

LDC Issues to Address

Staff comments 6/5/19

Community Development staff have been reviewing the Land Development Code for needed revisions. Our lens has been looking for opportunities to:

1. Simplify the code
2. Streamline the code
3. Modify or eliminate requirements discouraging development or not meeting community goals
4. Reduce development costs while balancing quality
5. Enable or encourage development
6. Technical revisions – errors and omissions

Below are the items identified by staff so far:

Simplify/streamline the code

- Allow Minor Subdivisions to be staff approved (identify criteria to be used) 8.5.11
- Remove section 5.1.2 (c) prohibiting issuance of building permits
- Allow major modifications to PUDs
- Expand/refine uses for parking requirements Table 3.6-2
- No Development Procedure for the Vacation process in Article 8

Modify/Eliminate/Reduce costs and barriers

- Remove/increase Building Area Ratio to allow more density
- Increase 5' side yard setbacks to 6' or 7' to minimize issues with building code
- Consider parking caps
- Remove affordable housing restriction section 5.2.2 (b)
- Section 5.2.2 (i) Access conflicts with Section 3 N2 development standards
- Reduce subdivision fee for affordable housing
- Allow staff approval of cul-de-sacs/remove ban

Enable or encourage development

- All permitting applications online and payable by credit card
- VRBO regulations
- Allow private streets with qualifications
- Review NCF zone uses
- Interpreter services
- Drive throughs allowed in C1 West of Hwy 3

Technical revisions – errors and omissions

- Add development standards for Public and Institutional district
- Add standards for signs in Agricultural district
- Wrong reference citation
 - o 2.3.4 (b)
 - o 2.4.2 (c) (3)
 - o 2.9.13 R4 standards
 - o Table 3.2-2 note #5
 - o 3.5.8 (J)
- Fix outline levels in Large Parking Lot section p. 3-47
- Table 3.2-3 garages should be footprint not floor area
- Renumber 2.10.4 (E) operating standards should be number (2)

We will also need to work with Engineering and the DNR to revise Chapter 4 floodplain regulations to meet state standards.