



Memorandum

To: Dahna Raugh, AICP, City of Fruita
From: Scot Siegel, AICP LEED AP
Date: June 6, 2008
Re: *City of Fruita Land Use Code Update – Zoning and Design*

The enclosed draft updates Fruita's zoning districts and supplemental regulations, as outlined in the Code Concepts Report. The draft represents more than a 70% level of completeness for the chapters completed thus far.

We are still editing the district design standards (Chapter 17.11) and regulations related to open space and parking. These sections will be delivered under separate cover Monday. We had hoped to deliver these to you this week but the volume of changes to other sections took precedence. Sign code amendments will follow in July when we deliver updates to the remaining code chapters.

The proposed update is formatted similar to the existing Land Use Code. We did not change the sequence of chapters or sections. New code provisions are in *italics*, and deleted code is shown with strikeouts. Editorial comments or placeholders are provided in brackets.

The following summarizes the key updates.

1. Definitions are provided for background only. We will continue to update Chapter 17.03 as we move forward. You might ask the TAG to identify terms from the new text that they feel need new or updated definitions.
2. The term *zone district* has been changed to *zoning district* throughout. The References to *design district standards* have been replaced with *district design standards*. Design districts do not exist as separate zones; the design standards supplement the base zoning districts.
3. Several zoning districts have been added or amended, consistent with the Community Plan and Code Concepts Report.
4. Chapter 17.04 (new) provides an extensive list of examples for uses allowed under Chapter 17.07. The use tables in Chapter 17.07 have also been updated per the Community Plan and planning best practices.
5. The schedule of Density/Height/Bulk/Location Requirements in Section 17.07.050 has been updated per the Community Plan and planning best practices. All density standards are based on dwelling units per *gross* site area.

6. The supplemental zoning regulations in Section 17.07.060 have been updated throughout, per the Community Plan and planning best practices. Note the changes to commercial and industrial regulations; the addition of regulations for commercial uses in the Community Mixed Use Districts; and new regulations for accessory dwellings, home occupations, and temporary uses.
7. The General Performance Standards have been deleted from Section 17.07.070 because they are vague and unenforceable. They are being replaced by more robust criteria and standards throughout the Land Use Code. See #8.
8. “Compatibility Criteria” (new) have been added to Section 17.07.070. This section is important because the code requires a finding of compatibility before approving any land use application.
9. The Engineering Design Standards are cross-referenced throughout. As we encounter engineering standards in other chapters, we will remove them and add appropriate cross-references to the Engineering Design Standards.
10. “Density Bonus Criteria” (new) are contained in Chapter 17.08. The proposed point system is intended to balance flexibility and predictability in implementing housing variety and density bonus policies of the Community Plan. *This chapter will be thoroughly tested during our visit later this month. The current draft is a “dummy” version; the criteria and point values will need to be fleshed out based on the design case studies. Comments are appreciated!*
11. We have not changed Chapter 17.09 Transfer of Development Rights/Credits; however, the TDR provisions will need to be updated based on where we end up with Chapter 17.08.

Next Steps

During our next visit to Fruita, June 23-27, we will prepare case studies of four sites. Case studies are hypothetical development scenarios that graphically explain how the new code works, compared to existing regulations; hopefully highlighting both strengths and areas for improvement. We are looking forward to a productive visit, with several interactive meetings and a lot constructive input!

I will forward an itinerary and meeting schedule for the week shortly. Please let me know when you have some potential study areas identified. We would appreciate anything you can provide in the way of topographic base maps, tax map information, aerial photography, and contacts for the owners. Please let me know when you are ready to discuss the draft.