



consultants in planning, zoning, economic development,
urban design & landscape architecture

MEMO

To: City of Charlotte
From: Camiros, Ltd.
Date: March 7, 2019
Re: Effective Date of Adopted Ordinances

The date of adoption of a zoning or unified development ordinance by a local government may or may not be the same date upon which its regulations are made effective. The adopting ordinance should establish the specific date upon which the new regulations are made effective and enforceable.

As depicted in the table below, smaller municipalities tend to have ordinances become effective upon adoption. Larger cities tend to delay the effective date of ordinances by days or months, which is not surprising given the complexities of administering the regulations of a larger city. A period between the date of adoption and effective date may be provided for one or more of the following reasons:

- The adopting government requires additional time to develop internal policy and procedure administration.
- Related to the above, extra time is required to update applications and manuals/handouts.
- The delay provides time for the community to review and become comfortable with the new ordinance.
- The adopting government desires to provide applicants with a period of relief for incoming projects.

In all cases, when determining the effective date, it is also important to consider the number of incoming applications within that delay period that may become nonconforming under the new ordinance and to minimize such impact.

When an adopting government assesses whether an effective date is needed, a delay of 30 days or less seems adequate for ordinance amendments (not a comprehensive zoning update). Longer timeframes, such as 60 to 90 days, are appropriate for comprehensive zoning updates.

Adopting Government	Adoption Date	Effective Date	Delay of Effective Date
New Orleans, Louisiana (Zoning Ordinance)	May 14, 2015	August 14, 2015	90 days
Buffalo, New York (Unified Development Code)	December 27, 2016	<i>Two-Phase</i>	Commercial corridors with proposed development: 45 days Remainder: 90 days
Baltimore, Maryland (Zoning Ordinance)	December 5, 2016	Monday June 5, 2017	6 months
Providence, Rhode Island (Zoning Ordinance)	November 24, 2014	December 24, 2014	30 days
Raleigh, North Carolina (Unified Development Code)	February 18, 2013	September 1, 2013	~ 6 months
Denver, Colorado (Zoning Ordinance)	June 21, 2010	June 25, 2010	4 days
Davenport, Iowa (Zoning Ordinance)	January 9, 2019	January 20, 2019	11 days
Spring Hill, Tennessee (Unified Development Code)	August 20, 2018	August 20, 2018	None
Oak Park, Illinois (Zoning Ordinance)	September 18, 2017	September 18, 2017	None