

Zoning Translation and Rezoning

CONVENTIONAL ZONING

- ❖ Conventional zoning districts **translate** to UDO Zoning Districts on effective date
- ❖ Use UDO **Table 3-1** for UDO zoning districts translation
- ❖ **Use** Zoning Translation Map on CLTEX website

CONDITIONAL ZONING

- ❖ Conditional zoning districts will **not translate**
- ❖ Consider conditional zoning districts for **alignment zoning** after effective date during community area planning process
- ❖ Extensive **community engagement** will be done
- ❖ Conditional zoning **approved** under current/pre-UDO zoning regulations will also use current/pre-UDO land development regulations during permitting process

EXISTING ZONING

AUG 22, 2022

FEB 1, 2023

MAR 1, 2023

EFFECTIVE DATE: JUN 1, 2023

UDO Adoption

Start: File Conditional rezonings to UDO districts

Start: File Conventional rezonings to UDO districts

Translate Conventional zoning & rezonings to UDO districts

Begin processing UDO rezoning petitions

CONVENTIONAL REZONING

- ❖ All conventional rezoning petitions will **translate** to UDO zoning districts on effective date
- ❖ Conventional rezoning petitions for current/pre-UDO regulations:
 - Must be **filed** prior to March 1, 2023
- ❖ May **file** conventional rezoning petitions to UDO districts beginning March 1, 2023
- ❖ Beginning on the effective date, petitions to the UDO districts will be **processed** based on the order in which the petitions were submitted

CONDITIONAL REZONING

- ❖ Conditional rezoning petitions for current/pre-UDO regulations:
 - Must be **filed** prior to February 1, 2023
 - May be **approved** before or after the effective date
 - Must be **approved** within 9 months of effective date (by March 1, 2024)
- ❖ May **file** conditional rezoning petitions to UDO districts beginning February 1, 2023
- ❖ Beginning on the effective date, petitions to the UDO districts will be **processed** based on the order in which the petitions were submitted

REZONING

Permitting Process

PERMIT SUBMITTALS

- ❖ Permit submittals using UDO regulations will be accepted beginning June 1, 2023

PERMIT CHOICE

- ❖ **Established by State Law:** If the UDO becomes effective after a development permit application is submitted but before the permit decision is made, applicant **may choose** to use pre-UDO or UDO regulations after the effective date
- ❖ Permit choice **applies** to development permits. If applicant places application on hold for 6 consecutive months or more, permit choice no longer applies
- ❖ When multiple development permits are required, applicant **may choose** to utilize the regulations applied to the initial development permit for subsequent development permits filed within 18 months of the initial permit approval
 - Sign permits and soil & erosion control permits **are not considered** initial permits
- ❖ Permit choice **does not apply** to rezonings or sketch plans

VESTING

- ❖ **Established by State Law:** A statutory vested right is a validity period for a particular development permit approval and runs with the land
- ❖ Common law vesting: **Established** by substantial expenditures relying in good faith on a valid permit
- ❖ Vested right **becomes** effective on day of approval
- ❖ Different validity period **applies** for different development types:
 - Conditional Rezoning – 2 to 5 years
 - Multi-phased Development (25 acres or greater, conditional (CD) plan includes uses and intensities by phase) - 7 years
 - Preliminary Subdivision Plan - 3 years
 - Development Permits - 1 year
- ❖ Vested right **does not pertain** to sketch plan submittals