

APPENDIX C: FLEXIBLE REGULATIONS

Appendix C helps identify regulations that may be modified, amended, or waived and the applicable process to do so. It also includes adjustments to nonresidential floor area ratio (FAR) by Special Exception. It does not include the various use permissions, development options, or adjustments subject to alternate processes. Appendix C is a guide only; flexibility is governed as indicated in the referenced sections.

Table C-1. Flexible Regulations					
Regulation		Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)
Chapter 2: Zoning Districts					
2.01.01 Transit Related Center - TRC					
1	Table 2.01.01-1 Setback Requirements (all)	x	x		
2.01.02 Urban Employment - UE					
2	Table 2.01.02-1 Setback Requirements (all)	x	x		
2.02.01 Suburban Neighborhood - SN					
3	Table 2.02.01-1 Setback Requirements (all)	x	x		
2.02.02 Suburban Compact Neighborhood - SCN					
4	Table 2.02.02-1 Setback Requirements (all)	x	x		
5	Table 2.02.02-1 Building Requirements, footnote 6		x		
2.02.03 Town Center - TC					
6	Table 2.02.03-1 Setback Requirements (all)	x	x		
2.02.04 Commercial Center - CC					
7	Table 2.02.04-1 Setback Requirements (all)	x	x		
2.02.05.01 Single Family Residential - R-1, R-2, R-3 (Legacy District)					
8	F.1 R-2 and R-3 Reduction of Minimum Yards	x	x		
2.02.05.02 Single Family Residential - R-4 (Legacy District)					
9	F.1 Reduction of Minimum Yards	x	x		
2.02.05.03 Single Family Residential - R-8 (Legacy District)					
10	E.1 Reduction of Minimum Yards	x	x		
2.02.05.04 Townhouse/Multifamily Residential - R-16 (Legacy District)					
11	D.1 Reduction of Minimum Yards	x	x		
2.02.05.05 Multifamily Residential - R-24 (Legacy District)					
12	D.1 Reduction of Minimum Yards	x	x		
2.02.05.06 Planned Development–Housing - PD-H (Legacy District)					
13	B.3.c Development Requirements		x		
14	F.1 OP and IP Uses Total Land Area		x		
15	F.2 OP and IP Uses Office Floor Area		x		
2.02.05.07 Planned Development–Commercial Center (Regional Center) - PD-CC(RC) (Legacy District)					
16	Table 2.02.05.07-1 Setback Requirements (all)	x	x		
2.02.05.08 Planned Development–Research and Development - PD-RDP (Legacy District)					
17	Table 2.02.05.08-1 Density Requirements			x	

Table C-1. Flexible Regulations					
Regulation		Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)
18	Table 2.02.05.08-1 Setback Requirements (all)	x	x		
2.02.05.09 Planned Development–Special Activity - PD-SA (Legacy District)					
19	Table 2.02.05.09-1 Setback Requirements (all)	x	x		
20	Table 2.02.05.09-1 Building Requirements			x	
2.02.05.10 Planned Development–Active Adult Retirement Community - PD-AAAR (Legacy District)					
21	Table 2.02.05.10-1 Setback Requirements (all)	x	x		
2.02.05.11 Planned Development–Mixed Use Business - PD-MUB (Legacy District)					
22	Table 2.02.05.11-1 Setback Requirements (all)	x	x		
2.02.05.12 General Business - GB (Legacy District)					
23	Table 2.02.05.12-1 Setback Requirements (all)	x	x		
2.02.05.013 Commercial Light Industry - CLI (Legacy District)					
24	Table 2.02.05.13-1 Setback Requirements (all)	x	x		
25	Table 2.02.05.13-1 Building Requirements, lot coverage			x	
2.03.01 Transitional Residential - TR-10, TR-3, TR-1					
26	Table 2.03.01-1 Setback Requirements (all)	x	x		
27	Table 2.03.01-3 Yards	x			
2.03.02 Transition Small Lot Neighborhood - TSN					
28	Table 2.03.02-1 Setback Requirements (all)	x	x		
2.03.03 Transition Compact Neighborhood - TCN					
29	Table 2.03.03-1 Setback Requirements (all)	x	x		
2.03.04 Transition Community Center - TCC					
30	Table 2.03.04-1 Setback Requirements (all)	x	x		
2.03.05.01 Transitional Residential–2 - TR-2 (Legacy District)					
31	Table 2.03.05.01-1 Setback Requirements (all)	x	x		
32	Table 2.03.05.01-2 Required Yards	x			
2.04.01 Agricultural Rural–1 - AR-1					
33	Table 2.04.01-1 Setback Requirements (all)	x			
2.04.02 Agricultural Rural–2 - AR-2					
34	Table 2.04.02-1 Setback Requirements (all)	x			
2.04.03.01 Agricultural–10 - A-10 (Legacy District)					
35	Table 2.04.03.01-1 Setback Requirements (all)	x			
2.04.03.02 Agricultural/Residential - A-3 (Legacy District)					
36	Table 2.04.03.02-1 Setback Requirements (all)	x			
2.04.03.03 Countryside Residential - CR (Legacy District)					

Table C-1. Flexible Regulations					
Regulation		Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)
37	Table 2.04.03.03-1 Setback Requirements (all)	x			
2.04.03.04 Rural Commercial - RC (Legacy District)					
38	Table 2.04.03.04-1 Setback Requirements (all)	x			
2.04.03.05 Planned Development–Rural Village - PD-RV (Legacy District)					
39	Table 2.04.03.04-1 Setback Requirements (all)	x			
40	G.1.d Village Conservancy Subdistrict		x		
41	G.2.a Rural Village Satellite Conservancy Subdistrict		x		
42	G.3.e Village Center Subdistrict, location		x		
43	K.6.a.1 location of parking		x		
2.05.01 Joint Land Management Area - JLMA-1, JLMA-2, JLMA-3					
44	Table 2.05.01-1 Setback Requirements (all)	x	x		
2.05.02.01 Joint Land Management Area–20 - JLMA-20 (Legacy District)					
45	Table 2.05.02.01-1 Setback Requirements (all)	x	x		
2.06.01 Office Park - OP					
46	Table 2.06.01-1 Density Requirements			x	
47	Table 2.06.01-1 Setback Requirements (all)	x	x		
48	Table 2.06.01-1 Building Requirements, lot coverage			x	
2.06.02 Industrial Park - IP					
49	Table 2.06.02-1 Density Requirements			x	
50	Table 2.06.02-1 Setback Requirements (all)	x	x		
51	Table 2.06.02-1 Building Requirements, lot coverage			x	
2.06.03 General Industry - GI					
52	Table 2.06.03-1 Density Requirements			x	
53	Table 2.06.03-1 Setback Requirements (all)	x	x		
2.06.04 Mineral Resource–Heavy Industry - MR-HI					
54	Table 2.06.04-1 Setback Requirements (all)	x	x		
55	Table 2.06.04-1 Building Requirements, building height			x	
2.07 Planned Unit Development - PUD					
56	A.4 Additional Requirements	x			
Chapter 4: Use-Specific Standards					
4.01 Purpose and Applicability					
57	A. Applicability				x ¹
Chapter 5: Overlay Districts					
5.03 Floodplain Overlay District - FOD					
58	E.1.m.5.b reduce building or parking setback			x	

Table C-1. Flexible Regulations				
Regulation	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)
59	K. Variations of Development Standards			x
5.04 Mountainside Overlay District - MOD				
60	F. Standards for Highly Sensitive		x	
Chapter 6: Natural and Environmental Resources (NER)				
6.04 NER Development Standards				
61	B.2.f.2 Public Sanitary Sewer and Water Lines, crossing Adjacent Steep Slope or Very Steep Slope Areas			x
Chapter 7: Development Standards				
7.01.03 Lot Requirements				
62	A.4 Mix of Single-Family Residential Lots by Area	x		
7.01.07 Transitions				
63	B.5 Perimeter Setback	x		
7.02 Open Space				
64	D.3 Off-Site		x	
7.04.04 Cemetery, Burial Ground, and Grave Buffer				
65	C. Protection Buffer			x
66	D. Preservation Buffer			x
7.04.08 Buffer Adjustments and Modifications				
67	B.1 Buffer Types	x	x	
68	B.2 Road Corridor Setback Modifications			x
7.05.02 Light and Glare				
69	E. Special Exception		x	
7.06.08 Parking Adjustments				
70	A.2 Special Exception		x ²	
7.06.10 Parking Location and Design				
71	D.2.c Compact/Walkable/Urban Off-Street Parking	x		
7.07.01 Transportation				
72	Table 7.07.01-1 Road Access Standards		x	
7.07.03 Pedestrian and Bicycle Network				
73	Table 7.07.03-1 Minimum Widths for Pedestrian and Bicycle Facilities (all)	x		
7.10 Rural Hamlet				
74	Table 7.10-1 Yard Requirements (all)	x		
75	I.3 Minimum Open Space Surrounding the Hamlet		x	
76	N. Modification of Regulations		x	
Chapter 8: Signs				
8.10 Sign Permits and Administration				
77	C. Sign Development Plans		x ³	
Chapter 9: Attainable Housing				

Table C-1. Flexible Regulations

Regulation		Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)
9.01 Affordable Dwelling Unit Program					
78	H. ADU Modifications		x		
9.02 Unmet Housing Needs Unit Program					
79	H. UHNU Modifications		x		
¹ Unless otherwise specified. ² Special Exception for Parking Adjustment pursuant to Section 10.11.05 when not concurrent with another legislative application. ³ Sign Development Plan pursuant to Section 10.11.04 when not concurrent with another legislative application.					

Draft 5/19/23