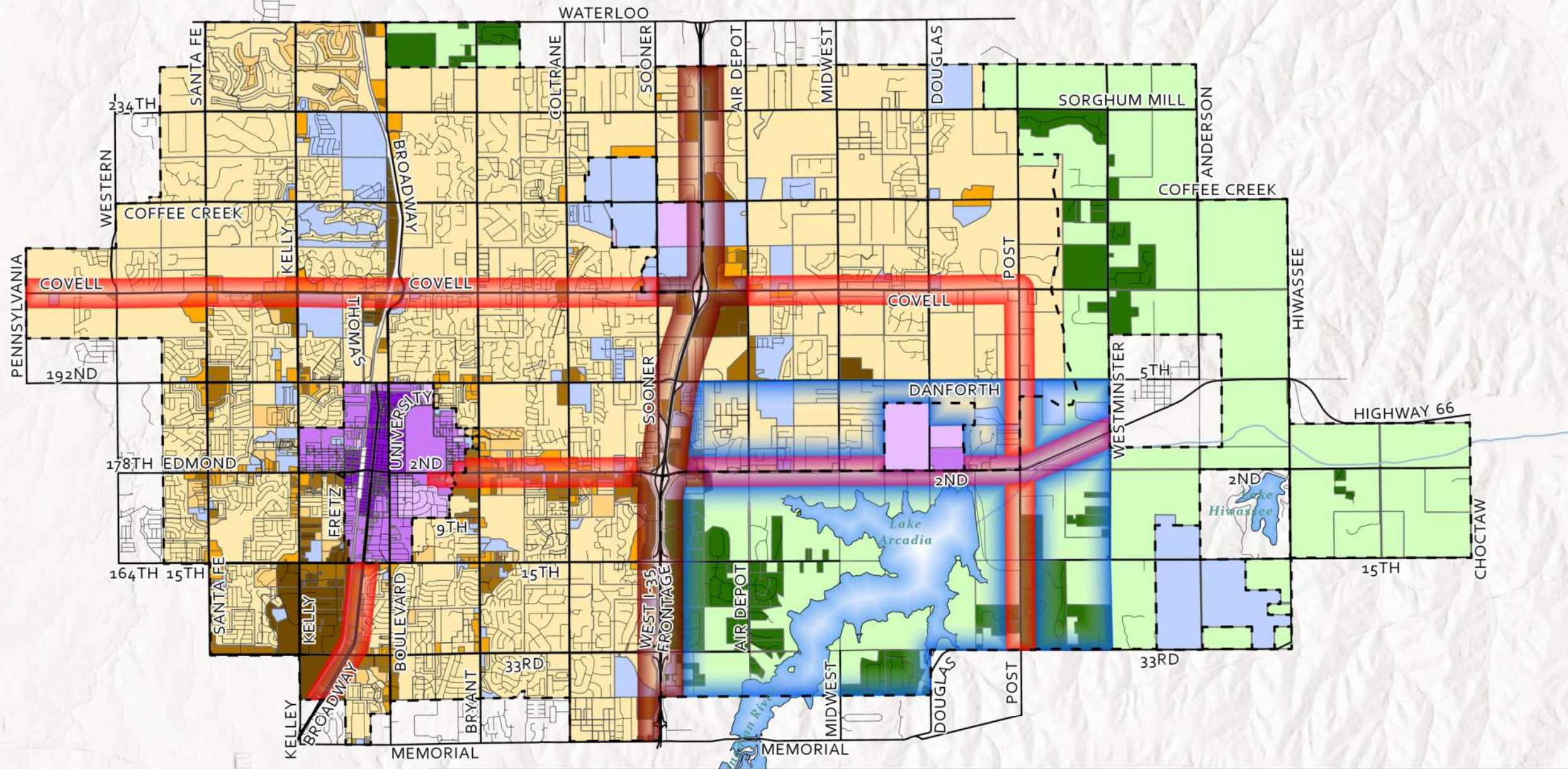
Urban

Suburban

Rural

Major Streets

Minor Streets



0 0.75 1.5 3 Miles

- Context Area
- Major Streets
- Minor Streets
- Area Lakes
- Rivers

- Zoning Overlay**
- Lake Arcadia
 - Route 66
 - I-35

- Proposed Zoning District**
- Core Network
 - Rural Agricultural Preservation (R-AG)

- Legend**
- Rural Neighborhood (R-NH)
 - Suburban Residential (S-RE)

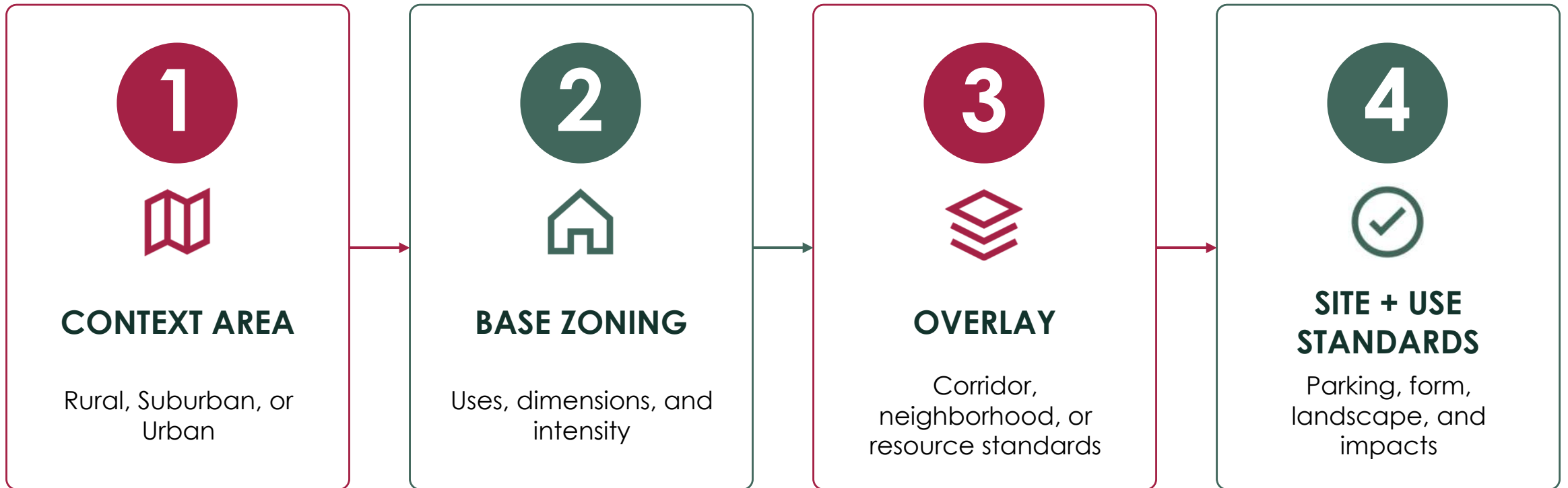
- Suburban Neighborhood (S-NH)
- Suburban Local Commercial (S-LC)

- Suburban Regional Commercial (S-RC)
- Suburban Flex Industrial (S-FI)
- Urban Edge (U-ED)

- Urban Transition (U-TR)
- Urban Core (U-CR)
- Planned Unit Development (PUD)

How it Comes Together

Context describes the place. Zoning and development standards establish the rules.



Corridor Overlay Standards



INTERSTATE 35

Regional commerce, employment, entertainment, and greater intensity

CATALYTIC



ROUTE 66

Historic character, quality design, frontage types, and neon signage

CHARACTER



CORE NETWORK

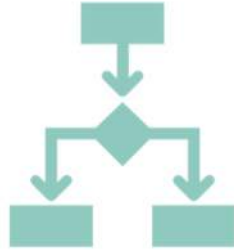
Cohesive development along primary multimodal corridors

CONNECTED

Arcadia Lake Protection

The Lake Overlay connects development decisions to long-term water quality and watershed protection.





Procedural Approach



Clarity for Applicants and Future Decision Makers

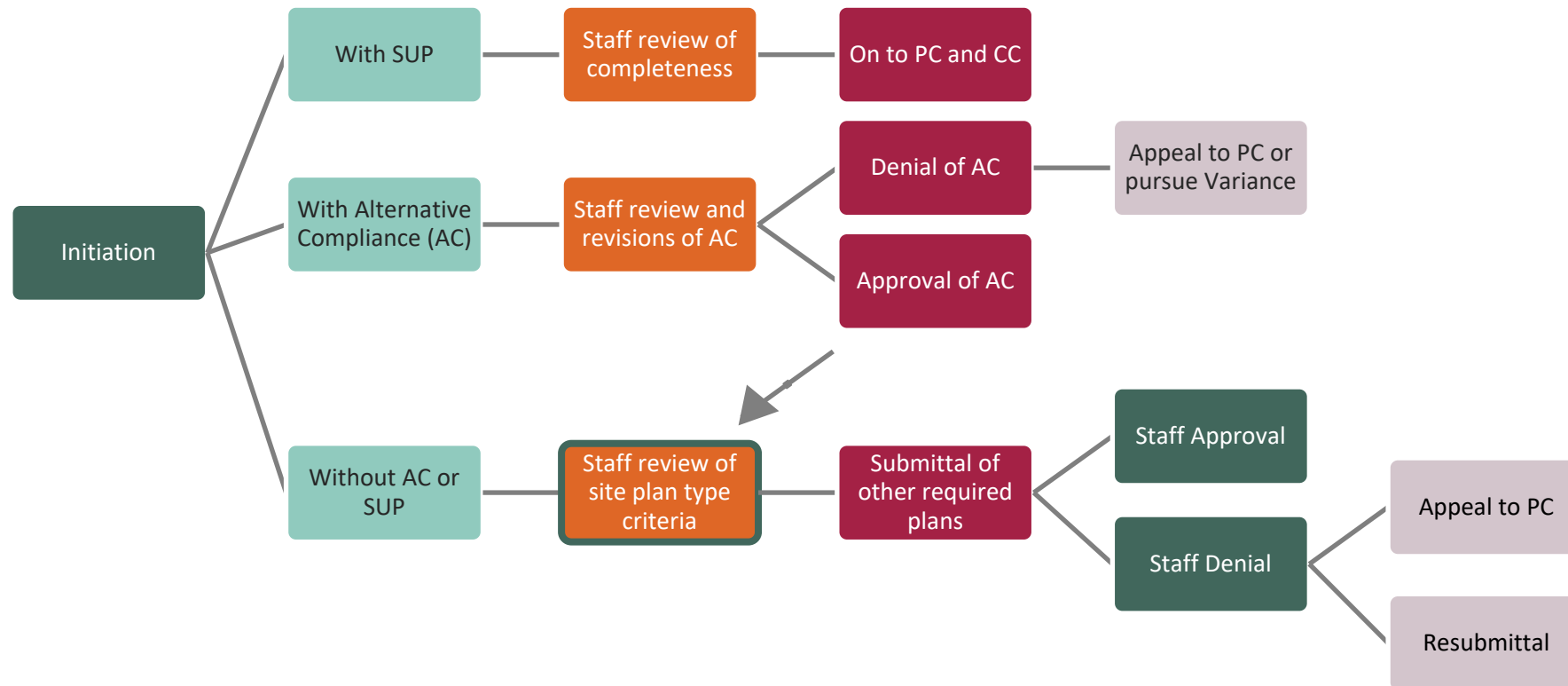


Consistency, Predictability, Fairness, Legal Soundness



Leverage Staff Expertise, Sustain Community Oversight

Site Plans



Site Plan Types – New Construction

Type	Use Subcategory
0	Low-Density Living
I	High-Density Living Group Living Agricultural Child Care Facilities
II	Artisan Industry Office and Professional Services Retail Sales Public and Civic Uses Overnight Accommodations
III	Light Industrial Heavy Industrial Vehicle/Equipment Sales/Service Marijuana Uses Entertainment and Recreation

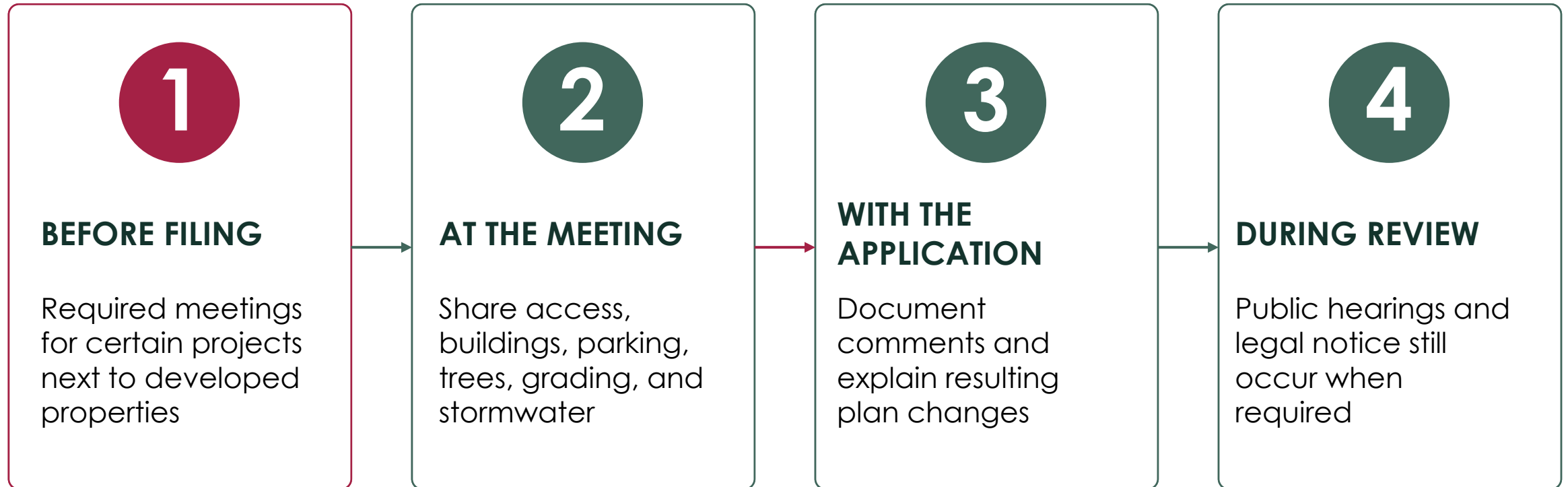
Site Plan Types – Alterations

Type	Building Criteria	Site Criteria
0	Any addition/alteration	5-9% site disturbance
I	0-10% increase in GFA or height	10-20% site disturbance; 0-10% impervious surface increase; local street access; 1,000 ft.+ from Residential property line
II	11-30% increase in GFA or height Structure(s) 15-24 years old	21-30% site disturbance; 11-30% impervious surface increase; collector/arterial access; 501-999 ft. from Residential property line
III	31%+ increase in GFA or height Structure(s) 25+ years old	31%+ site disturbance; 31%+ impervious surface increase; collector/arterial access; 0-500 ft. from Residential property line

Site Plan Submittals

Type	Submittal Requirements
0	Landscape Plan Grading and Stormwater Plan
I	Landscape Plan Parking Plan Grading and Stormwater Plan Façade Plan Utility Plan
II	Landscape Plan Parking Plan Grading and Stormwater Plan Façade Plan Utility Plan
III	Landscape Plan Parking Plan Grading and Stormwater Plan Façade Plan Lighting Plan Utility Plan

Earlier and More Structured Neighbor Input



Uses

ONE TABLE CONNECTS

USE	DISTRICT	PERMISSION	STANDARD	PARKING
Restaurant	S-LC	L	§26.02.040.C	1 / 200 SF



PERMITTED

Allowed when applicable standards are met



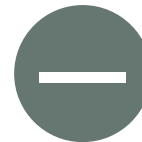
LIMITED

Allowed when use-specific standards are met



SPECIFIC USE

Requires public review and approval



NOT PERMITTED

Not allowed in the district

More Housing Options



Detached



Duplex + Triplex



Fourplex



Cottage Court

JL1



Multifamily



Accessory Unit

District location + lot and building standards + site design + compatibility requirements

Development Standards



Robust Architectural and Design Standards



Protection for Neighbors from Adverse Impacts of New Development



Standards to Support Infill Development; Maintain Neighborhood Character

Landscape

Measurable Requirements

- 15% minimum landscape area
- 30 plant units per 250 square feet
- At least 50% of plant units are trees

Context Areas

- Suburban nonresidential development adds a 10-foot street buffer
- Urban districts use downtown streetscape and frontage-based street trees

Better Parking-Lot Shade

- 12-foot front parking buffer
- Landscape island every 12 spaces
- 12-foot median between every three double rows

Existing Trees

- Preserved trees earn plant-unit credit based on tree diameter and forest priority
- Additional credit for native trees and trees preserved in buffers
- Preservation can reduce new planting while retaining mature canopy

High Standards

- At least 50% native to the Cross Timbers ecosystem
- At least 25% evergreen
- Species diversity required on larger planting plans
- Utility, soil, mulch, and long-term maintenance requirements are clarified for each context

Tree Preservation

EARLY RECOGNITION

- Natural Resource Evaluation required before Type I, II, or III site plans and preliminary plats
- Tree canopy and preservation areas identified before development design is finalized
- Priority reflects context, tract size, and forest composition

PROTECTION REQUIREMENTS

- Platted areas provide Forest Area, with preservation tied to existing canopy
- Tree Preservation Areas placed in common areas and shown on the final plat
- Contiguous areas and perimeter preservation reduce fragmentation

FOLLOW THROUGH

- Tree protection installed before grading or land disturbance
- Impacts to preserved trees require replacement preservation or a revised plan
- Preservation areas actively managed for long-term forest health

Urban Forest Replenishment Fund

1

PRESERVE

Minimum 20% preservation requirement met or maximized. Tree removal avoided.

2

CALCULATE

For unavoidable removal, UFRF calculations completed.

3

RESTORE

Funds support planting, establishment care, stewardship, grants, canopy restoration, and related public projects.



CALCULATION = ACRES REMOVED × PRESERVATION MULTIPLIER × UNIT COST

Guardrails

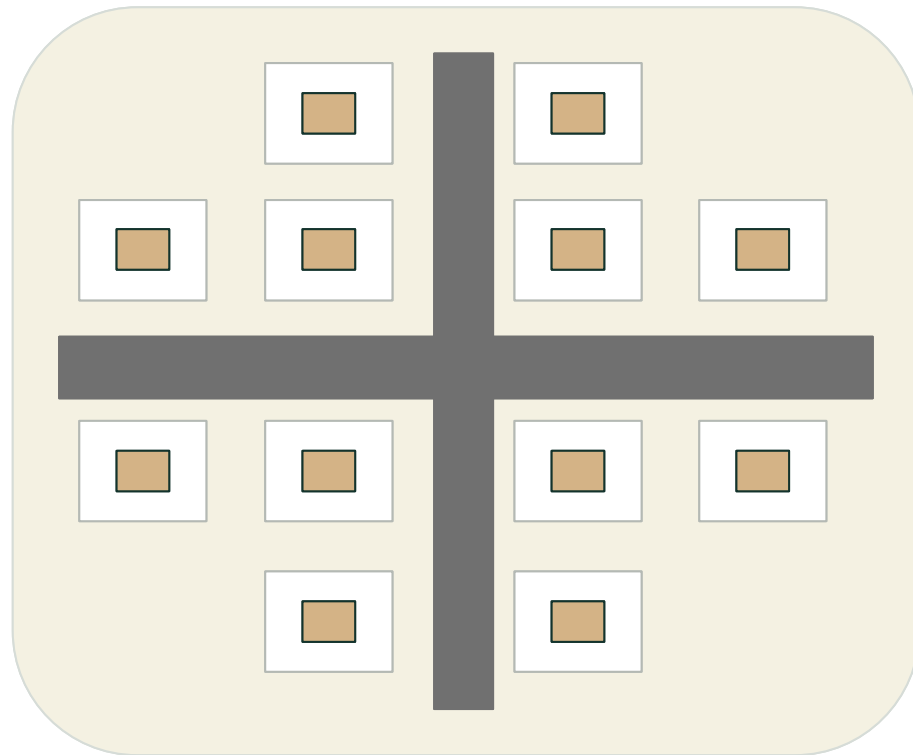
- Separate municipal account
- Public reporting
- Funds limited to urban forestry purposes

Long-Term Results

- Permanent protection
- Five-year monitoring
- 80% survival requirement

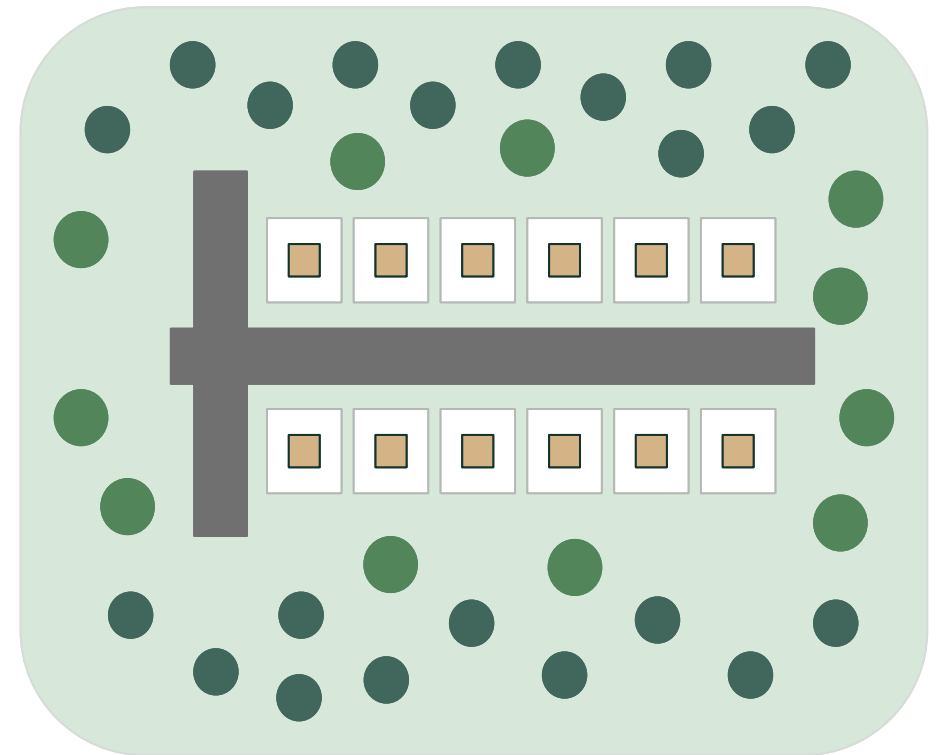
Conservation Subdivisions

CONVENTIONAL PATTERN



Larger lots | More streets | More land disturbed

CONSERVATION PATTERN



Smaller clustered lots | 50%+ permanent conservation area

Flexibility with Higher Standards

ALTERNATIVE COMPLIANCE

A different design that meets or exceeds the standard's intent

PLANNED UNIT DEVELOPMENT

A coordinated framework for innovative or unique development

VARIANCE

Limited relief based on qualifying property hardship

SUBDIVISION WAIVER

Relief when strict compliance is impractical in defined circumstances

CONDITIONS OF APPROVAL

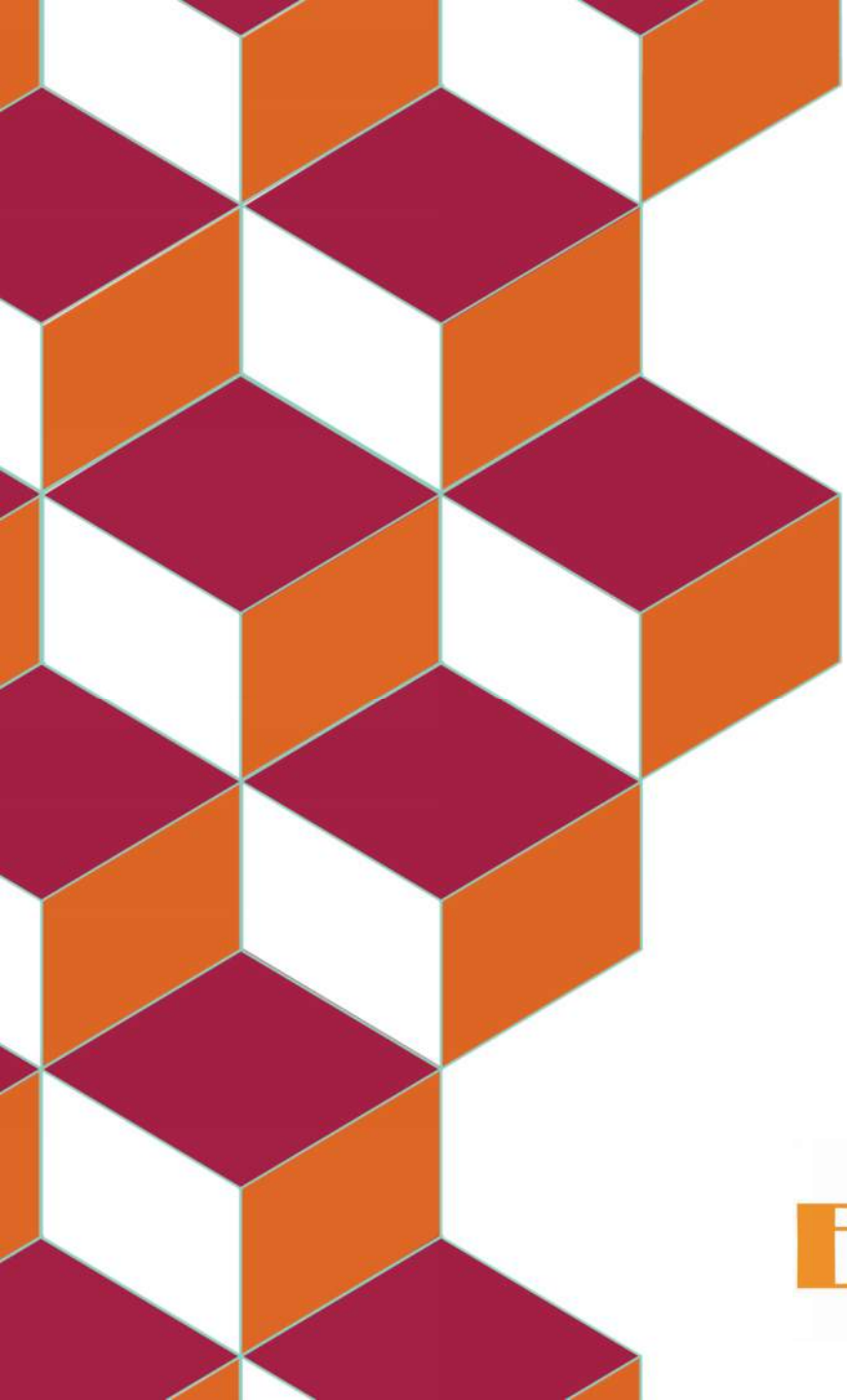
Project-specific measures addressing identified impacts

Next Steps

Public Hearings – Boards and Commissions

- *Sept 9: Urban Forestry Commission*
- *Sept 15: Central Edmond Urban District Board*
- *Sept 17: Parks and Recreation Advisory Board*
- *Sept 17: Development Impact Review Committee*
- *Sept 21: Stormwater Drainage Advisory Board*
- *Sept 22: Planning Commission*
- *Oct 1: Development Impact Review Committee*

City Council Workshops and Hearings – October



Thank You

Discussion

