June 3, 2021

LUDR Definitions

Existing Definitions

Building Envelope: A specific area of a lot, delineated on a subdivision plat, within which structures, parking, and loading areas shall be located, and outside of which no structures, parking or loading areas shall be located. A building envelope shall be defined by required minimum setback and height distances, unless otherwise specified in these regulations. This may also be referred to as the "buildable area" of a lot.
Note: See proposed revision below.

~~**Planned Residential Development (PRD)**: An allowed method of land development for residential use in which an area of land, consisting of one or more parcels is planned to be developed as a single entity, to include residential dwelling units allowed within a zoning district(s) and associated accessory structures and facilities. In a PRD, zoning district dimensional standards under these regulations [Article 2], including lot size, density coverage, frontage and setback requirements, may be modified or waived to provide flexibility in subdivision and site design in or der to promote desired types and patterns of development [see Article 5]. See also Planned Unit Development.~~
Note: PRD definition no longer needed and should be deleted.

Planned Unit Development (PUD): An allowed method of land development for mixed use development in which an area of land, consisting of one or more parcels, is planned to be developed as a single entity for one or more uses allowed within a zoning district(s), and associated accessory structures and facilities. In a PUD, zoning district dimensional standards under these regulations (Article 2), including lot size, density, coverage, frontage and setback requirements, may be modified or waived to provide flexibility in subdivision and site design in order to promote desired types and patterns of mixed use development (see Article 5). See also Mixed Use, Planned Residential Development.
Note: Definition from 2011 amendments was inadvertently omitted in 2015 amendments and should be added back with proposed edits.

Dwelling Unit/Accessory: A secondary dwelling unit established in conjunction with, and clearly subordinate to, a single family dwelling that is retained in common ownership, is located within, attached to or on the same lot as the primary dwelling, and that otherwise meets applicable requirements of these regulations [see Section 4.2]. See also Dwelling/Two-Family.

Dwelling/Two Family: A building, such as a duplex, that contains two principal dwelling units.
Note: Definition from 2011 amendments was inadvertently omitted in 2015 amendments and should be added back.

June 3, 2021

Draft Definitions

Building Envelope: The specific area of a lot, delineated on a subdivision plat, within which structures~~, parking, and loading areas~~ shall be located.~~, and outside of which no structures, parking or loading areas shall be located. A building envelope shall be defined by required minimum setback and height distances, unless otherwise specified in these regulations~~. This may also be referred to as the "buildable area" of a lot.
Note: No longer relevant to PUD amendments. Fix or ignore?

Planned Unit Development (PUD): An allowed method of land development in which an area of land, consisting of one or more parcels, is planned to be developed as a single entity for one or more uses allowed within a zoning district(s) and associated accessory structures and facilities. In a PUD, zoning district dimensional standards under these regulations [Article 2], including lot size, density, coverage, frontage and setback requirements may be modified or waived to provide flexibility in subdivision and site design in order to promote desired types and patterns of development [see Article 5].

Dwelling Unit/Accessory: A secondary dwelling unit established in conjunction with~~, and clearly subordinate to,~~ a single family dwelling <u>on an owner-occupied lot</u> ~~that is retained in common ownership, is located within, attached to or on the same lot as the primary dwelling. ,~~ and that otherwise meets applicable requirements of these regulations [see Section 4.2]. See also Dwelling/Two-Family.