



# Orange County Code Update

## (1) BACKGROUND

- The County's Smart Growth audit concluded that current County codes and development standards reinforce traditional suburban land development patterns, as opposed to infill development. The audit also noted that the code was developed incrementally, and consequently it contains redundancies and internal inconsistencies.
- Legislative changes in the past few years:
  - SB 360 – 2005 (financial feasibility, school concurrency, potable water)
  - HB697 – 2008 (new planning requirements related to energy-efficient land use patterns, transportation strategies to address greenhouse gas reductions, energy conservation, and energy-efficient housing)
  - SB 360 – 2009 (TCEAs, mobility plans)
- The Comprehensive Plan update adopted in May included the following goals:
  - Accommodate growth within the Urban Service Area
  - Allow mixed use Activity Centers in older commercial corridors
  - Emphasize urban form, mixed use and quality design
  - Increase mobility by mixing uses and by making areas more walkable, bikable, and transit-ready
  - Maximize existing infrastructure by redeveloping in urban areas at increased density and intensity
- The Infill Master Plan and EAR-based amendments resulted in recommendations to change zoning codes and land development regulations, and streamline development review processes.

## (2) OVERVIEW

A Code Update Committee has been established to work on revisions to the County's land development codes. This Committee includes staff from Growth Management (Building, Planning, Zoning) Public Works (Development Engineering, Transportation Planning, Stormwater Management, Roads and Drainage), Utilities, EPD, Fire Rescue and the County Attorney's Office.

So far this group has:

- I. Catalogued the current County Code, looking for codes that govern land development. Of the 38 chapters in the Code, 9 chapters include codes that fall into this category. These chapters will be organized into a unified land development code.

2. Currently mapping urban, suburban and rural areas based on connectivity, level of urbanization and other factors. Performance standards will be tailored to these areas.
3. Currently reviewing the Zoning Use Table to customize it for urban, suburban and rural.
4. Developed an outreach plan.

### **(3) NEXT STEPS**

- Continue drafting code changes
  1. Reviewing existing code language for inclusion in the unified land development code.
  2. Cataloguing redundancies and conflicts in the current code.
  3. Researching new ideas for addressing issues associated with urban development, such as stormwater retention, landscaping, etc.
- Outreach plan
  - Work sessions with the LPA and BCC
  - Stakeholder committee that will serve ad hoc throughout the process
  - A series of community meetings to review the sector boundaries (urban, suburban, rural) and the draft code
  - Website that tracks the progress of the code
  - Presentation of the draft code on the internet with opportunity for comment
  - Speakers' bureau to talk to various groups
  - Public hearings, one LPA and two BCC