

Land Development Code Organization

The Land Development Code (LDC) establishes standards and procedures for development and is intended to be used to implement the comprehensive plan.

The LDC is designed to provide:

- Procedures which provide for an instruction manual for the development of land
- Clear, precise language to describe approval standards
- Organized layout which is user-friendly
- Graphics to explain requirements
- Streamline procedures, along with clear standards, creates predictability, and saves time and money

The LDC uses a uniform numbering system for each Chapter, Division, Section and Part and each has been formatted to provide:

- Intent and Purpose
- Applicability
- Exemptions
- General Standards
- Establishment of Areas or Incorporation of Maps/Documents
- Specific Standards
- Variances
- Appeals

The LDC consolidates repetitive lists of standards into matrices and where appropriate, incorporates graphics to illustrate the text language.

Administrative Agencies in Chapter 2 designates the staff, administrative and legislative bodies and agencies involved in the development review process.

Procedures in Chapter 3 consolidate and establish the processing of applications as:

- Content Review
- Distribution of Application
- ¹Technical Review
- ¹Comments to Applicant
- ¹Resubmittal and distribution

¹ These steps repeat as necessary

- Neighborhood Meetings
- Public Notice
- Approval Process
- Final Determination

These steps ensure uniformity in the application, review, and decision making process and provide an opportunity for public participation. A companion development manual containing submittal requirements and standards will accompany the rewrite.

Relationship to the Comprehensive Plan and Zoning in Chapters 4 and 5 designate those uses allowed within the respective land use designations of the Comprehensive plan and standards for those uses.

Overlay and Special District Areas in Chapter 6 are place holders for implementation of the numerous studies mandated by the Comprehensive Plan.

Subdivision and Platting Standards are contained in Chapter 7.

Chapter 8 establishes Natural and Historic Resources Protection requirements while the Development Standards in Chapter 9 define the standards for Infrastructure such as transportation, stormwater, utilities, parks, landscaping, site parking and storage to support the proposed development.

Miscellaneous Structures and Use Regulations and Special Development Standards are contained in Chapters 10, 11 and 12. This portion of the LDC deals with unique situations or technical criteria that can act as a stand alone ordinance/regulation such as signage or flood protection.

Concurrency in Chapter 14 ties development approvals to designated infrastructure level of service standards as set forth in the comprehensive plan, master infrastructure plans, regional and area-wide standards and state law.

Definitions are contained in Appendix A. The definitions from the various codes and resolutions related to land development have been consolidated in one area.

Application submittal requirements are contained in Appendix B, Development Manual, to provide guidance to applicants in the submittal of development applications, to avoid the unnecessary expenditure of public resources for the processing of incomplete applications, and to avoid unnecessary delay in the approval of applications for development approval.