



# City of Chamblee

## Unified Development Ordinance

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*COUNCIL FOR QUALITY GROWTH BRIEFING*

APRIL 2, 2015

# What is the UDO?

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**Consolidates** multiple development ordinances into a coordinated format

- Zoning Ordinance Uses and District Standards
- Use Standards
- Subdivision Development Standards
- Environmental Protection
- Public Improvements Standards and Drawings
- Signs
- Landscaping, Tree Preservation and Buffers
- Definitions and Procedures

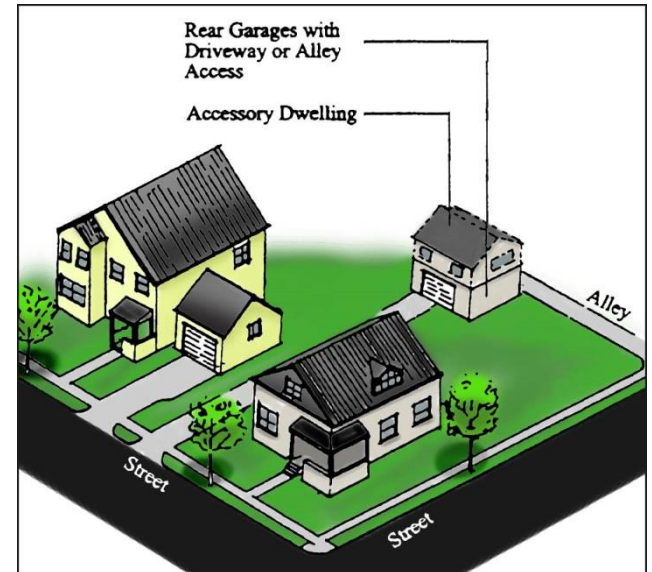
# Why UDO?

## Substantive Issues

- New Comprehensive Plan
- Annexation
- Changing development trends

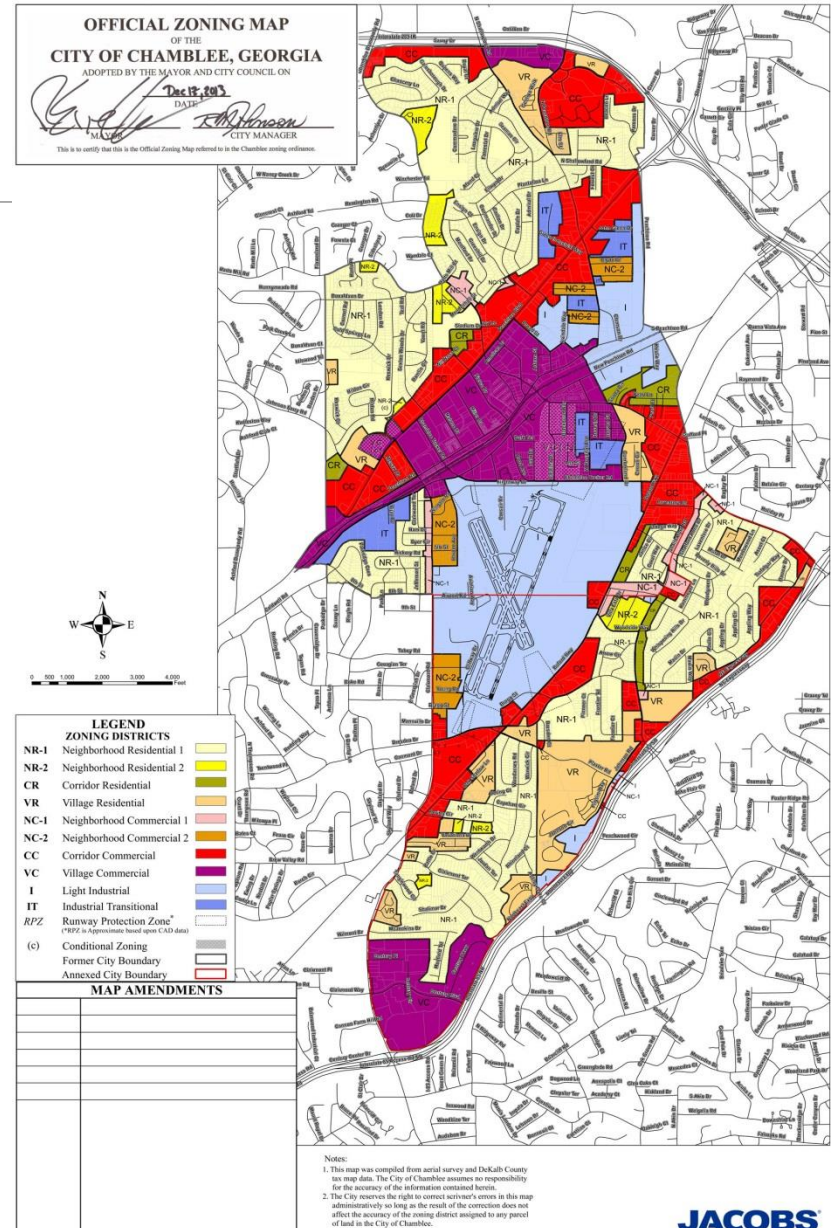
## Formatting Issues

- Scattered ordinances
- Piecemeal amendments
- Redundant/ conflicting standards
- Outdated terminology
- Wordy/ bureaucratic language



# Methodology

- Began in March 2014
- Followed Update of City Comprehensive Plan
- Based on a Strategy Document: "Hot Topics"
- Consolidated existing code
- Reviewed policy for Hot Topics with Mayor/Council
- Incorporated changes
- Open House in March 2015
- Periodic Council Briefings





# Document Organization

- Three Titles
  - Title 1: Administration
  - Title 2: Land Use and Zoning
  - Title 3: Development and Permitting
- A Comparison Table is included in the front of the Draft UDO showing the source of the draft code

City of Chamblee Unified Development Ordinance

Table of Contents - Comparison with Current Regulations

Proposed City of Chamblee UDO			Existing City of Chamblee Regulation	
Chapter	New Section	Title	Chapter/Sec.	
<b>Title 1. Administration</b>				
100	100	General Provisions		
	100-1	Title	101	Short Title
	100-2	Purpose	100	Enactment - revise
	100-3	Authority	100	Enactment - revise
	100-4	Jurisdiction	102	Jurisdiction
	100-5	Application of Ordinance	200	Administration of Zoning ordinance- revise
			502	Applicability to land, buildings, and open space
	100-6	Relationship to Existing Ordinances		Consider how to retire previous zoning districts
	100-7	Severability Clause	224	Severability clause
	100-8	Duties of the City Manager and Department of Development	200	Administration of Zoning ordinance - revise
	100-9	Adoption of Certain Codes		Need to adopt array of International Bldg Codes
		ADA Compliance	501	ADA Compliance
		LEED-NC	93-1(d)(2)	General Requirements (LEED)
110	110	Definitions		
	110-1	Rules of Interpretations	300	Interpretations
	110-2	Rules of Precedence	221	Provisions of zoning ordinance to be minimum reqmt
	110-3	Definitions	301	Definitions
			1302	Definitions (signs)
			4.1, 4.2, 4.3 (SD)	Definitions (Subdivision Regulations)
			34-26	Definitions (Noise)
			34-46	Definitions (Nuisances)
			34-72	Definitions (Soil Erosion)
			34-102	Definitions (Stormwater)
			34-200	Definitions (Yard Trimming Disposal)
			34-303	Definitions (Kratzhoopsche B.) revise per ABC
			34-329	Definitions (Groundwater Recharge)
			34-401	Definitions (Tree Preservation Ordinance)
			NA	Administrative Guidelines for Tree Protection
			34-502	Definitions (Stormwater utility)
			34-702	Definitions (Illicit discharges)
			34-802	Definitions (Litter Control)
			34-903	Definitions (Post development SWM)
			34-1003	Definitions (Stream Buffer protection)
			42-102	Definitions (Floodplain Management)
	110-4	Abbreviations		New
120	120	Enforcement and Penalties		
	120-1	Violations of UDO	222	Penalties for Violations
			223	Remedies
	120-2	Inspection and Right of Entry	New	See also Sec. 34-113 (Stormwater Management)

# What Stays the Same

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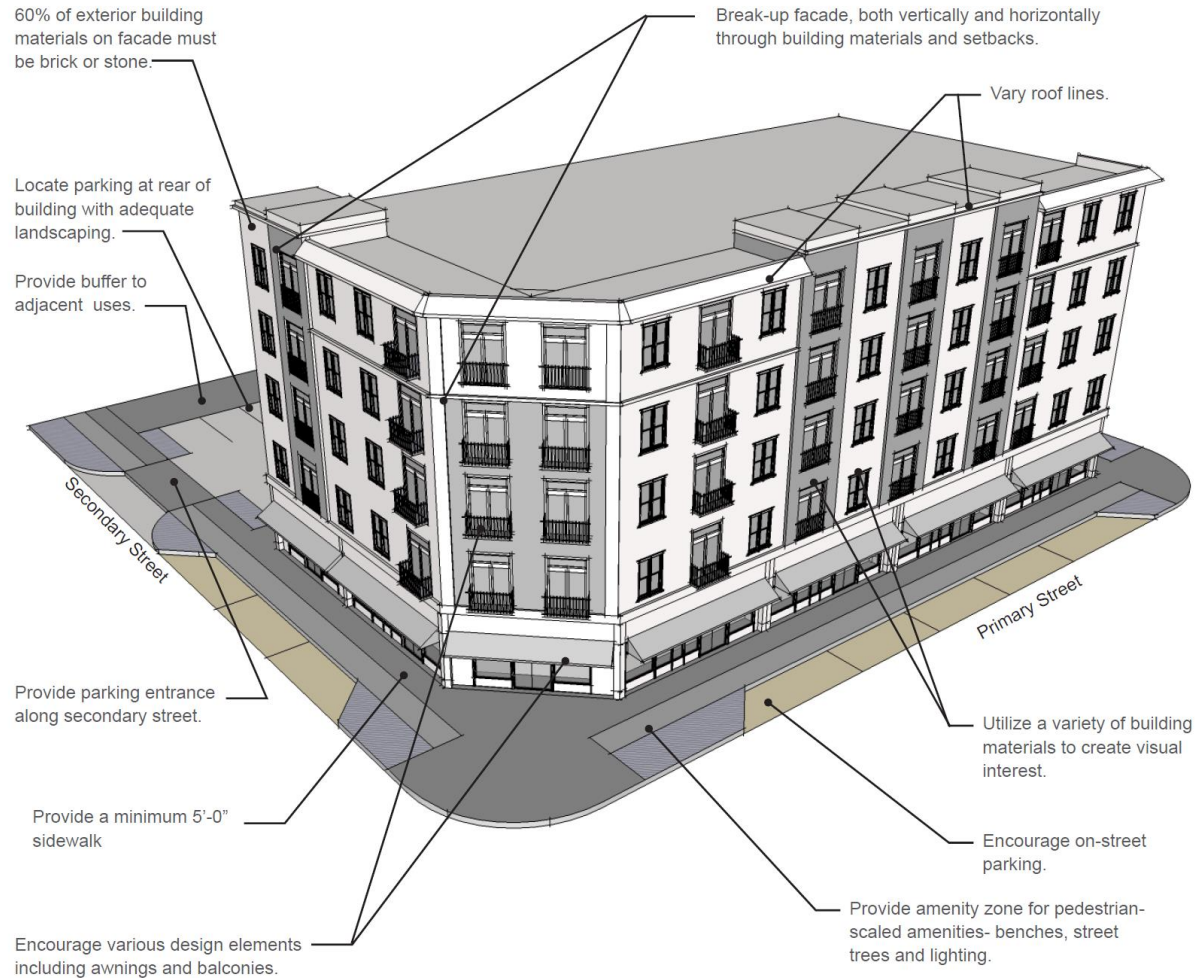
- Attention to Civic Design / Public Realm
- Variety of Mixed-Use Districts
- Entitlement of High Density Mixed-use in Downtown
- Multi-family requires non-residential ground floor use
- Commitment to Tree Protection and Best Practices in Stormwater Management
- Planned Unit Development process
- Proportionate phase-in of new development standards during redevelopment

# What is New

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- Consolidated and expanded definitions
- New Zoning Districts
  - A: Airport
  - TOD: Transit Oriented Development
  - MU-BC: Mixed Use Business center
  - NR-3: Neighborhood Infill replaces Corridor Residential
- Reorganized Permitted Use Table – more categories
- Revision of Tree, Landscape, and Buffer Requirements
- Graphics - Incorporation of Design Guidelines

# Design Guidelines for Multifamily Residential Graphics





# Changes to Promote Redevelopment

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- Infill Residential Uses:
  - Reduced lot size and setbacks in NR-1 and NR-2
  - Accessory Dwelling Units
  - Community Gardens, Chickens
- New NR-3 Infill Residential District
  - Single-family attached
  - Zero Lot Line detached residential
  - Cottage cluster development
  - Live-work units
  - Corner commercial
- Minimum unit size for Multi-family decreased
- Private streets
- Fee in Lieu of Streetscape Improvements
- Expanded Administrative Variances
- Brew Pubs, Micro-breweries, Micro-distilleries, Food trucks

# Issue: Convertible Space

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# Steps to Adoption and Implementation

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- 1<sup>st</sup> Read at Mayor and City Council Work Session, March 12
- Public Hearing set for Mayor and City Council Work Session, April 16
- 2<sup>nd</sup> Read and action tentatively set for Mayor and City Council Regular Meeting, April 21
- Zoning Map changes will follow

# Next Steps after Adoption

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- Update application forms
- Update Development Department Standard Operating Procedures
- Create UDO User's Guide
- Implement a Citizens Planning Academy (UDO 101)



# Questions? Comments?