Unified Development Ordinance Summary
March 27, 2020

Guiding Principles
The following principles guided the creation of the Avon Unified Development Ordinance (UDO):

• Simplify the Documents
  • Combines the Zoning Ordinance and Subdivision Control Ordinance into one, easy-to-use document.
  • Consolidates 33 chapters plus appendices into one, 10-chapter document.
  • Uses an intuitive layout from high level uses within a district to details of improvements to property and the process for approvals.
  • Uses plain English to avoid planning and legal jargon.
  • Hyperlinks references within the UDO for easier navigation within the document and with associated development regulations.

• Simplify the Process
  • Removes the unnecessary complexity of the approval process.
  • Simplifies the subdivision process into three types: large ones with new roads and utilities (Major Subdivisions); small ones not requiring new roads (Minor Subdivisions); and adjustments to property line locations (Administrative Subdivisions).
  • Eliminate conflicting standards between development ordinances.
  • Improves transparency between the Plan Commission and Town Council.

• Align the UDO with the Avon Comprehensive Plan
  • Integrates compatible diversity into the community residents requested.
  • Introduces mixed-use districts to protect open space and provide better transitions between commercial corridors and single-family homes.

• Allow Greater Development Flexibility
  • Adds flexibility in lot sizes so developers can offer smaller lots in exchange for more open space. This also reduces the use of the PUD process.
  • Increases residential lifestyle options (e.g. townhomes, live/work units, etc.)

• Optimize Development
  • Adjusts commercial standards to allow infill development on underutilized commercial properties.
  • Introduces new residential types to set standards for anticipated infill development and redevelopment uses.
Highlights of the UDO by Chapter

Ch. 1 General Provisions
- Sets standard language establishing the UDO.
- Establishes regulations for handling existing uses and structures that do not fit the UDO requirements.

Ch. 2 Zoning Districts
- Groups the zoning districts by type (residential, commercial, industrial, etc.)
- Combines similar zoning districts to reduce the number of districts.
- Adds new mixed-use districts to provide the flexibility desired by the Comprehensive Plan.
- Allows residential districts to regulate by density. Lot size requirements allow for the creation of large lots or smaller lots with more open space (parks and tree preservation).
- Adjusts lot and parcel requirements better align with the market.
- Incorporates the architectural standards of the Ronald Reagan Corridor Overlay and the US 36 Corridor Overlay into the Town’s overall architectural standards.
- Integrates the Significant Streets Overlay standards throughout the UDO which removes the need for a special overlay district.

Ch. 3 Permitted Uses
- Simplifies the Permitted Use Table.
- Adds specific requirements to certain uses to improve compatibility with neighboring uses.

Ch. 4 Use Standards
- Adds provisions for accessory dwelling units.
- Creates standards for outdoor storage and outdoor sales displays.
- Adds short-term rental standards.

Ch. 5 Design and Maintenance Standards
- Details for the new housing types are provided.
- Provides standards for typical lot elements, such as fencing, setbacks, vision clearance areas, etc.
- Adds property maintenance standards.

Ch. 6 Improvement Standards
- Provides standards for landscaping, lighting, parking, and signage.
- Adjusts requirements for tree preservation, minimum planting, buffering requirements between abutting uses.
- Revises parking standards to align with the Permitted Use Table.
Ch. 7 Subdivision Regulations
- Provides a major simplification of the subdivision process. The approval process is no longer dictated by the type of use within the subdivision.
- Creates new processes determined by how many lots are created and if new streets are being constructed.
- Adds architectural standards for residential, commercial, and industrial uses.
- Adds residential architectural diversity requirements and requires more architectural detail for higher visibility lots.
- Clarifies development standards for streets, utilities, open space, HOAs, etc.
- Removes conflicts between development regulations in various documents.

Ch. 8 Process and Permits
- Formalizes elements of the approval process currently being conducted.
- Requires introduction of rezones to the Town Council early in the process allowing the Town Council to provide feedback to the applicant.
- Reduces the use of PUDs. With changes made to permitted use and zoning district standards, PUDs should only be used for large-scale, identity-building developments (i.e. the Town Center area), to have greater flexibility in protecting natural features, or for creative building types that do not fit well into other zoning districts.

Ch. 9 Administration and Enforcement
- Contains administrative responsibilities for those involved in the application of the UDO.
- Adds a ticketing approach to the enforcement abilities of the Town to reduce the time and cost of addressing violations of the UDO.

Ch. 10 Definitions
- Provides standards for word usage and interpretation.
- Defines words specific to the UDO.