

# Implementing the Langley Comprehensive Plan

## 2008 and Beyond

# Development Regulations and the GMA

The City “shall adopt development regulations that are consistent with and implement the comprehensive plan.”

RCW 36.70A.040(3)

# What are Development Regulations?

“The controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances and binding site plan ordinances.”

# BASIC COMPONENTS

- ▶ Code Administration
- ▶ Zoning Districts and Permitted Uses
- ▶ Bulk Development Standards
- ▶ Supplemental Use Standards
- ▶ Environmental Codes (SEPA, CAO)
- ▶ Land Division Standards
- ▶ Design Standards

Where are the key opportunities  
as we head into the 2008 code  
amendment review?

# Focus on what we want

- ▶ Strengthen the connection between application review and public benefit
- ▶ Expand adopted levels of service to include measurable standards for preserving quality of life and retaining our sense of place
- ▶ Map desired locations for future streets, parks, trails, open space and other public amenities and develop tools to ensure that these are built

# One size does not fit all

- ▶ Respect localized geography, natural character, cultural landscapes and neighborhood aesthetics
- ▶ Define positive traits of our residential, commercial, public and open space character and develop regulations to reinforce these traits over time
- ▶ Promote diversity through carefully crafted housing type and density regulations

# Make the message clear

- ▶ Use plain language with good definitions
- ▶ Use tables to organize routine information
- ▶ Illustrate application process and timelines
- ▶ Ensure that procedures are up to date
- ▶ Use form-based approach to describe a human-scaled and village-appropriate design, especially in key locations such as the waterfront

# Where do we go from here?

## STEP 1

### Identify and Assign Priorities to Potential Amendments