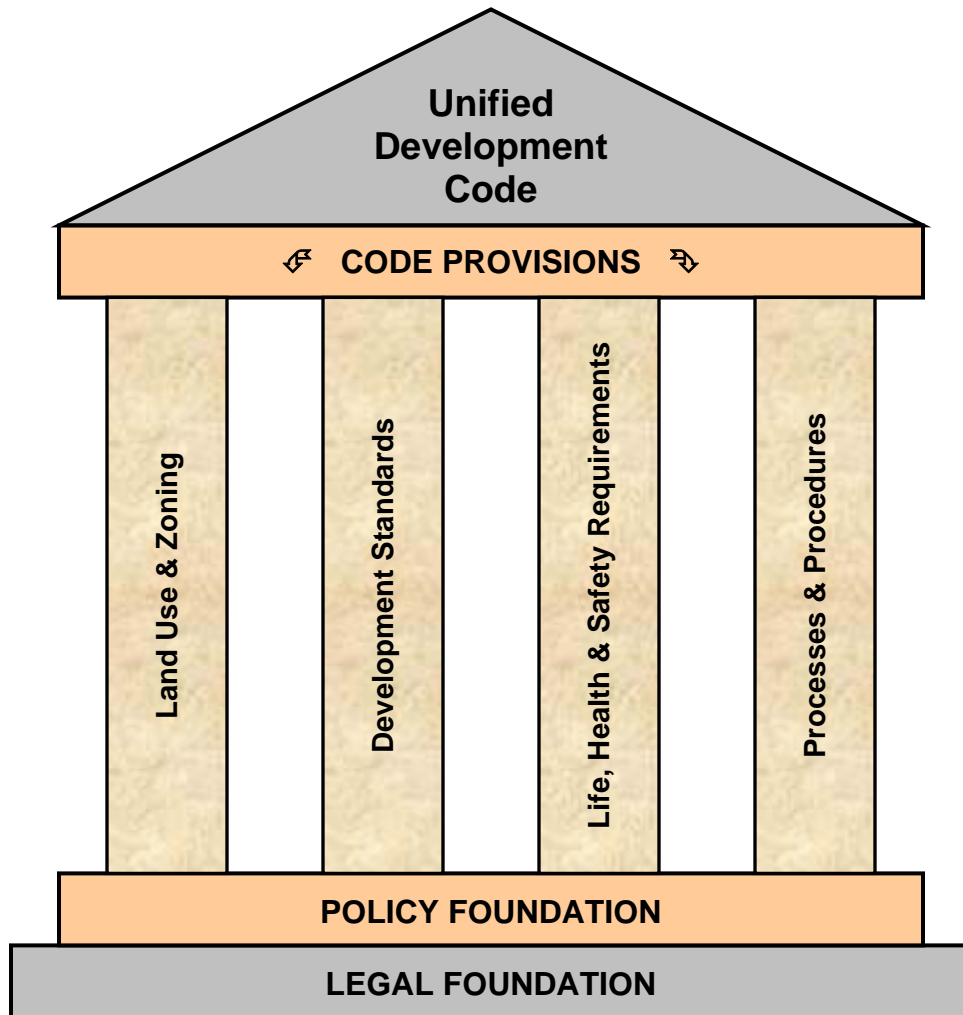


Conceptual Model of the UDC

Numerous factors from multiple worlds can and do influence the contents of the Unified Development Code. The conceptual model below is intended to represent the UDC structure. The topic areas depicted in the columns are subject to change.



In this figure, the UDC is built on the foundation of law and policy. Its pillars are the logical and coherent code components that collectively comprise all development regulations. The roof of the model represents the decision in 2003 to adopt the Unified Development Code, Title 30 of the Snohomish County Code (SCC), to consolidate many prior regulations.

It is currently proposed that the “pillars” of the UDC development regulations be categorized into the following four topic areas:

1. *Land Use and Zoning.* This topic area includes lot status, zoning, and uses (allowable, prohibited and conditional). It answers the question, “What can I do on my land?”
2. *Development Standards.* This topic area addresses development standards including those that impact density and architectural and site design. It deals with land division, roads and traffic considerations, and drainage. It also includes many environmental requirements (excluding life, health and safety related environmental regulations) such as critical area buffers and shoreline protection requirements. It answers the questions, “Given the status of my land, what rules tell me **how** it can be developed? Where do I have flexibility, tradeoffs, and options that may offer incentives?”
3. *Life, Health & Safety Requirements.* This topic area includes the Construction Codes that govern building construction, the Fire Code, and environmental regulations enacted to protect life, health and safety such as flood hazard protection, geological hazards safeguards, and protection of critical aquifer recharge areas. It answers the question, “In developing my land, what are the requirements that I must meet to ensure my land and structure are safe for me, future owners, and the community?”
4. *Processes and Procedures.* This topic area deals with the administrative procedures, permitting processes and appeals options. It also addresses SEPA compliance procedures and code enforcement. It answers questions such as, “What are the procedures I must follow?” and “How can I appeal an unfavorable decision?”

For more information, please refer to the Project Charter.