

*UDO Virtual Conversation 6 – UDO Administration
December 21, 2021 – 12:00 p.m.*

Question as Submitted in Zoom Chat	Staff Answer
<p>As to conditional zoning grandfathering, assume there are not time limits to reliance on plans and ordinances in place at time of approval? Also, as to effective date, assume rezoning filings, even if not effective in terms of delayed acceptance due to monthly case limit, prior to effective date will be governed under current Ordinance not UDO?</p>	<p>for cd zoning approved under the current zoning ordinance, the zoning regulations in place at the time of approval will continue to be used. With respect to CD zoning applications, those submitted prior to adoption can continue through the process under the current zoning ordinance. Regarding conditional zonings, in Article 1: A previously approved conditional zoning district, including those zoning districts which previously were described variously as conditional district, conditional use district, parallel conditional district, and parallel conditional use district, shall meet the regulations of the Ordinance under which it was approved as well as site plan and site-specific conditions. This shall also include any optional zoning districts.</p>
<p>So, would a Community Benefits Analysis (CBA) be covered under Public Benefits (Article 38). Please elaborate. Thanks.</p>	<p>The Community Benefits concept is still under study outside of the UDO process. a little further info on the Public Benefits referenced in Article 38- these are related to the TOD-EX rezoning requirements but are not the same as a CBA</p>
<p>Assume that Conditional rezoning will be available for pursuit in all zoning districts? Also, how will non-conditional/optional districts be treated in the transition to new Ordinance?</p>	<p>Non-conditional (conventional) zoning will translate to the UDO zoning districts. We will then look at alignment zoning after UDO is adopted. Optional rezonings are conditional and will be treated in the same manner.</p>