

Unified Development Code

Article 1. General Provisions	1-1	Article 7. Civic and Open Space Districts.....	7-1
Sec. 1.1. Legal Status Provisions	1-2	Sec. 7.1. District Intent Statements	7-2
Sec. 1.2. Zoning Districts Established	1-4	Sec. 7.2. District Standards.....	7-4
Sec. 1.3. Official Zoning Map.....	1-5	Sec. 7.3. Neighborhood Compatibility	7-7
Sec. 1.4. Design Guidelines.....	1-5	Sec. 7.4. Allowed Uses	7-8
Article 2. Rules of Interpretation	2-1	Article 8. Overlay Districts.....	8-1
Sec. 2.1. Building Types.....	2-2	Sec. 8.1. -RC: River Corridor Overlay	8-2
Sec. 2.2. Rules Applicable to all Districts	2-5	Sec. 8.2. -HOD: Historic Overlay District	8-3
 		Sec. 8.3. -NC: Neighborhood Conservation Overlay	8-4
Article 3. Residential Districts	3-1	 	
Sec. 3.1. District Intent Statements	3-2	Article 9. Use Provisions	9-1
Sec. 3.2. Building Type Standards	3-9	Sec. 9.1. Use Classification.....	9-2
Sec. 3.3. Neighborhood Compatibility	3-24	Sec. 9.2. Open Uses	9-3
Sec. 3.4. Allowed Uses	3-25	Sec. 9.3. Residential Uses	9-4
Sec. 3.5. Planned Residential Development.....	3-31	Sec. 9.4. Public/Institutional Uses.....	9-7
 		Sec. 9.5. Commercial Uses.....	9-10
Article 4. Corridor and Node Districts	4-1	Sec. 9.6. Industrial Uses	9-18
Sec. 4.1. District Intent Statements	4-2	Sec. 9.7. Accessory Uses	9-21
Sec. 4.2. District Components.....	4-6	Sec. 9.8. Temporary Uses	9-30
Sec. 4.3. Building Type Standards.....	4-7	 	
Sec. 4.4. Neighborhood Compatibility	4-30	Article 10. Site Development.....	10-1
Sec. 4.5. Allowed Uses	4-31	Sec. 10.1. Parking	10-2
 		Sec. 10.2. Landscaping and Screening Walls	10-12
Article 5. Downtown Historic Districts	5-1	Sec. 10.3. Signs	10-21
Sec. 5.1. District Intent Statements	5-2	Sec. 10.4. Outdoor Site Lighting	10-42
Sec. 5.2. District Components.....	5-4	Sec. 10.5. Retaining Walls.....	10-46
Sec. 5.3. Building Type Standards.....	5-5	 	
Sec. 5.4. Neighborhood Compatibility	5-28	Article 11. Streets and Public Improvements	11-1
Sec. 5.5. Allowed Uses	5-29	Sec. 11.1. General Provisions	11-2
 		Sec. 11.2. Subdivision.....	11-2
Article 6. Employment Districts	6-1	Sec. 11.3. Blocks and Access	11-4
Sec. 6.1. District Intent Statements	6-2	Sec. 11.4. Streets	11-7
Sec. 6.2. District Components.....	6-4	Sec. 11.5. Infrastructure Sufficiency/Public Improvements	11-26
Sec. 6.3. Building Type Standards.....	6-5	Sec. 11.6. Development Impact Fees.....	11-27
Sec. 6.4. Neighborhood Compatibility	6-22		
Sec. 6.5. Allowed Uses	6-23		

Article 12. Environmental Protection 12-1

Sec. 12.1. Tree Protection 12-2
Sec. 12.2. Stream Buffers..... 12-12
Sec. 12.3. Groundwater Recharge..... 12-15
Sec. 12.4. Wetlands 12-16
Sec. 12.5. Stormwater Management..... 12-17
Sec. 12.6. Soil Erosion, Sedimentation and Pollution Control
12-25
Sec. 12.7. Flood Damage Prevention..... 12-40
Sec. 12.8. Archaeological Sites 12-56
Sec. 12.9. Refuse Regulations 12-57

Article 13. Administration 13-1

Sec. 13.1. Summary of Review Authority 13-3
Sec. 13.2. Review Authority 13-4
Sec. 13.3. Common Review Provisions 13-5
Sec. 13.4. Legislative Review..... 13-7
Sec. 13.5. Subdivision Review 13-11
Sec. 13.6. Design Plan Review 13-15
Sec. 13.7. Historic Review..... 13-19
Sec. 13.8. Land Disturbance Permit 13-24
Sec. 13.9. Administrative Variance..... 13-27
Sec. 13.10. Traffic Impact Analysis 13-29
Sec. 13.11. Variance 13-31
Sec. 13.12. Administrative Appeal..... 13-33
Sec. 13.13. Nonconformities 13-34
Sec. 13.14. Enforcement and Penalties 13-37

Article 14. Definitions 14-1

Sec. 14.1. General..... 14-2
Sec. 14.2. Defined Terms 14-3