

**ULDC
PROPOSED
FORMATTING
USE REGULATIONS PROJECT**

**Zoning Division
Code Revision Section
February 2013 – Subcommittee**

MEETING AGENDA

1. **Recap of the Use Regulations Project**
 - Objectives and Parameters
 - Elements to Review
2. **Proposed Use Formatting Presentation/Discussion**
 - Art. 1 - Definitions
 - Art. 4 – Use Regulations
 - User Guide
 - Combined Matrix (Art. 3 and Art. 4)
 - Example of Industrial Uses
3. **Conclusion**

OBJECTIVES

Simplify Definitions, Use Matrices and Supplemental Standards for Uses contained in the Unified Land Development Code (ULDC), by **eliminating redundancy** or glitches, **recognizing new industry trends**, **streamlining** the approval process where feasible, and **ensuring consistency** with the Comprehensive Plan.

ELEMENTS TO REVIEW

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graph TD; A[ELEMENTS TO REVIEW] --- B[Use Definitions]; A --- C[User Guide (Instructions)]; A --- D[Approval Processes]; A --- E[Use Standards];
```

Use
Definitions

User Guide
(Instructions)

Approval Processes

Use Standards

PUBLIC PARTICIPATION

Subcommittee Web Page

Project Web Page

Use Survey

E-Mail Address

PZBCodeRevision@pbcgov.org

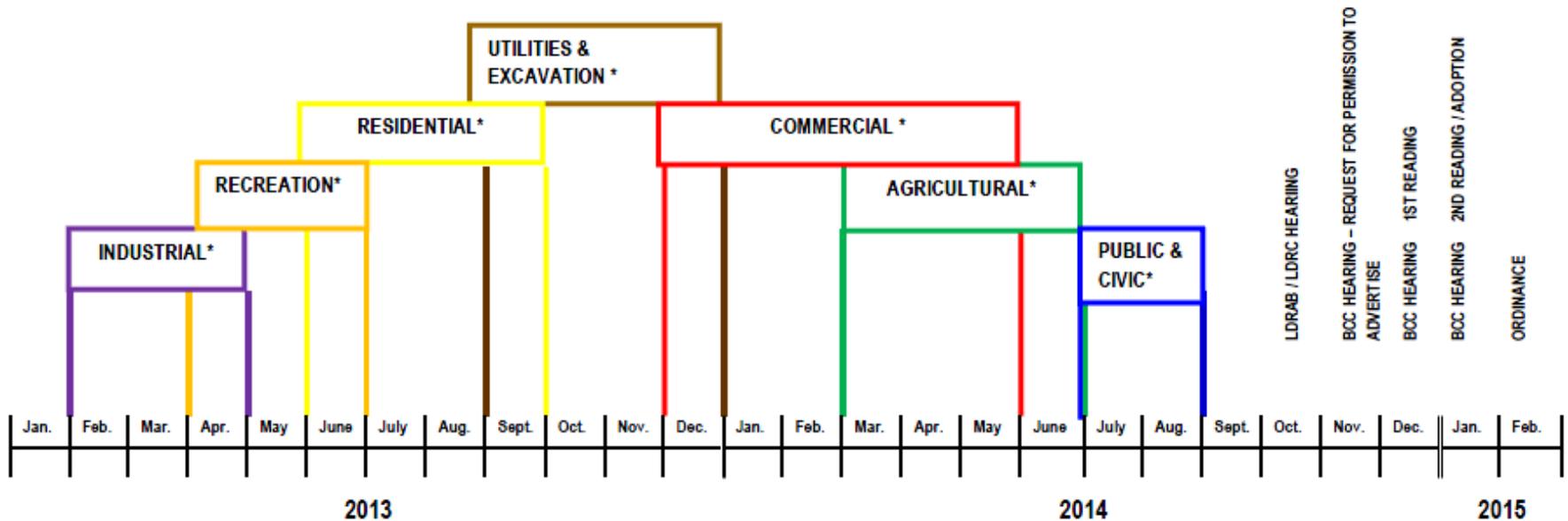
Subcommittee Meetings

LDRAB Hearings

BCC Hearings

TENTATIVE TIMELINE

TENTATIVE SCHEDULE TO ADDRESS USE REGULATIONS PROJECT 2013 - 2014 BY USE CLASSIFICATION



PROPOSED USE STRUCTURE

ART. 1, GENERAL PROVISIONS - DEFINITIONS -

ART. 1 GENERAL PROVISIONS CHAPTER I DEFINITIONS & ACRONYMS Section 2 Definitions

M. Terms defined herein or referenced Article shall have the following meanings:

-
14. **Manufacturing and Processing** - ~~See Article 4.B.5, Industrial Uses for the purposes of Art. 4.B, an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding heavy industrial processing. Typical uses include factories, large-scale production, wholesale distribution, publishing and food processing.~~
 15. **Map of Known Archaeological Sites** - for the purposes of Art. 9, a map adopted as part of this Article and updated as needed identifying known archaeological sites in the unincorporated areas of PBC.

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ART. 1, GENERAL PROVISIONS - DEFINITIONS -

Redundant Language
(Use Definitions in Art. 1 and 4)



**Consolidate use definitions in
Art. 4**

ART. 4, USE REGULATIONS

1. Repeated Standards within several uses
2. Multiple Use Matrices
3. Use Matrix Not Always Showing Most Restrictive Approval Process
4. BCC Approval Process Inconsistent Between Standard Districts and PDD/TDD
5. Permitted by Right approval is confusing term
6. Inconsistent Terminology for Supplementary Use Standards
7. Some Use Standards are not unique for a use as they relate to other articles – Variance Prohibition
8. Approval Process Thresholds based on Zoning District's density and intensity
9. Separate Chapter for Telecommunications and Excavation



1. **Organize Uses by classification**
Include a section for **General Provisions**
2. **Consolidate multiple Use Matrices in Art. 4 to be organized by use classification**
3. **Indicate the most restrictive approval process.**
4. **Consolidate symbol used for BCC approval - Introduce a dash for prohibited**
5. **Permitted by Right to be discussed**
6. **Reorganize and label supplementary use standards to reflect order in which a site is typically reviewed.**
7. **Create "General Provision" portion under every use**
8. **Review Thresholds**
9. **Telecommunication and Excavation are to be within use classification.**

ART. 4, USE REGULATIONS - INSTRUCTIONS -

CHAPTER A USER GUIDE

Section 1 Organization

A. Purpose and Intent

B. FLU Designation and Zoning District Consistency

C. Use Classification

1. Use Matrix

a. Use Reference Number

b. Approval Process

1) Permitted by Right

2) Special Permit

3) Development Review Officer (DRO)

4) Class B Conditional Use

5) Class A Conditional Use

6) Prohibited Uses

7) Review of Use Standards

2. General Provisions

a. Thresholds

b. Common Supplementary Standards

3. Use Definition and Standards

ART. 4, USE REGULATIONS - INSTRUCTIONS -

CHAPTER A USER GUIDE

Section 2 Use Function

- A. Principal
- B. Collocated
- C. Accessory
- D. Temporary
- E. Flex Space

ART. 4, USE REGULATIONS - I N S T R U C T I O N S -

CHAPTER A USER GUIDE

Section 3 Typical Examples of Determining Uses

A. Eligible Districts by Use Classification

B. Determine Uses Permitted by Zoning District

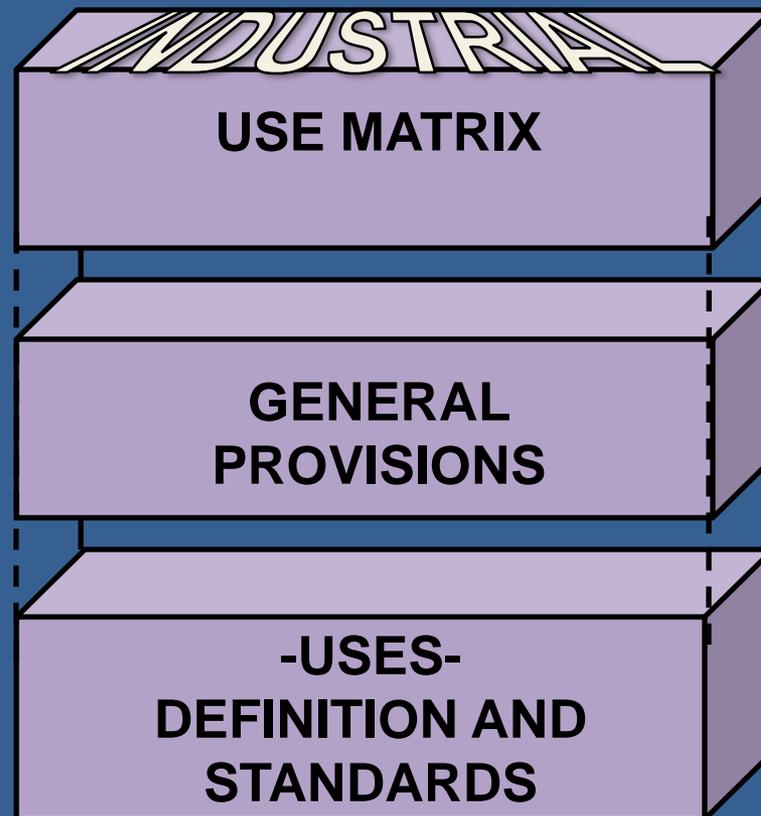
ARTICLE 4.B.

- USE CLASSIFICATION -

CHAPTER B	USE CLASSIFICATION
Section 1	Residential Uses
Section 2	Commercial Uses
Section 3	Recreation Uses
Section 4	Institutional Uses
Section 5	Industrial Uses
Section 6	Agricultural Uses
Section 7	Utility Uses
Section 8	Commercial Communication and Other Tower Uses
Section 9	Excavation Uses

ARTICLE 4.B.

- USE CLASSIFICATION EXAMPLE -



ARTICLES 3 AND 4 - COMBINED MATRIX -

TABLE 4.A.3.A - USE MATRIX

Table 3.E.1.B. PDD Use Matrix

Use Type	PDD		MUD		MUD		PPS		LCC	
	Pods	FLU	FLU	Use Zone	FLU	FLU	FLU	FLU	FLU	FLU
	C	C	A	C	C	C	C	C	C	C

**TABLE 3.F.1.F --
TDD USE MATRIX**

Table 3.E.1.B. PDD Use Matrix

Use Type	PDD		MUD		MUD		PPS		LCC	
	Pods	FLU	FLU	Use Zone	FLU	FLU	FLU	FLU	FLU	FLU
	C	C	A	C	C	C	C	C	C	C

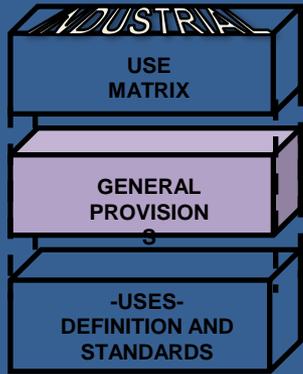
**UNIFIED
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-ULDC-**

USE MATRIX

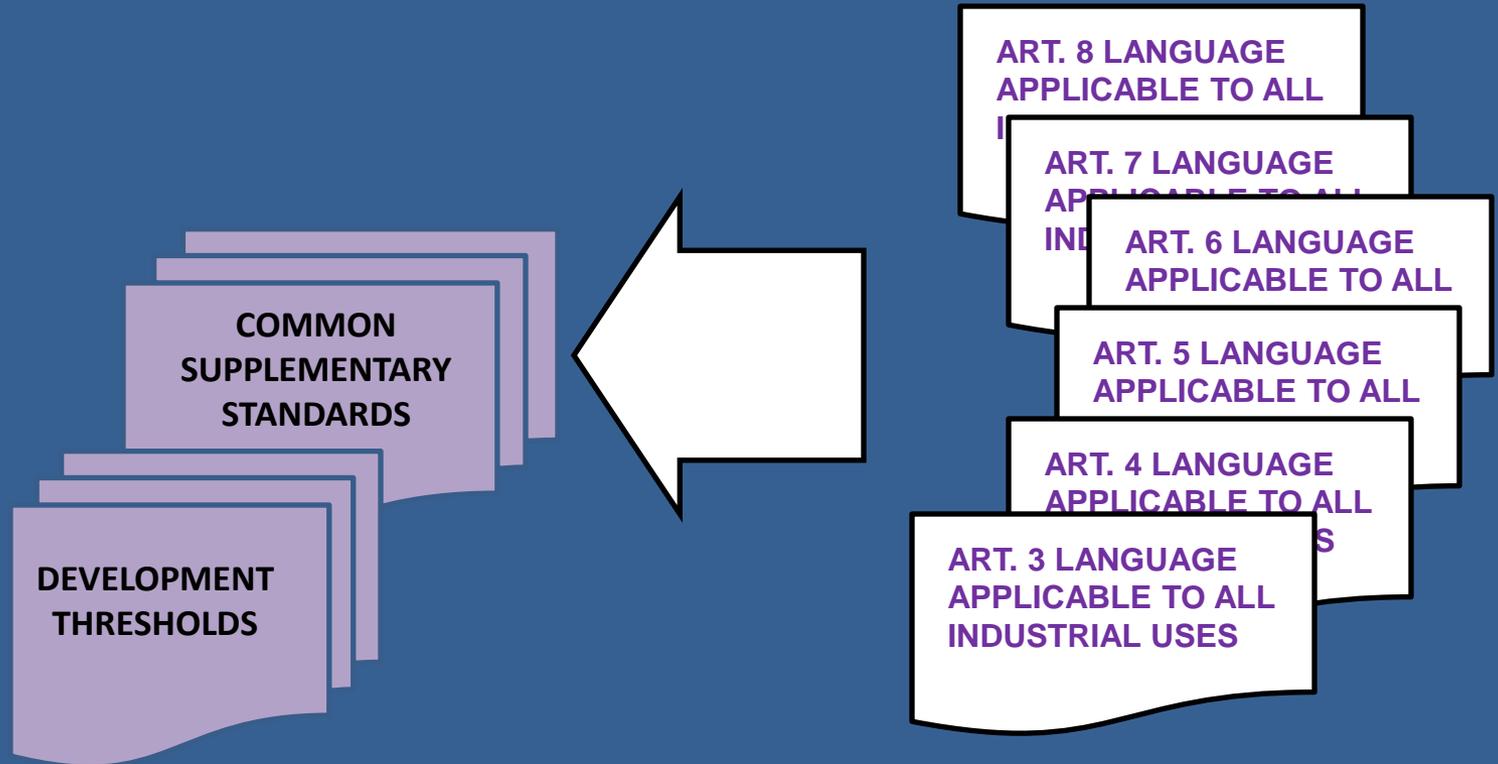
Use Type	Minimum Lot Area (Acres)	STANDARD ZONING DISTRICTS														PLANNED DEVELOPMENT DISTRICTS (PDD)										TRADITIONAL DEV DIST: (TDD)					
		ASD/ON				Residential				Commercial				Ind		Inst		PDD		MUD		MUD		PPS		LCC		TDD		TDD	
		C	A	A	A	R	R	R	R	C	C	C	C	Ind	Inst	P	P	M	M	M	M	P	P	L	L	T	T	T	T		
Bath Plant	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Contractor Storage Yard	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Data and Information Processing	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Multi-Media -Production	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Gas and Fuel, Wholesale	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Heavy Industry	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Laboratory, Industrial Research	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Machine Shop	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Manufacturing And Processing	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Medical or Dental Laboratory	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Medical or Dental Laboratory	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Salvage or Junk Yard	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Towing Service and Storage	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Distribution Facility	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Truck Stop	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Warehouse	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Wholesaling, General	17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

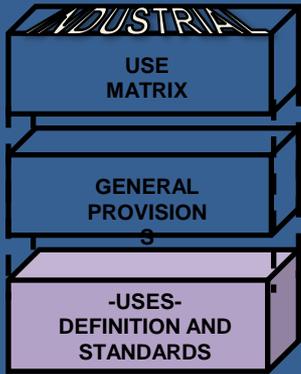
P - Permitted by Right
 S - Permitted subject to Special Permit approval
 D - Permitted subject to DRO approval
 B - Permitted subject to Zoning Commission (Case B Conditional Use) approval
 A - Permitted subject to both Case A Conditional Use approval
 Dash - Prohibited Use

ARTICLE 4



GENERAL PROVISIONS





INDUSTRIAL USES

Section 5 Industrial Uses

A. Industrial Use Matrix

B. General Provisions

1. Development Thresholds

a. Approval Process

b. Exemptions

2. Common Supplementary Standards

a. Hours of Operation

b. Flex Space

C. Use Definition and Standards

1. Asphalt or Concrete Plant

2. Contractor Storage Yard

3. Data Information Processing

4. Film Production Studio

5. Gas and Fuel, Wholesale

6. Heavy Industry

7. Laboratory, Industrial Research

8. Machine or Welding Shop

9. Manufacturing and Processing

10. Medical or Dental Laboratory

11. Recycling Plant

12. Salvage or Junk Yard

13. Towing Service and Storage

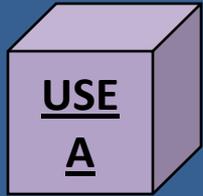
14. Transportation Facility

15. Truck Stop

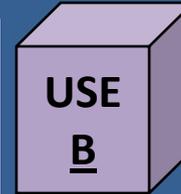
16. Warehouse

17. Wholesaling, General

- GENERAL STANDARDS-

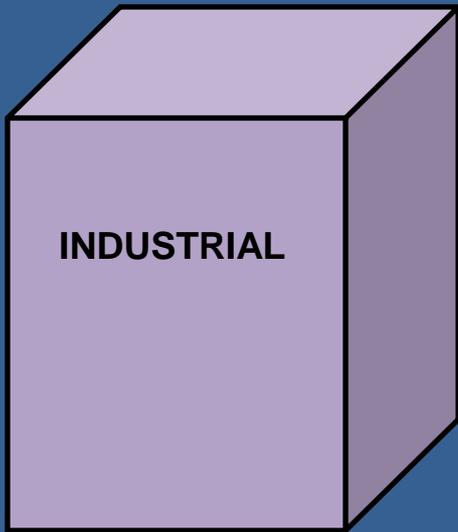


1. **Definition**
2. **Alternative Approval Process**
3. **Nonconformities**
4. **Tier Specific**
5. **Overlay**
6. **FLU Designation**
7. **Zoning Districts**
8. **Location**
9. **Lot Size**
10. **Access**
11. **Setbacks**
12. **Building Area**
13. **Building Height**
14. **Accessory Uses**
15. **Collocated Uses**
16. **Accessory Structures**
17. **Architecture**
18. **Nuisances**
19. **Parking**
20. **Landscaping**
21. **Signage**
22. **Other**



1. **Definition**
2. **Alternative Approval Process**
3. **Nonconformities**
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19. **Parking**
20. **Landscaping**
21. **Signage**
22. **Other**

COMPLETE USE CLASSIFICATION FOR INDUSTRIAL USES



1

Use Type	STANDARD CROSS-CHECKS																											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
Public Park																												
Residential - Single-Family	X																											
Office and Information Processing																												
Distribution Facility	X																											
Multi-Unit Residential	X																											
Gas and Fuel Warehouse	X																											
News Agency																												
Automotive Industrial Application	X																											
Business Office																												
Manufacturing and Processing	X																											
Medical or Dental Laboratory	X																											
Printing Plant	X																											
Storage of Bulk Fuel	X																											
Storage, Service and Storage	X																											
Truck Stop	X																											
Warehouse	X																											
Wholesale Dealer	X																											



2

INDUSTRIAL GENERAL PROVISIONS



3

USE 1 STANDARDS	USE 2 STANDARDS
✓ X	✓ X
✓ Y	✓ Y
✓ Z	✓ Z



ARTICLE 4.B. - USE CLASSIFICATION -

