



Development Code Update

Unified Development Code — City Council Update

October 27, 2025

Today's Speakers



Dawn Thomas, AICP
Project Manager



Jake Lange, AICP
Project Planner

Overview

Introduction



Development Code Contents Summary



Next Steps and Timeline

Introduction





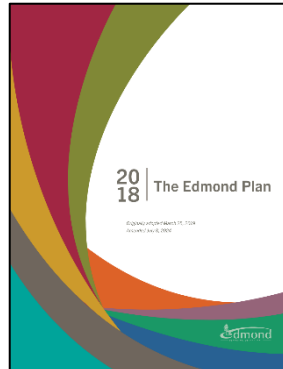
Project Purpose



Clarify and Streamline Development Procedures

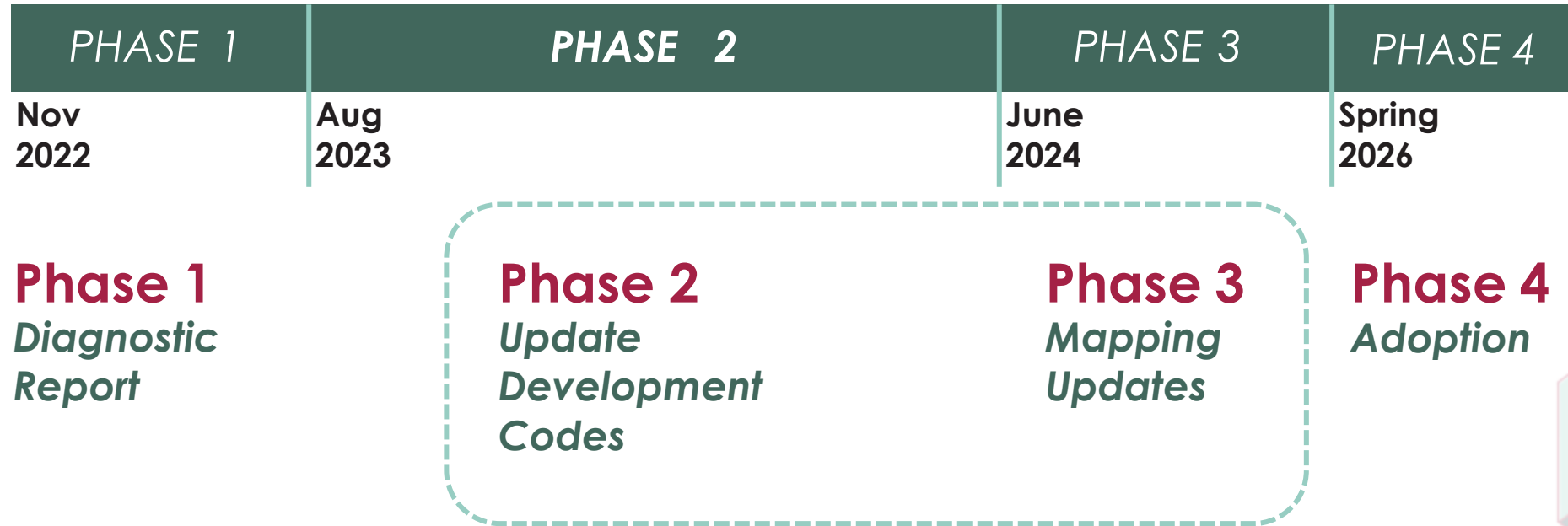


Ensure High-Quality Development Outcomes

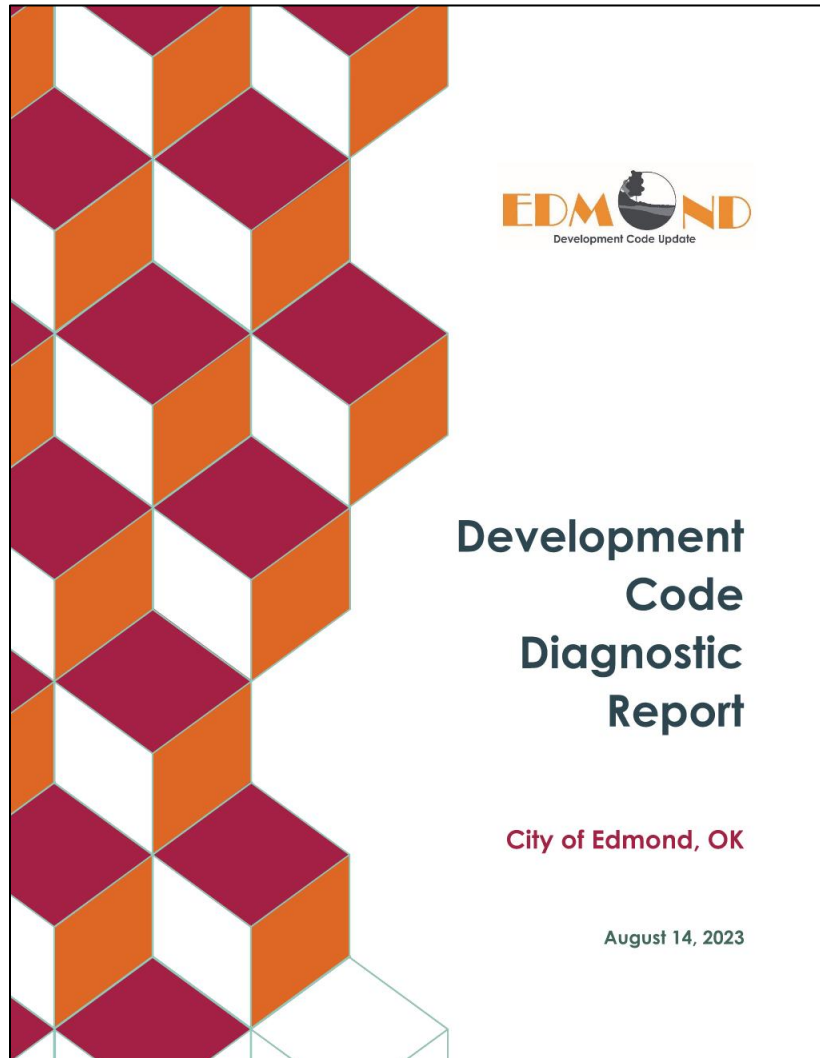


Implement and Realize the Edmond Plan

PROJECT SCHEDULE




Where is the Code Today?



Diagnostic Report

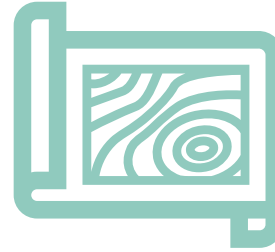
- Assessed alignment of current regulations with adopted plans and policies
- Identified general deficiencies with current regulations
- Identified opportunities for improvement in Subdivision Regulations, Zoning, and Stormwater Drainage Regulations



Proposed Code Structure



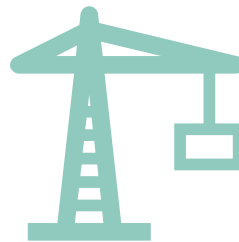
General Provisions



Zoning Regulations



Subdivision Regulations



**Site Design and
Development Standards**



Stormwater Drainage

Engagement and Review to Date

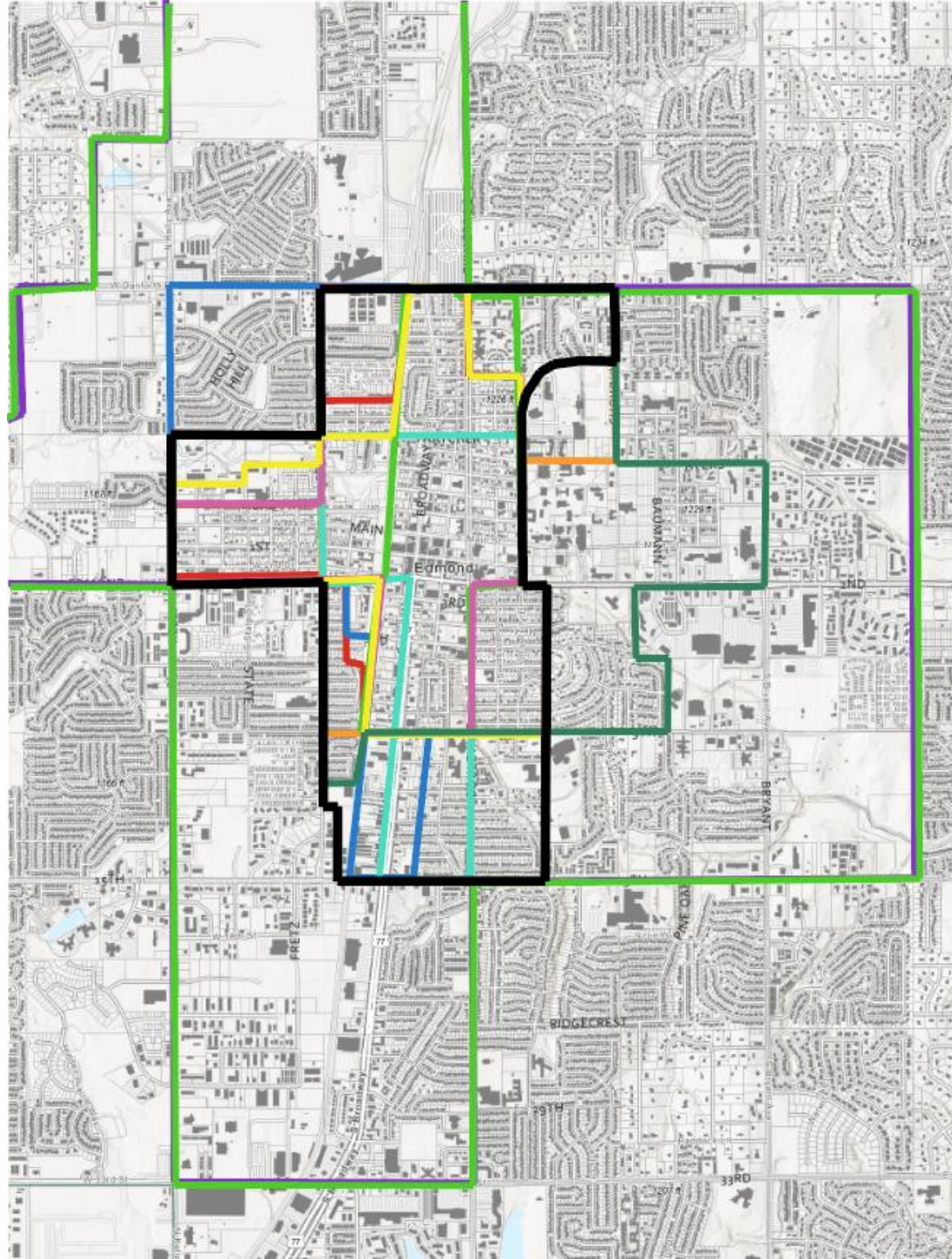
Stakeholders and Committees

- Biweekly Check-ins
- 8 Staff Workshops
- 7 Advisory Committee Meetings
- 2 Downtown Advisory Committee Mtgs.
- 1 Mid-project Update
- 1 CEUDB Debrief
- Additional Focused Meetings

General Public

- Project website available throughout the project
 - Included a brief survey early in the project
- *Forthcoming public open houses*

Downtown Boundary Exercise



Visual Preference Board Analysis



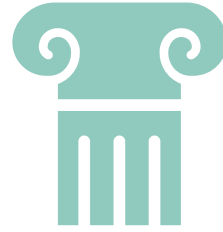
Scoring + Results



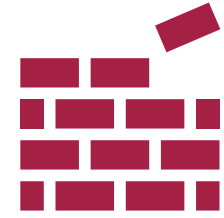
First Board					
	Historic Architecture		Architectural Design		Site Layout
Original Facades	6	Cladding and Fenestration	2	Inconspicuous Utilities	1
Midcentury Facades	-4	Balconies and Ornamentation	1.5	Off-street Parking	-1.5
Modern Facades	-4	Design Variation	1	Variable Massing and Scale	-2.5
Painted or Altered Facades	4.5	Bright Colors	-3	Pedestrian Circulation	4

Second Board					
	Commercial		Residential		Infill Development
Commercial One-story	-2	Small-lot Single Family	3.5	Minor Infill; Single-family	2
Commercial Two-story	-0.5	Small Missing Middle	1.5	Moderate Infill; Pocket Neighborhoods	6
Main Street Inspired	2.5	Large Missing Middle	0.5	Major Infill; Mixed-Use	1
Storefront Fenestration	5.5	Large Apartments	2	Adaptive Reuse	4

Priorities



Historic Preservation



Quality Building Materials



Pedestrian Paths



Storefront Fenestration

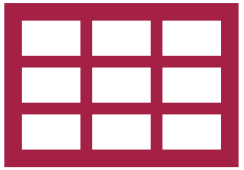


Small-lot Single-family



Moderate Intensity Infill

Summary of Feedback to Date



**Permitted
Uses**



**Clarity/
Distinction
between
Districts**



**Setbacks
and
Dimensional
Standards**



**Landscape
and Site Plan
Requirements**



**Flexibility
and PUDs**

General Provisions



Contents

Components

- Establishment
- Enforcement
- Nonconformities
- Approval Authorities
- Universal Procedures

Intent

- The General Provisions Chapter provides foundational language establishing the authority and jurisdiction of the UDC and provides applicants with insights into certain universal procedures

Universal Procedures

Procedures Established

- Application Processing
- Limitation of Resubmittal of Application
- Plan or Permit Validity and Expiration
- UDC Text Amendment
- Comprehensive Plan Amendment
- Public Notice
- Public Hearing
- Appeals

Subdivision Regulations



Contents

Components

- Subdivision General Provisions
- Plat Improvements
- Subdivision Procedures

Intent

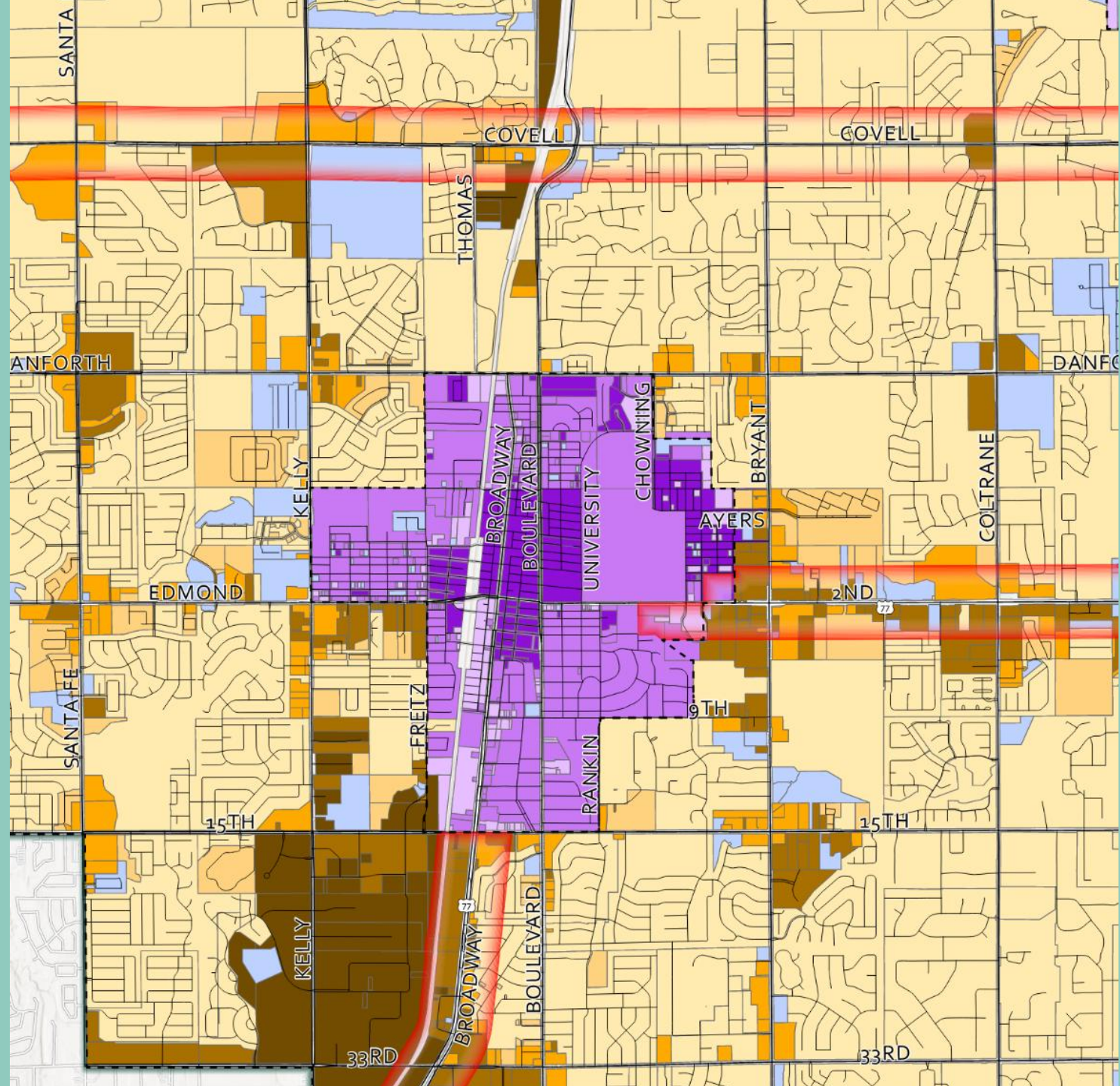
- The Subdivision Regulations chapter establishes different land division types (e.g. preliminary versus final plat), standards for the installation of public improvements and easements for utilities, and procedures necessary for the subdivision of land

Subdivision Procedures

Procedures Established

- Preliminary Plat
- Final Plat
- Lot Splits and Lot Line Adjustments
- Vacation of Plats and Replats
- Subdivision Waiver

Context Areas and Zoning Districts



Zoning Districts

Base Zoning Districts	
<i>Residential</i>	
G-A	General Agricultural
R-1	Rural Estate
R-2-A	Suburban Estate
A	Single-Family
B	Two-Family Dwelling
C-1	Low Density Multiple-Family
C-2	Medium Density Multiple-Family
C-3	High Density Multiple-Family Residential and Community Services
G-1	Mobile Home Subdivision
<i>Nonresidential</i>	
D-O	Suburban Office
D-1	Restricted Retail Commercial
D-2A	Light Retail General Commercial
D-3	Office Commercial
D-4	Limited Light Retail Commercial
E-1	Retail General Commercial
E-2	Open Display Commercial
E-3	Restricted Light Industrial
F-O	Limited Light Industrial and General Office Corridor
F-1	Light Industrial
<i>Special Purpose</i>	
F-1-A	Planned Light Industrial
F-1-B	Special Industrial District, Including Limited Outdoor Storage
F-2	Heavy Industrial
CBD	Central Business District
DRD	Downtown Residential
D1-NRC	Restricted Commercial—Non-Residential Conversions
L-1	Lake Preservation
L-2	Lake Residential
L-5	Restricted Lake Commercial
D-LU	Light Commercial, Limited Use
E-LU	Heavy Commercial, Limited Use
Overlay Districts	
PUD	Planned Unit Development
F/SD	Fraternity or Sorority District

Current



☐ 32 Districts

☐ Many underutilized

☐ Minute differences between Districts

City of Edmond

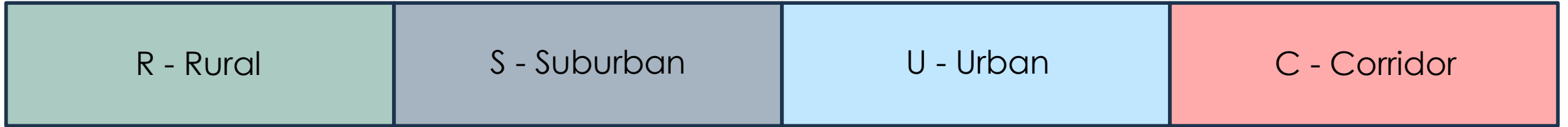
Zoning Map

This map displays the City of Edmond's zoning districts. The legend identifies the following categories:

- Zoning Overlays:**
 - ARCADIA LAKE DISTRICT
 - DOWNTOWN DISTRICT
 - GREEK DISTRICT
 - I35 CORRIDOR
 - RT 66 CORRIDOR DISTRICT
- Zoning Categories:**
 - Single Family Residential (A)
 - Two Family Residential (B)
 - Low Density Multiple Family Residential (C-1)
 - Medium Density Residential (C-2)
 - High Density Residential and Community Services (C-3)
 - Edmond Downtown Redevelopment District (CBD)
 - Suburban Office District (D-O)
 - Restricted Commercial District (D-1)
 - Restricted Commercial - Non-Residential Conversions (D1NRC)
 - Neighborhood Commercial (D-2) - Repeated
 - Office Commercial (D-3)
 - Downtown Residential District (DRD)
 - General Commercial (E-1)
 - Open Display Commercial (E-2)
 - Restricted Light Industrial (E-3)
 - Heavy Commercial, Limited Use (E-LU)
 - Limited Light Commercial and General Office Corridor (F-D)
 - Light Industrial (F-1)
 - Planned Light Industrial (F-1-A)
 - Special Industrial, Including Limited Outdoor Storage (F-1-B)
 - Heavy Industrial (F-2)
 - General Agriculture (G-A)
 - Lake Preservation (L-1)
 - Lake Residential (L-2)
 - Lake Commercial (L-3) - Repeated
 - General Lake Commercial (L-4) - Repeated
 - Restricted Lake Commercial (L-5)
 - Rural Estate Dwelling (R-1)
 - Urban Estate Dwelling (R-2) - Repeated
 - Suburban Estate Dwelling (R-2-A)
 - Private Street Dwelling (R-3)
 - P/Z Planned Unit Development (PUD)
 - No Data (Right-of-Ways)
 - Edmond City Limits
 - Area Lakes

The map shows various streets including Waterloo, Sorghum Villa, Coffee Creek, Covell, and others. It also features geographical elements like Lake Arapahoe and the Deep Fork of Canadian River.

Context Areas



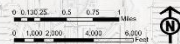
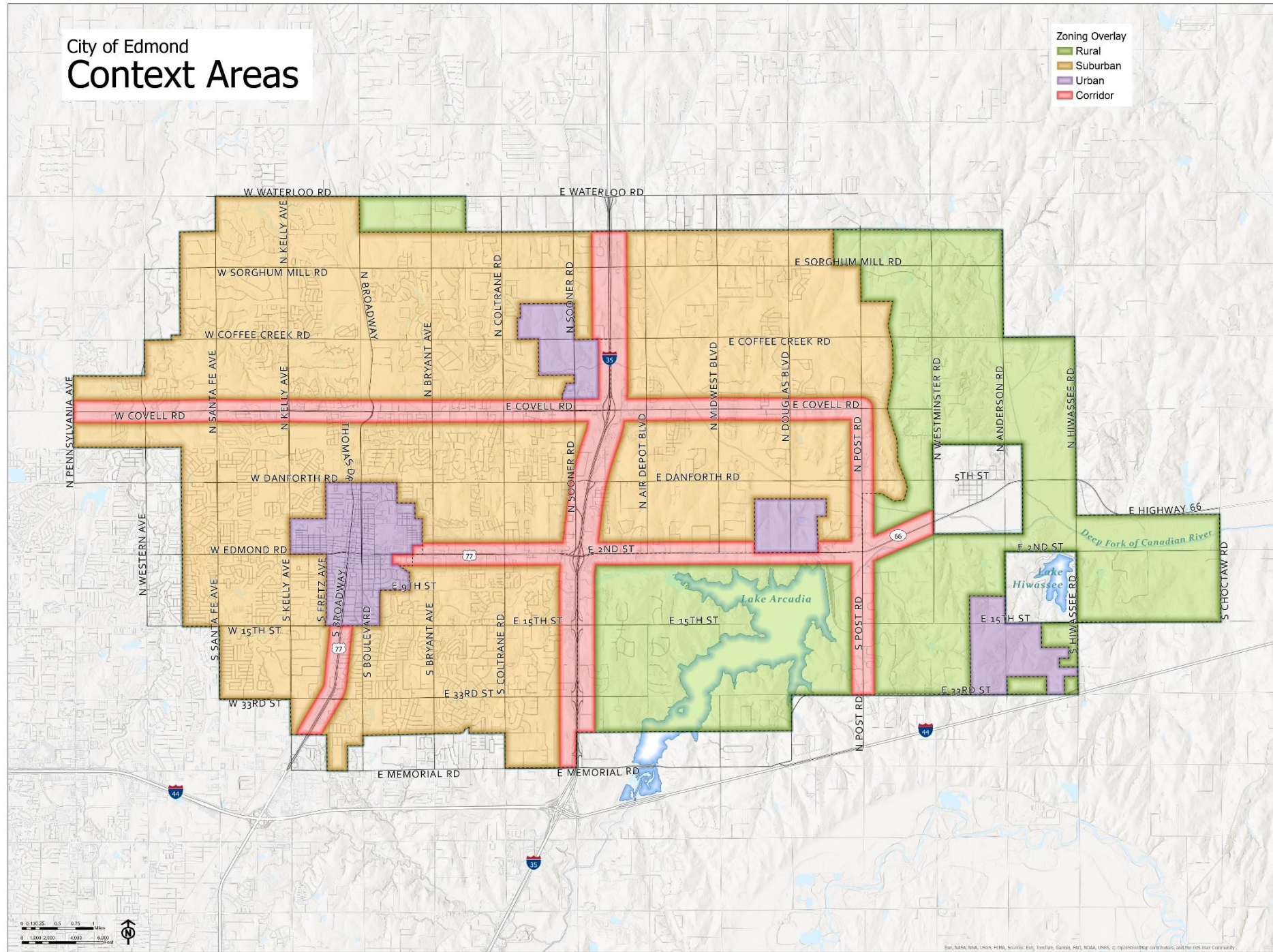
Proposed



- ☐ 3 Base Contexts
- ☐ 1 Overlay
- ☐ Based on Development Patterns

City of Edmond Context Areas

- Zoning Overlay
- Rural
 - Suburban
 - Urban
 - Corridor



Map: NASA, NOAA, USGS, FEMA, Source: Esri, TomTom, Garmin, FACS, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning Districts

R – Rural		S – Suburban					U - Urban			C – Corridor		
AG – Agricultural Preservation	NH – Neighborhood	RE - Residential	NH – Neighborhood	LC – Local Commercial	RC – Regional Commercial	FI – Flex Industrial	CR – Core	TR – Transition	ED – Edge	IS – U.S. Interstate 35	RT – Route 66	CN – Core Network

Zoning Districts

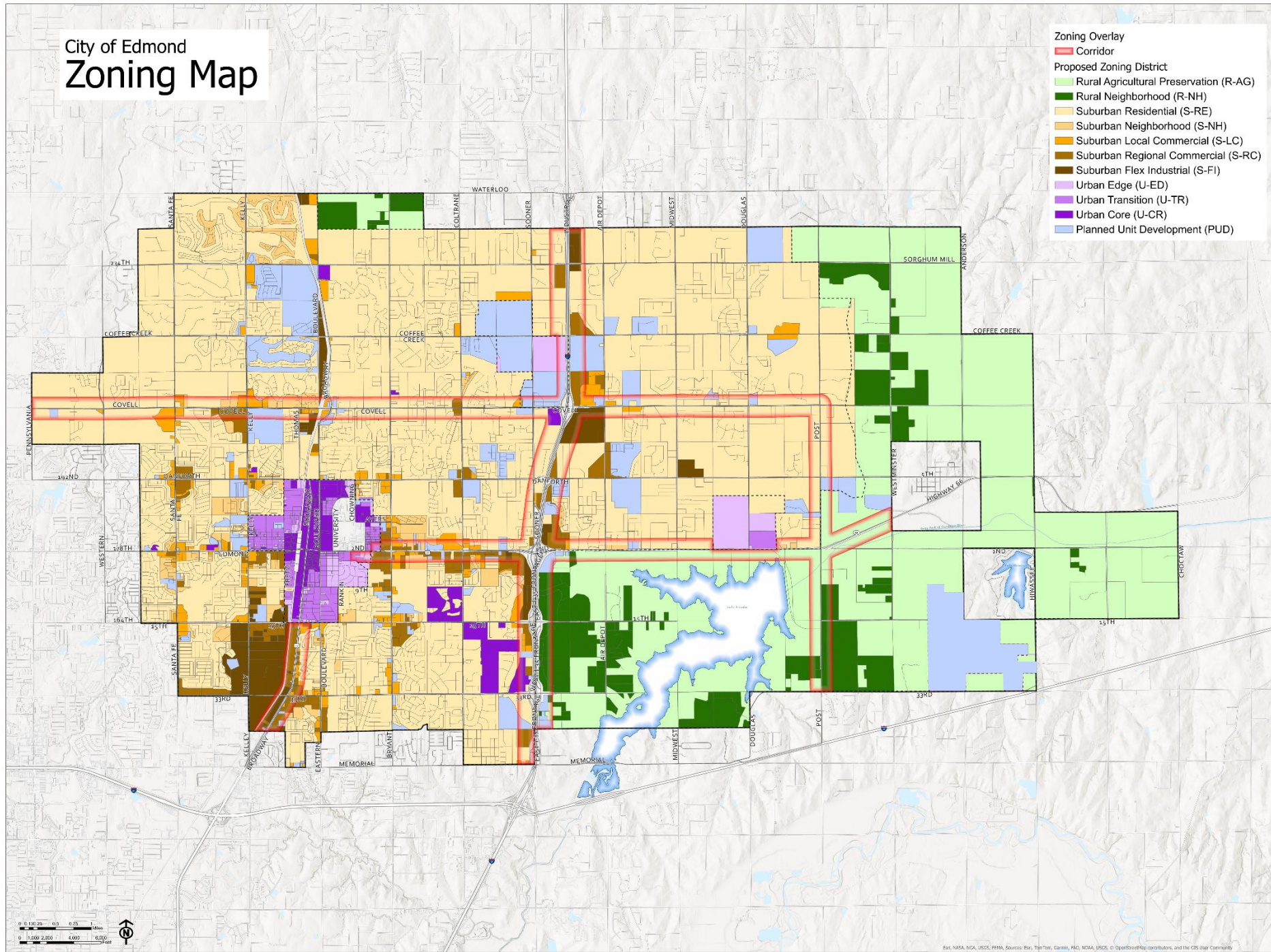
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Proposed

- ☐ 4 Contexts (3 Base +1 Overlay)
- ☐ 10 Zoning Districts (+3 Overlays)
- ☐ PUDs maintained
- ☐ Equivalencies established
- ☐ Relation to Comp Plan established

City of Edmond Zoning Map

- Zoning Overlay**
- Corridor
- Proposed Zoning District**
- Rural Agricultural Preservation (R-AG)
 - 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)



Zoning Methodology

4.3.3 Open Space

Description and Context	Relatively large areas appropriate for unmodified natural lands, flood plains, large parks (>30 acres), platted common areas larger than a few acres that provide multiple benefits (storm water management, recreation, tree preservation, interconnected habitats, etc.) to nearby areas, and major trail system components.
Building Types	Small single-story structures designed to support the primary function as a recreation or natural amenity
Site Design	N/A
Transportation Network, Circulation, and Access	Roads, streets, transit, sidewalks, and trails all have a role to play in maximizing access to these community resources. Within the Category itself, small access roads, multiuse trails, and walking paths provide both access and recreation functions.
Utility Access	Some structures may require water and sewer service. Electricity for lighting and basic building functionality (lights, security, cleaning equipment, etc.) may be appropriate in some open spaces.
Public Space Types	All types and sizes of parks, trails, playgrounds, native ecosystem areas, pavilions, and passive and active recreation spaces are accommodated and appropriate.
Green Zoning Districts	
Yellow Zoning Districts	G-A, PUD
Performance Criteria	>85% pervious cover; >75% existing canopy preserved*
Red Zoning Districts	There is not an “open space” zoning district for medium to large areas like those described and envisioned in this Plan Category.

*e.g. Hafer Park and Pelican Bay occupy 91 acres, 6 acres of which are impervious resulting in ~93% pervious coverage

Alignments

- ☐ Districts: What existing zoning districts equate to proposed districts
- ☐ FLUCs: What FLUM categories do the proposed districts implement

U-CR

Description and Purpose		
The Urban – Core District fosters a vibrant environment focused on urban form with buildings located near the street and emphasizing the pedestrian realm. This district is designed to be a destination and an employment center, complemented by urban living options. By prioritizing walkability and mixed-use development, this district is a dynamic and attractive hub for residents and visitors alike.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	20 feet
C	Impervious Surface Coverage (max.)	N/A
Setback Requirements		
D	Front Yard (min.)	N/A
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	N/A
G	Side Yard (min.)	N/A
H	Corner Side Yard (min.)	N/A
Building Requirements		
I	Building Height (min.)	3 stories
J	Building Height (max.)	6 stories
K	Building Footprint (max.)	N/A
Special Requirements		
N/A		

Alignments

- ☐ Districts: CBD, DRD, D-1-NRC
- ☐ FLU: Downtown Core, Urban Neighborhood, University Neighborhood

U-TR

Description and Purpose		
The Urban – Transition District supports a balanced environment that bridges the core urban areas with nearby neighborhoods. Building form is urban in nature but at a lower intensity than the Urban Core District to promote compatibility with surrounding areas. This district is a blend of land uses, including shopping, dining, and a variety of residential options.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	30 feet
C	Impervious Surface Coverage (max.)	N/A
Setback Requirements		
D	Front Yard (min.)	N/A
E	Front Yard (max.)	10 feet
F	Rear Yard (min.)	N/A
G	Side Yard (min.)	N/A
H	Corner Side Yard (min.)	N/A
Building Requirements		
I	Building Height (max.)	60 feet
J	Building Footprint (max.)	10,000 square feet
Special Requirements		
N/A		

Alignments

- ☐ Districts: L-2, L-5
- ☐ FLU: Village Low, Village Moderate, Town Square

U-ED

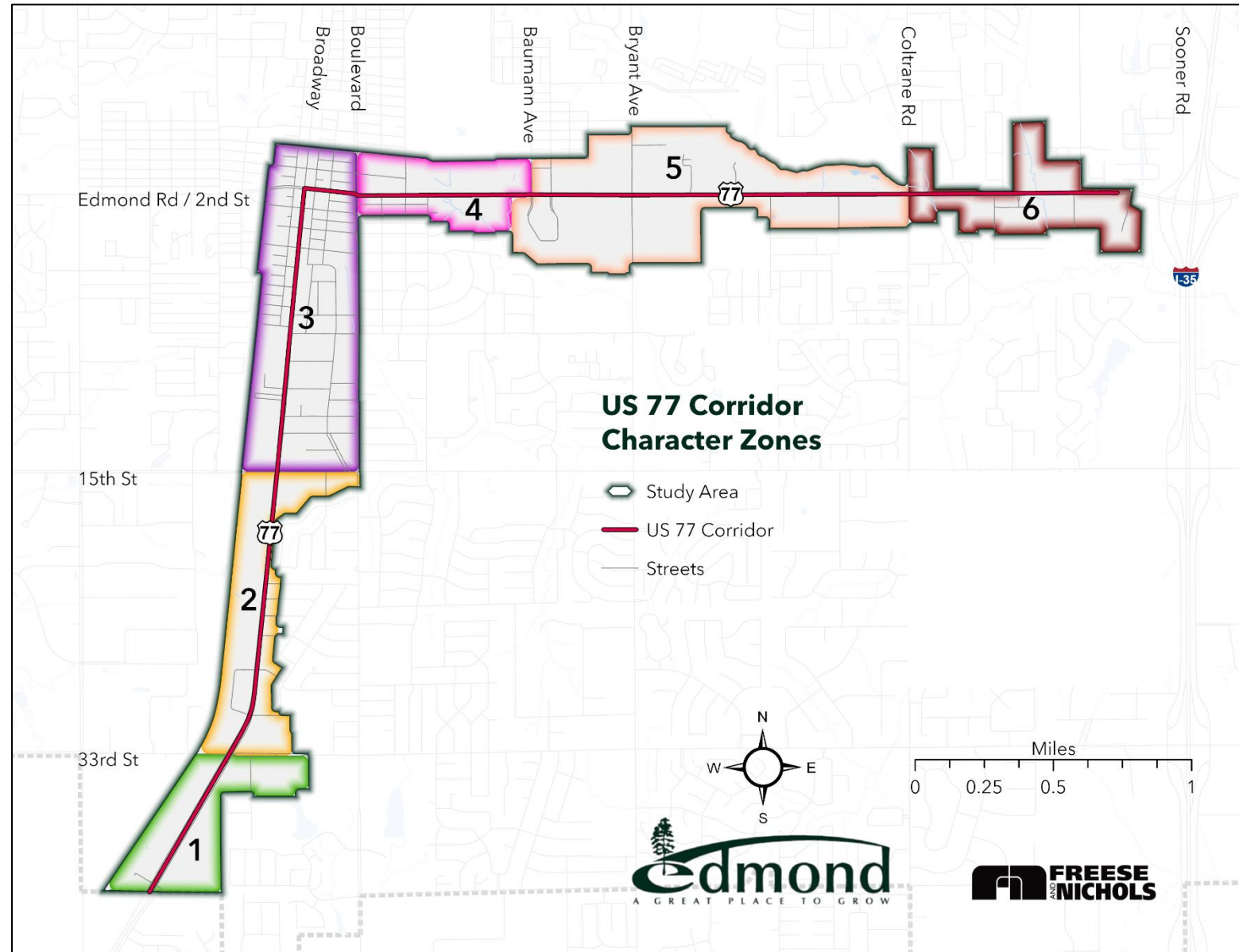
Description and Purpose		
The Urban – Edge District prioritizes residential living while accommodating some local retail and office storefronts. Smaller-scale, low-rise urban forms are most appropriate. This district supports a variety of housing to create welcoming and diverse neighborhoods. The district ensures convenient access to amenities by integrating essential services and businesses while maintaining a primarily residential character.		
Lot Requirements		
A	Lot Area (min.)	N/A
B	Lot Width (min.)	35 feet
C	Impervious Surface Coverage (max.)	N/A
Setback Requirements		
D	Front Yard (min.)	5 feet
E	Front Yard (max.)	30 feet
F	Rear Yard (min.)	5 feet
G	Side Yard (min.)	5 feet
H	Corner Side Yard (min.)	5 feet
Building Requirements		
I	Building Height (max.)	45 feet
J	Building Footprint (max.)	20,000 square feet
Special Requirements		
The minimum side yard setback shall not apply to duplex or townhome developments.		

Alignments

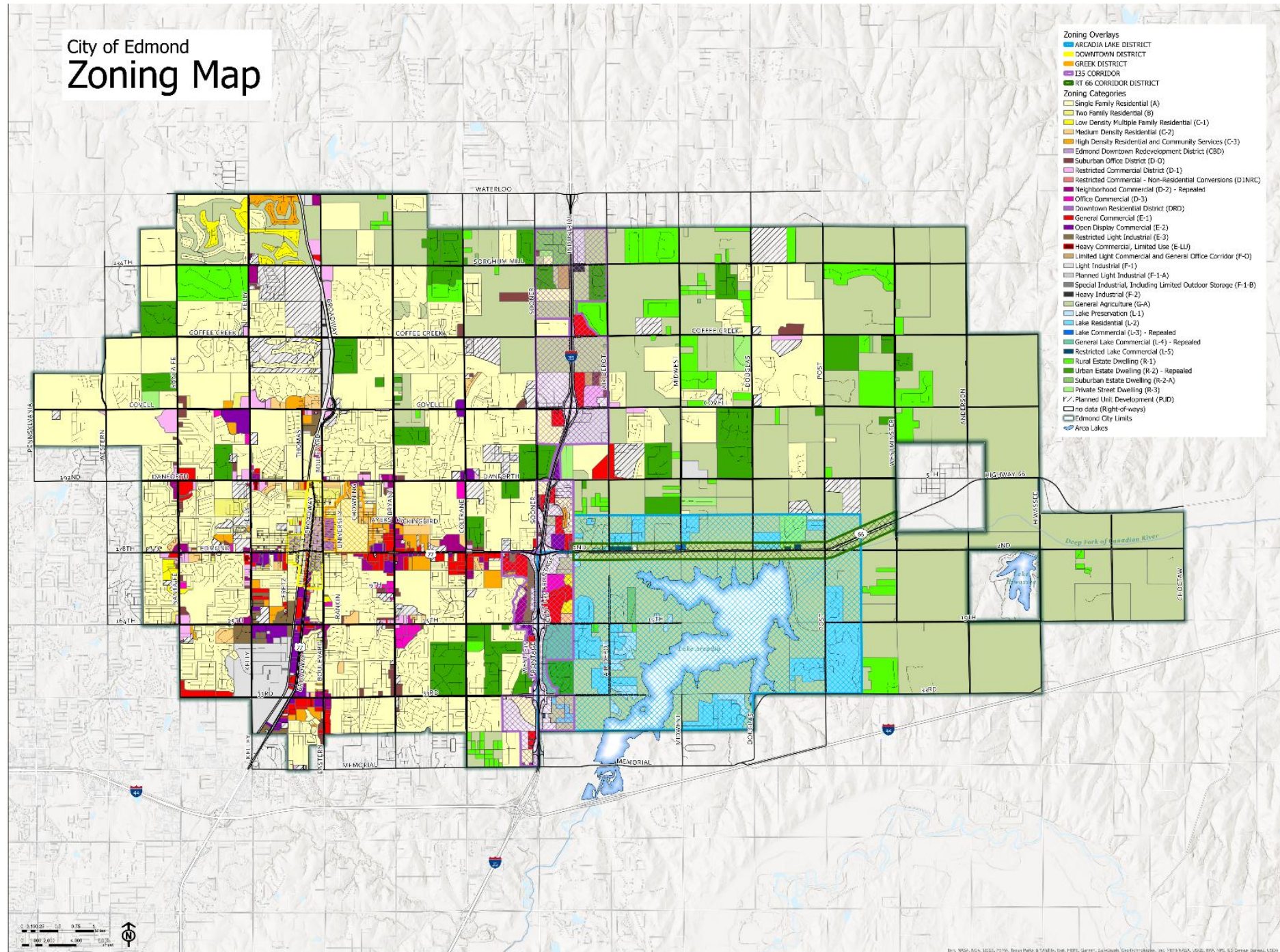
☐ Districts: C-3, D-1, D-2-A, D-3, D-4, E-1, E-3, F-O, F-1, F-1-A, D-LU, E-LU

☐ FLU: Urban Center, Mixed Use Campus, Employment, Destination Retail, Civic/Inst.

2nd & Broadway Corridors Master Plan

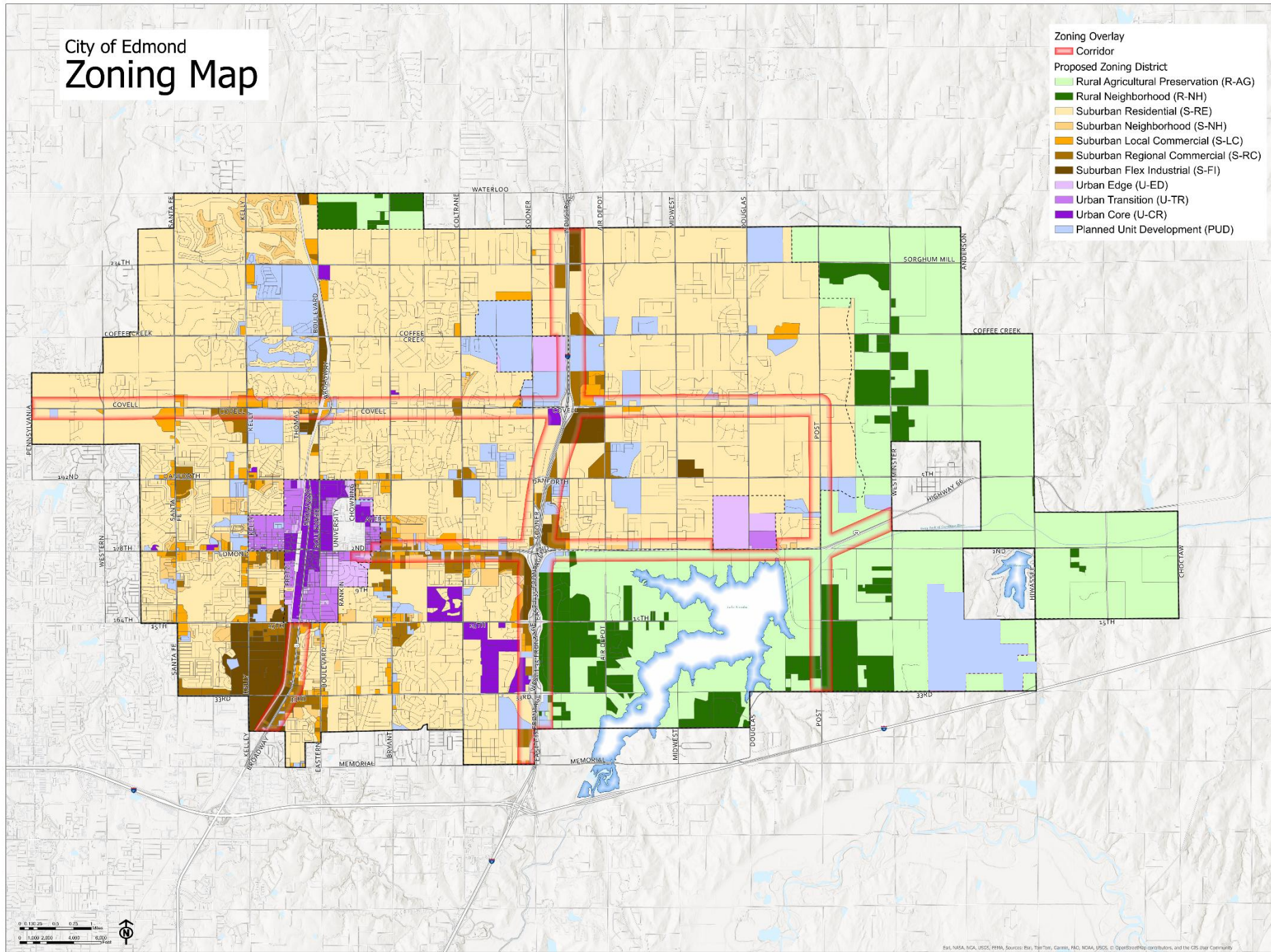


City of Edmond Zoning Map



City of Edmond Zoning Map

- Zoning Overlay**
- Corridor
- Proposed Zoning District**
- Rural Agricultural Preservation (R-AG)
 - 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)



Basemap: Esri, NASA, NOAA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FDOT, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning Procedures

Procedures Established

- Annexation
- Zoning Map Amendments (Rezoning)
- Specific Use Permits (SUPs)
- Temporary Use Permits
- Planned Unit Developments (PUDs)
- Zoning Variances
- Zoning Special Exceptions

Land Uses

Use	A, Single-Family Dwelling District.	B, Two-Family Dwelling.	C-1, Low Density Multiple-Family.	C-2, Medium Density Multiple-Family.	C-3, High Density Multiple-Family Residential and Commercial Services.	CBD, Central Business District.	D-1, Restricted Retail Commercial.
Agriculture (except Medical Marijuana Commercial Grow)	-	-	-	-	-	-	-
Airport	-	-	-	-	-	-	-
All Commercial uses (see 22.4.35(D))	-	-	-	-	-	-	-
All Public and Civic (see 22.4.35(C)) uses except for the following:	-	-	-	-	-	-	-
All other principal uses not prohibited by this Title except for residential uses	-	-	-	-	-	-	-
Animals, raising of (except for hogs or commercial feed lots)	-	-	-	-	-	-	-
Any drive-thru facility for any use listed above in a sensitive border condition abutting residential development	-	-	-	-	-	-	S
Any drive-thru facility for any use listed above in a sensitive border condition abutting residential development.	-	-	-	-	-	-	-
Any of the above uses with a drive-thru facility	-	-	-	-	-	-	-
Art/photography gallery or studio	-	-	-	-	-	-	P
Bank or other financial institution	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	-	-	P	S
Car wash, automated or self-service	-	-	-	-	-	-	S
Cemetery	-	-	-	-	-	-	-
Child Care Center	-	-	-	-	-	-	S
Child Care Center (see 22.4.35(C)(2))	-	-	-	-	-	P	-
Child care center	-	-	-	-	-	-	-
Community Service (see 22.4.35(C)(1))	-	-	-	-	-	P	-
Concrete batch plant or transit mix plant	-	-	-	-	-	-	-
Convalescent, rest or nursing home or extended care facility	-	-	-	S	S	-	-
Convenience store or fuel sales	-	-	-	-	-	-	S
Convenience store with fuel sales	-	-	-	-	-	-	-
Convenience store without fuel sales	-	-	-	-	-	-	-
Country club/Golf Course	-	-	S	-	-	-	-
Country club/Golf course	S	S	-	-	-	-	-

Current*

- ☐ 128 Total Unique Uses
- ☐ 6.8% Permitted
- ☐ 2.4% Special Use Permit
- ☐ 90.9% Prohibited

Land Uses

Context Area →	R – Rural		S – Suburban					U – Urban			C – Corridor		
District →	AG – Agricultural Preservation	NH – Neighborhood	RE – Residential	NH – Neighborhood	LC – Local Commercial	RC – Regional Commercial	FI – Flex Industrial	CR – Core	TR – Transition	ED – Edge	IS – U.S. Interstate 35	RT – Route 66	CN – Core Network
P = Permitted													
L = Limited; permitted with use-specific regulations													
S = Specific Use Permit required													
Blank = Prohibited													
Cottage Court				L	L				L	L		L	L
Duplex	P	P	P	P						P		P	
Manufactured Home	L	L	L	L						L		L	
Mobile Home													
Modular Home													
Single-Family Dwelling	P	P	P	P						P		P	
Triplex				P	P				P	P		P	

Proposed

- 80 Defined Uses
- 25.5% Permitted
- 1.1% Specific Use Permit
- 21.7% Limited Use
- 51.8% Prohibited

Land Uses

Current*



- ☐ 128 Total Unique Uses
- ☐ 6.8% Permitted
- ☐ 2.4% Special Use Permit
- ☐ 90.9% Prohibited

Proposed



- ☐ 80 Defined Uses
- ☐ 25.5% Permitted
- ☐ 1.1% Special Use Permit
- ☐ 21.7% Limited Use
- ☐ 51.8% Prohibited

Land Uses

Symbol	Meaning	Description
P	Permitted By-Right	A “P” in a zoning district column indicates that a use is permitted by right. These uses are subject to all other applicable regulations of this UDC.
L	Limited Use	An “L” in a zoning district column indicates that a use is permitted by right, provided that it meets any applicable use-specific regulations. These uses are subject to all other applicable regulations of this UDC.
S	Specific Use Permit	An “S” in a zoning district column indicates that a use requires a Specific Use Permit. See 24.07.080. Specific Use Permit for requirements.
	Not Permitted	A blank cell in a zoning district column indicates that a use is not permitted the zoning district.

Use-based Standards

Purpose

- To ensure the unique needs and impacts of certain uses are accounted for
- To protect adjacent uses from such impacts where universal development standards may need supplementation

Application

- May apply to a given use in all districts
- May apply to a given use only in certain districts
- May supersede any universal development standard (dimensions, landscaping, screening, fencing, lighting, etc.)

Use-based Standards

Drive-In

(i) In all districts:

(a) Drive-Ins with service speakers shall not be permitted within 150 feet of an S-RE District unless the speaker is appropriately screened with sound abatement materials.

Drive-Thru

(i) In all districts:

(a) Drive-Thrus with service speakers shall not be permitted within 150 feet of an S-RE District unless the speaker is appropriately screened with sound abatement materials.

Use-based Standards

Fuel Pumps

- (i) In the all districts:
 - (a) Fuel Pumps are permitted at a maximum of two corners of any intersection. The properties abutting the third and/or fourth corners of any intersection may construct Fuel Pumps provided that they are oriented away from the intersection, and that the primary building frontage instead faces the intersection.
 - (b) Fuel Pumps shall be located at least 250 feet from an S-RE District.
 - (c) Fuel Pumps do not have to meet the spacing requirement if a Major or Minor Arterial separates the Fuel Pumps from an S-RE District.
- (ii) In the Urban and Corridor Context Areas:
 - (a) Canopy support columns shall be fully encased with masonry materials that are complementary to those used on the primary building.
 - (b) The canopy band face shall be of a color consistent with the primary building or an accent color and may not be backlit or used as signage.

Use-based Standards

Hotel

- (i) In the R-NH district:
 - (a) The use must have access to a Collector or higher classification roadway.
- (ii) In the Urban Context Area:
 - (a) The use shall construct any provided off-street parking as structured or subterranean parking. Surface parking lots are prohibited.
 - (b) The Hotel shall provide on the ground floor one or more of the following:
 - i. Publicly accessible Retail Sales uses such as clothing stores, book stores, stationery stores, art galleries, shoe stores, antique shops, secondhand stores, record stores, or toy stores
 - ii. Publicly accessible Personal Service uses such as portrait/photographic studios, beauty or barber shops, hair and nail salons, tanning services, massage spas, tailors, dressmakers, or shoe repair
 - iii. A publicly accessible Restaurant
 - iv. A publicly accessible Tavern/Bar
 - (c) The design of fenestration, ingress, signage, and outdoor accommodations for patrons of these uses shall engage with and activate the street and enhance the pedestrian experience.

Temporary Use Types

Temporary Use Type (Right) Applicable Standards (Below)	A	B	C
Operational Period			
1-15 consecutive days	X		
16-30 consecutive days		X	
31-90 consecutive days			X
Standards and Facilities			
Mitigation required	No	Yes	Yes
Parking required	No	Yes	Yes
Refuse facilities required	No	Yes	Yes
Sanitary facilities required	No	No	Yes

Temporary Use Types

Temporary Use Type (Right) Applicable Standards (Below)	A	B	C
Operational Period			
1-15 consecutive days	X		
16-30 consecutive days		X	
31-90 consecutive days			X
Standards and Facilities			
Mitigation required	No	Yes	Yes
Parking required	No	Yes	Yes
Refuse facilities required	No	Yes	Yes
Sanitary facilities required	No	No	Yes

Standards and Facilities

- Mitigation Required - adverse impacts of the use must be prohibited from extending beyond the property line
- Parking required – anticipated parking demand cannot be met with existing on-site or on-street facilities, agreement with off-site facilities required
- Refuse facilities required – use will generate waste exceeding capacity of preexisting on-site facilities, and must provide additional facilities
- Sanitary facilities required – use will require sanitary facilities exceeding capacity of preexisting on-site facilities, and must provide additional facilities

Site Design and Development Standards



Big Picture



Contents

Components

- Dimensional Standards
- Parking
- Loading and Vehicle Stacking
- Form Standards
- Screening
- Fencing
- Outdoor Lighting
- Refuse Management
- Infill Development
- Accessory Buildings
- Performance Standards

Contents

Components

- Lots
- Streets and Sidewalks
- Maintenance of Physical Facilities
- Utilities in the Right-of-Way or Easements
- Easements Along Streams
- Parks and Trails
- Low-Impact Development
- Water Lines
- Sanitary Sewers
- On-Site Wastewater Treatment Systems
- Connection to Electrical System

Contents

Components

- Generally
- Provision of Forest Area
- Tree Preservation and Protection
- Landscape Design Standards

Development Procedures



Applicability

Provides constrained opportunity for administrative approval of adjustments to design and dimensional standards – thus, opportunity for alternative compliance

Standards

Standards Subject to Minor Modifications

Setbacks
Building height
Parking, loading, and stacking spaces
Certain form standards
Fence location and design
Lighting height
Tree preservation required
Landscape area
Plan unit requirements
Parking area landscaping

Limitations

Quantitative standards may be increased or reduced by up to 10%

Non-quantitative standards (e.g. location/presence of amenities) may have their location or composition altered

Either must demonstrate commensurate or greater provision of desirable site features (ergo, alternative compliance)

Site Plans

New Construction



- ☐ Use Subcategories
- ☐ **Not** based on Building Criteria
- ☐ Site Criteria

Alterations



- ☐ **Not** related to Use Subcategories
- ☐ Building Criteria
- ☐ Site Criteria

Site Plans

Type	Purpose	Building Criteria
0	Low-Density Living	Any addition/alteration
I	High-Density Living; Group Living	0-10% increase in GFA or height
II	Low-impact Nonresidential	11-30% increase in GFA or height Structure(s) 15-24 years old
III	High-impact Nonresidential	31%+ increase in GFA or height Structure(s) 25+ years old

Site Plans

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 Plans – Submittal Requirements

Layout Plan

Parking Plan

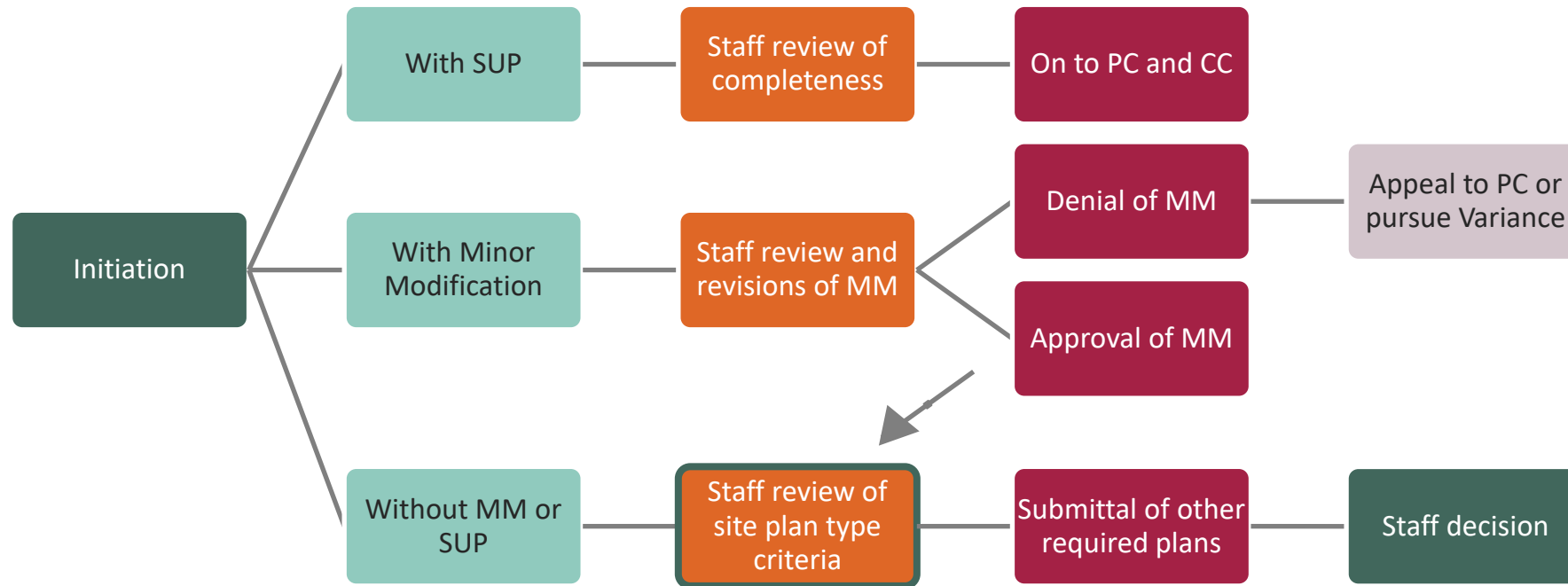
Landscape Plan

Lighting Plan

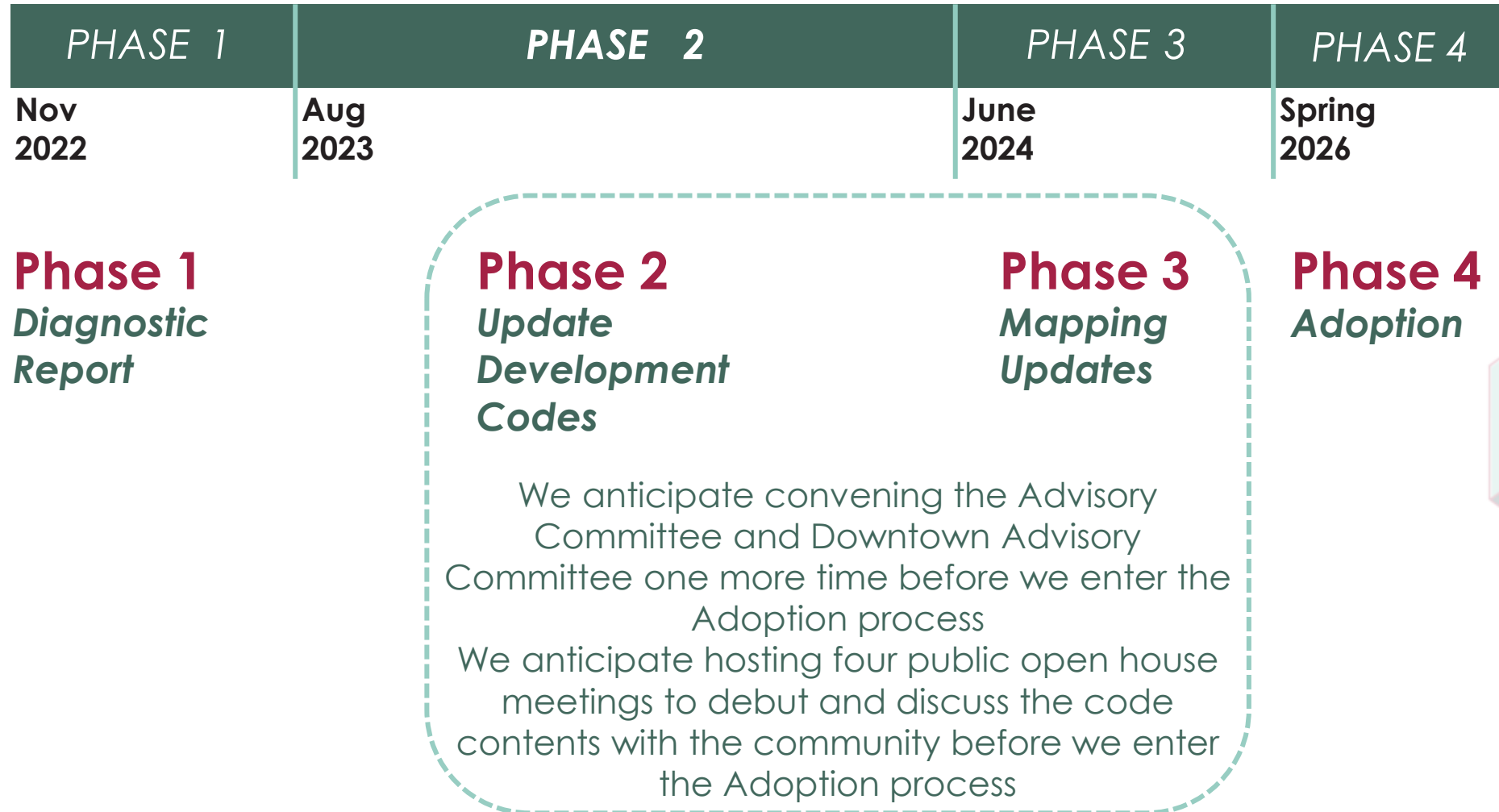
Façade Plan

Grading and Stormwater Plan

Site Plans – Submittal Requirements



PROJECT SCHEDULE





Thank you!

Discussion

