



THE TOWN OF OAK CREEK

Comprehensive Plan & Land Use Update

Memo

To: Town of Oak Creek Town Board & Planning Commission

From: Anne Lane, AICP, Britina Design Group

Date: August 15, 2008

Re: Possible Organization Methods for the Land Use Code

To create a more effect and usable Code, we intend to reorganize the Code and would like your feedback on determining the best organizational style. The two traditional Land Use Code organizational methods are 1) **Chapter by Topic** and 2) **Performance District Based**. The following offers a brief explanation of each type, their pros and cons and examples for your review.

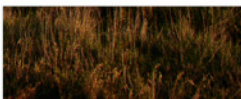
Current Organization of Oak Creek's Land Use Code:

- a. General
- b. Housing Standards
- c. Mobile Home Standards
- d. Public Service Standards
- e. Compatibility Standards
- f. Social and Cultural Standards
- g. Environmental Standards
- h. Sign and Fence Standards
- i. Annexation and Vacations
- j. Abatement of Nonconforming Uses
- k. Monitoring and Enforcement
- l. General Provisions
- m. Definitions
- n. Forms



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Proposed Organization of Oak Creek's Land Use Code:

Method One: Chapter by Topic:

This method of organization most closely matches the current organization of the Oak Creek Code. For this method topics (such as Setbacks, Landscaping, and Building Height) are grouped together in its own section under Bulk Standards. If a



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developer or a reviewer wanted to know the intended character of an area, the affordable housing requirements and setbacks, they would find the requirements in three separate sections. The positives of this method of organization are that is very easy to update, is similar to your current code organization and is more user friendly for a homeowner who is interested in looking up one code, such as a deck setback. The con is that it is less user friendly for developers and review by the Planning Commission and Town Board than the Performance Based Organization.

This popular style of organization is suggested by the Department of Local Affairs (DOLA) "Model Land Use Code". The Town of Hayden's Zoning Code loosely follows this organization:

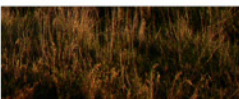
http://www.townofhayden.org/index.asp?Type=B_BASIC&SEC={CE81D01A-BA89-4668-8077-A566B2BA14B2}

- a. General Provisions
 - i. Definitions
- b. Community Design & Development
 - i. Social and Cultural Standards
 - ii. Historic Landmarks
- c. Performance Districts
 - i. Compatibility Standards
- d. Subdivision Regulations
 - i. Housing Standards
- e. Vesting of Property
 - i. Enforcement
 - ii. Abatement of Nonconforming Uses
 - iii. Monitoring and Enforcement
- f. Sign Regulations
- g. Environmental Standards
 - i. Floodplain Areas
- h. Mobile Home Parks
- i. Annexation
 - i. Vacations
- j. Forms



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2. Performance District Based

This method of organization uses the Performance Districts to organize the topics. Therefore, codes pertaining to Performance District One are together in one section, allowing a developer or reviewer to easily gather the requirements for development. While this method gathers together a majority of codes (design, setback, height etc), it is necessary to have codes that pertain to the entire town such as slope and street standards as separate sections. The positive aspects of this type of organization are its ease of use for the development community and application review by the Planning Commission and Town Board. The negatives aspects is that homeowners first have to check the performance district map to identify the district they live in before finding codes that pertain to their property. Here is how the Oak Creek's Land Use code would be organized using this method:

- a. General Provisions
 - i. Definitions
- b. Performance Districts
 - i. Performance District 1
 1. Character and Design
 2. Bulk Standards (setback height)
 3. Landscaping & Fencing
 4. Housing Standards
 5. Compatibility Standards
 6. Sign Standards
 - ii. Performance District 2
 1. Character and Design
 2. Bulk Standards (setback height)
 3. Landscaping & Fencing
 4. Housing Standards
 5. Compatibility Standards
 6. Sign Standards
 - iii. Performance District 3 (etc)....
- c. Public Service Standards
- d. Environmental Standards
- e. Annexation and Vacations
- f. Abatement of Nonconforming Uses
 - i. Monitoring and Enforcement
- g. Forms



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