

HOW TO READ THE LAND USE & DEVELOPMENT CODE



The LUDC is the document that governs land development (zoning and subdivision regulation) in Eagle to support the vision, goals and strategies in the Elevate Eagle Comprehensive Plan.

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1	How will the Town change from the old LUDC to the new one?
2	What are the rules for development (lot size, height, housing types) on the property?
3	What uses are permitted on the property? Do any uses have special rules?
4	Where is the information about how a development should look?
5	How many parking spaces are required to be provided? What about bike parking?
6	How does the Town approve development?
7	What are the rules for how to measure distance, height, and other regulatory standards?

ReCode Eagle: Major Changes to the Land Use and Development Code (2023)

Chapter	Section	Change	Source of Change					LUDC Update Goal			
			Elevate Eagle	Sub Area Plan	Climate Plan	Affordable Housing	Best Practice	Code Cleanup	Implement Plans	Complete & Consist. Regulations	Address Local Priorities
4.03 Neighborhood Districts											
	All	Formatted to include intent, graphic, and dimensional standards	◆			◆	◆	◆	◆	◆	◆
	All	Single unit and duplex allowed in low density districts	◆			◆	◆	◆	◆	◆	
	All	Dimensional standards to clarify how to incorporate more housing types	◆	◆	◆	◆	◆	◆	◆	◆	
	4.03.090	New Downtown residential district added to describe scale	◆			◆	◆	◆	◆	◆	
4.04 Mixed-Use Districts											
	4.04.030	Neighborhood protection standards address "good neighbor" scale issues					◆	◆	◆	◆	
	All	Formatted to include intent, graphic, and dimensional standards	◆			◆	◆	◆	◆	◆	
	All	Linked to appropriate residential district to provide standards	◆	◆		◆	◆	◆	◆	◆	
	All	Allow mixed-use residential development	◆	◆	◆	◆	◆	◆	◆	◆	
	4.04.050	New MU district for commercial corridors	◆	◆		◆	◆	◆	◆	◆	
	4.04.060	CBD renamed Broadway, design standards converted to zone dimensions	◆			◆	◆	◆	◆	◆	
4.05 Commercial and Industrial Districts											
	4.05.030	Neighborhood protection standards address "good neighbor" issues					◆	◆	◆	◆	
	All	Formatted to include intent, graphic, and dimensional standards	◆			◆	◆	◆	◆	◆	
	4.05.050	Commercial General East (CGE) district added for East Eagle		◆		○	◆	◆	◆	◆	
4.06 Public and Civic Districts											
	4.06.020	New district created to allow housing on civic campuses (e.g., health care, school, church)			◆	◆	◆	◆	◆	◆	
4.07 Rural Districts											
	Both	Carried forward and reformatted					◆	◆	◆	◆	
4.08 Planned Unit Development											
	4.08.020	Community benefits clarified to include affordable housing, sustainability, open space	◆	◆		◆	◆	◆	◆	◆	
	4.08.030	Review process streamlined to two PUD steps - conceptual and final					◆	◆	◆	◆	
4.09 Use Standards											
	4.09.020	Use category descriptions added to help interpretation of future uses					◆	◆	◆	◆	
	4.09.040	Use table updated to better describe current range of uses				◆	◆	◆	◆	◆	
	4.09.040	Uses changed from Special Use Permit to Permitted or Conditional Use Permit (P&Z)					◆	◆	◆	◆	
	4.09.060	Use-specific standards updated and added as needed to help administrative review					◆	◆	◆	◆	
	4.09.060	Solar standards added	◆		◆		◆	◆	◆	◆	
4.10 Site Layout and Structure Design Standards											
	All	Current design standards revised to establish more objective standards	◆	◆			◆	◆	◆	◆	
	All	Repetitive sections consolidated, topic specific sections (parking) moved to that topic					◆	◆	◆	◆	
	All	Graphics added to help describe preferred design elements					◆	◆	◆	◆	
	4.10.030	Town design intent updated to reflect Elevate Eagle priorities	◆	◆			◆	◆	◆	◆	
	4.10.030	Standards added for attached and multifamily development	◆	◆		◆	◆	◆	◆	◆	
	4.10.050	Mixed-use and commercial standards updated and made more objective				◆	◆	◆	◆	◆	
	4.10.070	Structural screening standards updated and clarified					◆	◆	◆	◆	
	4.10.080	Erosion and sedimentation control requirements and design standards enhanced					◆	◆	◆	◆	
4.11 Landscaping and Buffering Standards											
	All	Current requirements clarified and illustrated	◆	◆			◆	◆	◆	◆	
	4.11.050	Wildfire protection buffer standards added	◆	◆			◆	◆	◆	◆	
	4.11.060	Parking lot landscaping requirements updated and clarified					◆	◆	◆	◆	
	4.11.100	Landscaping irrigation made optional, standards added for low water use systems	◆		◆		◆	◆	◆	◆	
	4.11.110	Water-wise and FireWise landscaping materials requirement/turf grass limitation added	◆	◆	◆		◆	◆	◆	◆	
4.12 Parking and Loading Standards											
	4.12.020	Applicability to expansion and redevelopment clarified in favor of new uses	◆				◆	◆	◆	◆	
	Table 4.12-2	Off-street parking requirements clarified, updated, and reduced					◆	◆	◆	◆	
	4.12.050	Bicycle parking standards added	◆		◆		◆	◆	◆	◆	
	4.12.060	Parking reduction added for transit proximity and provision of active transportation route	◆		◆		◆	◆	◆	◆	
4.13 Outdoor Lighting											
	All	Current approach revised and streamlined to reflect Town lighting priorities					◆	◆	◆	◆	
	4.13.040	Color temperature standard added to align lighting levels with humans and wildlife					◆	◆	◆	◆	
4.14 Sustainability, Resilience, and Hazards											
	4.14.010	New standards for review of potential geologic hazards added					◆	◆	◆	◆	
	4.14.010	New standards for consideration of impacts to wildlife habitat added					◆	◆	◆	◆	
	4.14.020	Stream setback standards updated to designate 2 buffer zones with different impacts					◆	◆	◆	◆	
4.15 Subdivision Design and Improvement Standards											
	4.15.010	Many current design standards integrated into Ch. 4.10, applicability instructions added	◆				◆	◆	◆	◆	
4.16 Signs											
	all	Updated in February 2022, carried forward	◆				◆	◆	◆	◆	
4.17 Administration and Procedures											
	4.17.010	Complete set of common procedures created to describe application review basics					◆	◆	◆	◆	
	4.17.050	Notice added for administrative review					◆	◆	◆	◆	
	4.17.070	Full set of post-decision actions and limitations standards added (modification, expiration)					◆	◆	◆	◆	
	4.17.080	Specific application types consolidated into one section and updated for clarity					◆	◆	◆	◆	
	4.17.080	Review criteria tailored to different types of specific applications					◆	◆	◆	◆	
	4.17.080.B	Comprehensive plan amendment process added					◆	◆	◆	◆	
	4.17.080.C	Conditional use permit with P&Z review added					◆	◆	◆	◆	
	4.17.080.D	Development plan (was permit) revised with emphasis on admin and P&Z approval					◆	◆	◆	◆	
	4.17.080.I	Vested rights revised for readability and understanding					◆	◆	◆	◆	
	4.17.090	Historic preservation processed added for Town consideration	◆				◆	◆	◆	◆	
	4.17.100.C	Minor subdivision changed to administrative review					◆	◆	◆	◆	
	4.17.100.E	Subdivision final plat changed to administrative review					◆	◆	◆	◆	
	4.17.100.G	Process for vacation of public right-of-way and easements added					◆	◆	◆	◆	
	4.17.110.A	Administrative adjustments of 15% to specific standards added					◆	◆	◆	◆	
	4.17.110.B	Code interpretation instructions added					◆	◆	◆	◆	
	4.17.110.D	Process to determine applicability of LUDC standards to redevelopment added					◆	◆	◆	◆	
	4.17.130	Application submission requirements collected in one location and updated					◆	◆	◆	◆	
	4.17.140	Required development improvements moved from subdivision for general applicability	◆	◆	◆		◆	◆	◆	◆	
	4.17.140	Standards for cost-sharing agreements added for consideration	◆	◆	◆		◆	◆	◆	◆	
4.18 Nonconformities											
	All	Complete set of standards for nonconformities added					◆	◆	◆	◆	
4.19 Violations and Enforcement											
	All	Carried forward, reformatted, clarified as needed					◆	◆	◆	◆	
4.20 Measurements and Definitions											
	4.20.040	Measurements consolidated in one location, updated, and illustrated					◆	◆	◆	◆	
	4.20.050	General definitions reviewed, updated, and added as needed					◆	◆	◆	◆	