

Rough Draft NCC Land Use Department Protection Strategy

Scenic Byways, Watershed Areas, and Villages

The following is an outline of a new approach the Land Use Department is considering for the scenic byways protection effort. This is a simpler and broader approach than the draft ordinance (Ord. 20-097). It will no longer be dependent on rezoning. Instead of operating as an overlay zoning district as in the draft ordinance, the existing structure of the UDC will be used to accomplish similar goals.

Proposed Article 18 – Scenic Byways

The newly revised Article 18 incorporates several concepts and principles developed under the previous effort; however, is no longer dependent on an overlay zoning district. Article 18 is maintained for ease in implementing regulations along scenic byways. Concepts include development standards, protection of intrinsic qualities, and review procedures.

Article 3 – Use Regulations

Create a new section to allow for the reduction of minimum parking by up to 25% for development along scenic byways with reference to Article 18.

Article 4 – District Intensity and Bulk Standards

Restructure portions of this Article to address development standards for properties located directly adjacent to designated scenic byways.

- Provide a limitation of building height for nonresidential buildings that are situated on properties adjacent to scenic byways.
- Modify 40.04.240 of the UDC, which currently regulates landscaping and buffering requirements along designated scenic corridors.
- In appropriate situations where corridor standards cannot be met, a waiver may be granted by the Department based on the height / massing of a building.

Article 6 – Sign Regulations

- Similar limitations on signage as proposed in Ord. 20-097 to be incorporated into Article 6 for properties along the scenic byway.

Article 8 – Nonconforming Situations

- Modify the Redevelopment standards of Article 8 to require compliance with Appendix 7 and proposed Appendix 8 when planned along a scenic byway. Provisions will address enhanced building and site design.

Article 20 – Subdivision and Land Development Design Principles

- Incorporate design standards for the scenic byways into Article 20 to be supplemented by proposed Appendix 8.

Article 22 - Drainage, Utilities, Septic Systems, Parking, Loading, And Lighting

- Provisions for the encouragement of underground utility lines.
- Allowing waivers of parking lot design standards for environmental or scenic preservation.

Article 23 - Landscaping, Trees, Plant Maintenance, and Erosion and Sediment Control

- Allow for the reduction of planting and buffering requirements to promote watershed protection and enhancement.

Appendix 8 – Byway Area Resources

- Include Appendix 8 of existing Ord. 20-097 with additional Article 18 concepts incorporated, including design guidelines along scenic byways.
- Include recommended setbacks for residential and commercial projects along a scenic byway.

We welcome your comments.