

2026 Code Cleanup Subcommittee Meeting (Thursday July 9, 2026) Agenda

Time: 3:30 PM – 5:00 PM
Location: NDS Conference Room

Purpose of Meeting

This is our first Subcommittee session focused on exploring updates to the Development Code. We'll be digging into key topics like Active Depth, Setbacks, and Build-to. Our goal today is to look at the current challenges, consider possible solutions or amendments, and set the stage for sharing these ideas with the Planning Commission at their Work Session on July 28, 2026.

Agenda

- Welcome and Introductions
- Short overview on what “Active Depth”, “Setbacks”, and “Build-to” are in relation to the Development Code.
- Conversation on **Active Depth**
 - Issues
 - Proposed Update
- Conversation on **Setbacks** and **Build-to** (as these are so integral to each other, they need to be discussed as one issue)
 - Issues
 - Proposed Update
- Discussion on how this can move forward to Planning Commission for a productive Work Session on July 28, 2026

Links and Relevant Code Sections

- [Current Development Code](#)

Active Depth	Setbacks	Build-to
Within all Zoning Districts under Massing (Article 2) Pages: 2-9, 2-11, 2-13, 2-15, 2-19, 2-21, 2-25, 2-27, 2-29, 2-33, 2-35, 2-37, 2-39, 2-41, 2-45, 2-47, 2-51, 2-53, 2-59, 2-63, & 2-67	Within all Zoning Districts under Building Setbacks (Article 2) Pages: 2-8, 2-10, 2-12, 2-14, 2-18, 2-20, 2-24, 2-26, 2-28, 2-32, 2-34, 2-36, 2-38, 2-40, 2-44, 2-46, 2-50, 2-52, 2-58, 2-62, & 2-66	Within all Zoning Districts under Building Setbacks (Article 2) Pages: 2-8, 2-10, 2-12, 2-14, 2-18, 2-20, 2-24, 2-26, 2-28, 2-32, 2-34, 2-36, 2-38, 2-40, 2-44, 2-46, 2-50, 2-52, 2-58, 2-62, & 2-66
Section 2.10.10.B Massing Page: 2-133	Section 2.10.1.D.3.b Side Street Yard Page: 2-98	Section 2.10.5 Building Setbacks Page: 2-112
Section 2.10.11.B.2.b Ground Story Page: 2-135	Section 2.10.5 Building Setbacks Pages: 2-112 – 2-115	Section 2.10.6 Build-To Pages: 2-117 – 2-121
Section 7.2 Definitions Page: 7-11	Section 2.10.6.3.a.ii Standards Page: 2-118	Section 2.10.8.C.3.c Parking Location Standards Page: 2-123
	Section 3.4.3.A.13.f.ii Special Use Permits (Communication Facilities) Page: 3-29	Section 2.10.10.B.2.a Active Depth Applicability Page: 2-133
	Section 3.5.1.C.1 Rules for Accessory Buildings and Structures Page: 3-34	Section 5.3.3.B.1.a Nonconforming Buildings and Structures Additions Page: 5-62
	Section 4.7.1.C.2.a.ii Transition Types Pages: 4-49 and 4-54	Section 5.3.3.C Nonconforming Buildings and Structures Build-To Requirement Pages: 5-64 – 5-66
	Section 4.9.1.D.2.a.iii Preservation of Existing Landscape Features Page: 4-76	Section 7.2 Definitions Page: 7-12 and 7-23
	Section 5.2.9.E.2.c.i.c Revisions to an Approved Development Plan or Final Site Plan Page: 5-40	

	Section 5.3.2.a.2 Nonconforming Lots Page:5-61	
	Section 5.3.3.C.2.C Additions on an interior Lot (nonconforming) Page: 5-65	
	Section 7.2 Definitions Page: 7-20	

