



## **EXPLANATION OF CHANGES SINCE THE JANUARY 2021 DRAFT TO THE JUNE 2021 DRAFT**

This document summarizes the changes from the proposed Land Development Code draft dated 01.20.21, to the changes dated 06.21.21 stemming from additional staff discussion and feedback received during community topic meetings held in April, May, and June 2021, in addition to workshops held in June 2021 with the Board of County Commissioners and the Planning Commission.

*Note: In addition to the below changes, the 06.21.21 drafts include wordsmithing and clarification edits. All proposed regulations are subject to change.*

### **Land Development Code – Section 5.04.00 – Planned Village Updates**

- **Sec 5.04.03.A.2.a)i – Neighborhood Center:** Modified the minimum of a project's gross acreage for a Neighborhood Center from 2.5% to 1.5%.
- **Table 5.04-1 – Community Benefits**
  - Replaced densities associated with each Community Benefit with a required number of Community Benefits based on project acreage.
  - Introduced tiered prioritization of Community Benefits.
  - Buffering/screening: Added measurable percentages to amount of buffering and screening required.
  - On-site non-residential uses: Replaced a minimum Floor Area Ratio with a dedicated sq. ft per housing unit based on a recently completed RP-2 market analysis.
  - Transfer of Development Rights (TDR): Added the utilization of TDRs removing density from the Rural Service Area as a Community Benefit.
  - Balm Community Plan: Added a Community Benefit that would contribute toward furthering a defined goal within the Balm Community Plan.
- **Table 5.04-2 – Housing Types:** Increased the minimum permitted lot width/size from 40 ft/4,000 sq. ft. to 50 ft/5,000 sq. ft. Removed the option to provide single family-attached housing types (townhomes/duplex/triplex/etc..). Modified ranges of housing types.
- **Section 5.04.03.E. – Buffering/Screening Requirements:** Both housing type 1 and housing type 2 may count toward the project perimeter requirement. Modified Table 5.04-4 to reflect 50 ft, 100 ft, and 250 ft buffer widths and corresponding screening requirements.
- **Sec 5.04.03. G – Open Space:** Modified approach to open space. Replaced minimum 40% contiguous open space requirement with greater emphasis on perimeter buffering and screening. Added sub-section for perimeter buffers and internal requirements – a minimum 2.5% of a project's gross acreage must



be provided as internal open space. Active recreational areas are now permitted toward internal open space requirement.

- **Sec 5.04.03. H – *Transportation (Mobility)***: Updated language for consistency with proposed policy 33.8. Prohibits design exceptions providing right-of-way is available and requires that access to new development to comply with County standards for substandard roadways.
- **Sec 5.04.03. J – *Lighting***: Reintroduced lighting section.