

## **UNIFIED DEVELOPMENT CODE AMENDMENT LIST**

(Updated for March 20, 2017 Council Meeting)

List of proposed amendments to the UDC contained in Council packet for consideration:

41. Cul-de-sac Length (Nauser)
42. Maximum Number of Lots Accessed Off a Single Access Point (Nauser)
43. Steep Slope Modification (Nauser)
44. Tree Preservation Calculation in the Stream Buffer (Nauser)
45. Add R-MF to Neighborhood Transitions in M-DT (Skala)

**UDC Amendment #41**  
**Cul-de-sac Length**  
(Nausser Request)

**Chapter 29 – Unified Development Code**

**Article 5 – Subdivisions**

**29-5.1 Subdivision Standards.**

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**29-5.1(c) Streets.**

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**29-5.1(c)(3) Connectivity.**

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**29-5.1(c)(3)(i)(F) (F)** Cul-de-sacs and loop (U-shaped) streets should not exceed ~~three~~ five hundred (~~3~~500) feet in length but may be approved in unique circumstances to avoid steep slopes, major creeks, floodplains, wetlands and other sensitive environmental areas.

**UDC Amendment #42**  
**Maximum Number of Lots Accessed Off a Single Access Point**  
(Nauser Request)

**Chapter 29 – Unified Development Code**

**Article 5 – Subdivisions**

**29-5.1 Subdivision Standards.**

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**29-5.1(f) Lots.**

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**29-5.1(f)(2) Lot Access.**

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**29-5.1(f)(2)(ii)** A maximum of ~~thirtyone hundred (30100)~~ lots or units shall be permitted to be accessed from a single point of ingress/egress unless otherwise specified by the most current adopted edition of the International Fire Code or authorized by the City of Columbia Fire Department.

**UDC Amendment #43**  
**Steep Slope Modification**  
(Nauser Request)

**Chapter 29 – Unified Development Code**

**Article 5 – Subdivisions**

**29-5.1 Subdivision Standards.**

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**29-5.1(b) Avoidance of Sensitive Areas.**

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**29-5.1(b)(1) Land Analysis Map.**

- (i) Each application for subdivision or re-subdivision of a land area of five (5) acres or more, either alone or contiguous with another subdivision by the same applicant, shall prepare and submit a Land Analysis Map identifying sensitive lands to be protected from development. Such map shall be provided at the time of concept review for property proposed to be preliminarily platted regardless of the parcel size. In preparing such the Land Analysis Map, those areas shown on the Future Land Use Map of the City’s Comprehensive Plan as “sensitive” shall be identified as well as other areas which through reasonable investigation should be known to be sensitive areas.
- (ii) The Land Analysis Map shall identify as sensitive lands to be protected from development all of the following:
  - (A) Stream corridors, which shall include all land from top-of-bank to top-of-bank of any waterway that shown as a solid blue or dashed blue line on the corresponding USGS 7.5 minute quadrangle map;
  - (B) Steep slopes, which shall include all land with an average vertical slope of ~~twenty-fivethirty-three~~ (2533) percent or more, measured from top-of-slope to foot-of-slope, plus an additional ten (10) feet or additional setback as required by Chapter 12A as it relates to stream buffers; and
  - (C) Any lands designated as floodway or lands contained within the FP-O Floodplain Overlay District.

**UDC Amendment #44**  
**Tree Preservation Calculation in the Stream Buffer**  
(Nauser Request)

**Chapter 29 – Unified Development Code**

**Article 4 – Form and Development Controls**

**29-4.4 – Landscaping, Screening, and Tree Preservation.**

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**29-4.4(c) General Provisions.**

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**29-4.4(c)(1) Landscape Plan Required.**

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- (i) A Tree Preservation Plan that includes the following elements as described below:
- (A) The full area of any climax forest on the site.
  - (B) The twenty-five (25) percent of climax forest to be saved on parcels greater than one (1) acre in size. Such preservation areas shall be depicted as specified in item “D”, below, and shall not include trees, located within a stream buffer, right-of-way or utility easement.
  - (C) Areas may be determined by actual field measurement, by planimeter, or automated software. (See Section 29-4.4(i) for climax forest preservation requirements.).
  - (D) The required twenty-five (25) percent of climax forest to be preserved on any tract of land shall remain as an undeveloped stand of timber and comply with the following:
    - 1) Required preservation areas shall be platted as a common lot that is subject to a Tree Preservation Easement. The required platting of a common lot shall not apply to preservation areas within non-residential development; however, such preservation area shall be subject to a Tree Preservation Easement;
    - 2) When required preservation is greater than thirty thousand (30,000) square feet an applicant may divide such preservation area provided no single area contains less than thirty thousand (30,000) square feet. Division of preservation area is permitted in accordance with the standards shown in Table 4.4-1.
    - 3) When the tract of land includes a stream buffer ~~none of~~ the trees located within the stream buffer may be counted for meeting the required preservation. Trees retained will count toward screening requirements contained in Section 29-4.4 (Landscaping and Screening).
    - 4) An adjustment in the standards of Table 4.4-1 may be considered by the Board as a variance subject to the provisions of Article 6 of this Chapter.

**UDC Amendment #45**  
**Add R-MF to Neighborhood Transitions in M-DT**  
(Skala Request)

**Section 29-4.2(d)(4) Neighborhood Transitions.**

For any Urban General, Urban Storefront, and Urban General-West frontage sites, the following rules apply.

- (i) Where a site developed as other than a single-family detached residential dwelling shares a Common Lot Line with a lot that is zoned R-1, ~~or R-2~~, or R-MF:
  - (A) There shall be at least a twenty (20) foot setback from the Common Lot Line. Common Drives and Alleys are allowed in this setback area. (See Figure 4.2-3).
  - (B) Notwithstanding any minimum height requirement, within fifty (50) feet of the Common Lot Line, and within eighty (80) feet of any Required Building Line, the structure shall have a maximum height of thirty (30) feet. (See Figure 4.2-4).
  - (C) Farther than eighty (80) feet from any Required Building Line, there shall be an additional thirty (30) foot setback -- for a total setback of fifty (50) feet -- from the Common Lot Line for all structures. Surface parking and Common Drives and Alleys are allowed in this setback area. (See Figure 4.2-4).
- (ii) Where a site developed as other than a single-family detached residential dwelling shares a Common Lot Line with (or sits across an Alley from) a lot that is zoned R-1, ~~or R-2~~, or R-MF, a garden wall, four (4) to six (6) feet in height, shall be constructed within one (1) foot of the Common Lot Line or Alley. Trees from the Street Tree List shall be planted, on maximum thirty (30) foot centers, within ten (10) feet of this wall. Required tree planting numbers and locations may be adjusted to accommodate any required fire access.

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