

## OVERARCHING THEMES AND AREAS FOR IMPROVEMENT

### THEME 1 Implement PlanCOS and Other Supporting Plans

To advance the PlanCOS vision, the new UDC will support the implementation of these and other priorities identified as part of PlanCOS:

- Expand opportunities for affordable, attainable housing in multi-family and commercial zone districts;
- Tools that support higher-quality and more dense greenfield development;
- A stronger focus on multimodal transportation;
- More flexible tools for infill development;
- Standards to enhance connectivity and increased walkability;
- Expanded opportunities for walkable civic, retail, and community gathering places in activity centers throughout the City; and
- More effective tools to accommodate and incentivize mixed-use development.

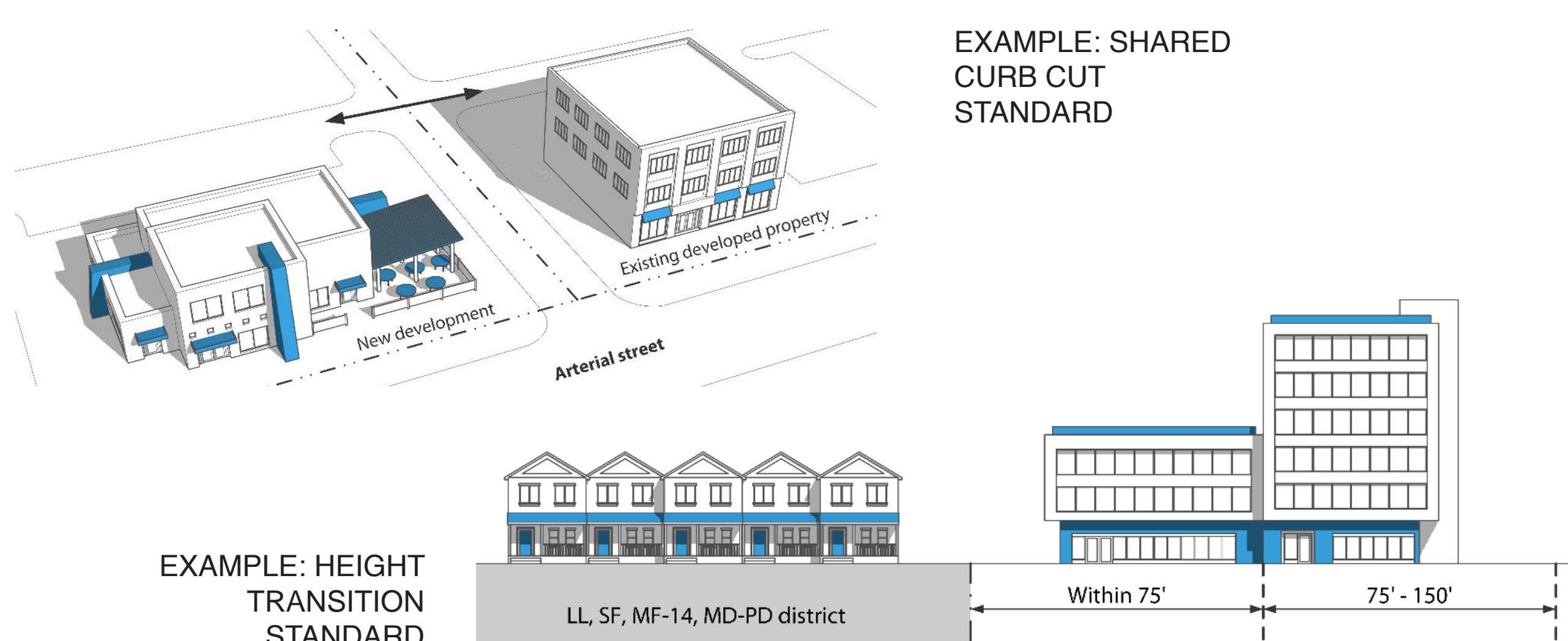
A key focus of the **RetoolCOS** effort will be to ensure that the new UDC contains the tools needed to implement the desired mix, character, and location of different uses represented by the PlanCOS typologies in a flexible manner.

### THEME 3 Improve and Align Design and Development Standards

Many of the recommendations in PlanCOS relate to the quality of new development within the City. The new UDC should update and align design and development standards to:

- Improve subdivision design;
- Help maintain neighborhood character;
- Reduce the need for residential variances;
- Provide higher-quality landscaping;
- Allow for increased housing options in appropriate locations throughout the City; and
- Lead to higher-quality development.

The examples below illustrate how the new code can help define standards for shared curb cuts and building height transition. These types of design standards will also define things like: off-street parking, fencing and wall standards, landscaping, site lighting, etc.



### THEME 2 Refine Zone Districts to Better Match PlanCOS Goals and Affordability Needs

The current Code contains a wide variety of zone districts. However, the current menu of zone districts does not match the vision of PlanCOS:

- In many cases, standards do not match what has been built, especially in older residential neighborhoods;
- They lack flexibility necessary to support market demand for alternative housing options (e.g., cottage homes, smaller lot sizes) and a mix of housing types;
- Outside of downtown, tools available to support mixed-use development are overly complex and not being used; and
- Many applicants turn to the Planned Unit Development (PUD) process because their projects cannot be accommodated within the existing zone districts.

The new UDC will revise many existing zone districts, and potentially add new districts, to address these issues. A comparison of current and proposed zoning districts is provided on the board at right.

### THEME 4 Modernize the Code and Make it More User-Friendly

Over the last 30 years, the addition of new zoning districts and regulations, free-standing tools, and other amendments has resulted in a Code that is cumbersome and challenging to use. Newer UDCs have a streamlined design and structure that are much easier to use. Key features of these new UDCs that we propose to use in the new Colorado Springs UDC include:

- A more logical organization.
- Updated illustrations and graphics.
- More flowcharts and summary tables.

The example below illustrates how these features can be applied to more clearly convey key information and make the code easier to use and understand.

