



PALM DESERT
UNIFIED DEVELOPMENT CODE

Detail Review of Current Development Regulations



April 2025

REVIEW OF CURRENT DEVELOPMENT REGULATIONS

In addition to the comments noted in the Zoning Code Assessment, the table below provides a review of the elements of Palm Desert’s current Code of Ordinances that will be incorporated into the new Unified Development Code (UDC). This analysis was informed by discussion with staff and stakeholders, as well as observations made by the project team. The table below does not include detailed comments on every section, though every section of the identified ordinances will be reviewed and modified, as needed, as part of the UDC drafting process.

Existing Section	Comments
Generally	<ul style="list-style-type: none"> • Implement the recommendations from the Development Regulations Analysis report. • Replace outdated department references with references to the applicable City departments. • Replace outdated content references with live cross-references to applicable sections of the UDC. • Verify and update all references to regulations located outside the UDC (such as other PDMC titles or State law). • Relocate submittal requirements to the City’s website or provide as part of an administrative manual.
Title 8—Health and Safety	
Chapter 8.12 Discarded Material Enclosures	
Generally	<ul style="list-style-type: none"> • Relocate to the development standards chapter and add standards to require architectural compatibility between the primary structure and the trash enclosure • Replace references of approval authority to Director of Development Services Department or designee.
Chapter 8.40 Recreational Vehicles on Private Property	
Generally	<ul style="list-style-type: none"> • Relocate long-term parking permit for recreational vehicles procedure to the UDC. • Relocate RV storage and screening requirements to development standards chapter and align requirements with other screening standards, where appropriate. • Provide illustrations to clarify design requirements.
Title 24—Environment and Conservation	
Chapter 24.04 Water-efficient Landscape	
Generally	<ul style="list-style-type: none"> • Carry forward references to applicable State requirements and the Coachella Valley Water District (CVWD) model ordinance.

Existing Section	Comments
	<ul style="list-style-type: none"> Update the City’s landscape palette to establish a clear landscape theme, and to identify which types of plants should be used in different locations. Incorporate applicable terms defined in the CVWD model ordinance into the definitions section of the UDC. If desired, align applicability thresholds with those described in the CVWD model ordinance.
§24.04.060 Invasive, Noxious, and Nuisance Plant Species	<ul style="list-style-type: none"> Incorporate prohibition of invasive, noxious, and nuisance plant species into landscaping section of the UDC.
§24.04.070 Landscape and Irrigation Maintenance	<ul style="list-style-type: none"> Require maintenance security at time of installation for landscaping located within the City right-of-way.
Chapter 24.08 Transportation Demand Management Requirements	
Generally	<ul style="list-style-type: none"> Update to align with recent State legislation, as necessary. Clarify at what point in the development review process a qualifying applicant must submit a TDM plan.
§24.04.050 Minimum Standards	<ul style="list-style-type: none"> Review and update list of TDM plan options Evaluate existing TDM plan options for consistency with the off-street parking requirements of Title 25. Consider incentives for applicants who incorporate more than the mandatory requirements in their TDM plan.
Chapter 24.12 Fugitive Dust (PM10) Control	
Generally	<ul style="list-style-type: none"> Update to align with proposed changes to the grading chapter (former Title 27), as necessary. Cross-reference Chapter 24.12 in the updated grading chapter, particularly as it relates to erosion control measures.
Chapter 24.16 Outdoor Lighting Requirements	
Generally	<ul style="list-style-type: none"> Discuss the City’s preferred approach to regulating outdoor lighting, including the possibility of creating lighting zones. Add applicability statement to outdoor lighting section and clarify exemptions to standards. Reorganize outdoor lighting section, starting with generally applicable standards before listing site-specific standards. Clarify prohibited light sources/fixtures. Incorporate outdoor lighting definitions into the definitions section of the UDC.
§24.16.025 Public Street Lighting	<ul style="list-style-type: none"> Discuss the City’s preferred approach to regulating public street lighting, and update standards accordingly.
§24.16.040 Light Trespass	<ul style="list-style-type: none"> Update light trespass standards to address backlight, uplight, and glare (BUG) fixture ratings.

Existing Section	Comments
Chapter 24.20 Stormwater Management and Discharge Control	
Generally	<ul style="list-style-type: none"> • Add cross-reference(s) in the development standards chapter of the UDC to applicable stormwater management standards.
Title 25—Zoning	
Generally	<ul style="list-style-type: none"> • Use consistent language when referencing the General Plan. • Zoning Districts <ul style="list-style-type: none"> ○ Rewrite zoning district purpose statements to clarify the objective purpose of each district. ○ Add example illustration to support each zoning district description. • Land Uses <ul style="list-style-type: none"> ○ Consolidate all use matrices into a single land use table in a new use regulations chapter. ○ Clarify the intent of each land use symbol (i.e., P, A, C). ○ Symbolize uses not permitted with a blank cell in the table. ○ Relocate all specific use standards to new use regulations chapter.
Chapter 25.02 Introductory Provisions	
Generally	<ul style="list-style-type: none"> • Add severability section.
§25.02.010 Title and Purpose	<ul style="list-style-type: none"> • Update reference to be “Unified Development Code” or “UDC.” • Clarify relationship of the UDC to the General Plan and other adopted planning documents. • Remove “Role of Zoning Ordinance” statement, which is covered more effectively in the Purpose statement.
§25.02.030 Scope, Interpretation, and Application	<ul style="list-style-type: none"> • Clarify how the UDC applies to public or quasi-public development. • Clarify how internal and external code conflicts are resolved. • Include a statement addressing the UDC’s relationship to private covenants. • Add a subsection to address how the adoption, and subsequent amendments, to the UDC impact projects under review.
§25.02.040 Administrative Responsibility	<ul style="list-style-type: none"> • Update the roles and responsibilities of decision-making bodies to align with the recommendations in the “Streamline Development Review Processes” section of the Development Regulations Analysis report. • Add a cross-reference to the development review procedures summary table provided later in the code.
§25.02.050 Rules and Interpretation	<ul style="list-style-type: none"> • Relocate to new rules of construction and definitions chapter of the UDC.

Existing Section	Comments
	<ul style="list-style-type: none"> Relocate “Calculations—Rounding” to new rules of measurement section and align rounding provisions for affordable housing with State density bonus law.
Chapter 25.04 Establishment of Zoning Districts	
§25.04.020 Zoning Districts	<ul style="list-style-type: none"> Replace zoning districts descriptions with a table of all zoning districts established in the UDC. Update Table 25.04-1: Zoning Districts to align proposed zoning districts with General Plan land use designations, as needed.
§25.04.030 Zoning Map	<ul style="list-style-type: none"> Clarify how the official zoning map and zoning district boundaries are interpreted and maintained.
Chapter 25.10 Residential Districts	
§25.10.030 Allowed Land Uses and Permit Requirements	<ul style="list-style-type: none"> Consider removing the following land uses: <ul style="list-style-type: none"> Condominium (define as an ownership style) Noncommercial livestock raising Kennel Neighborhood government office Consider incorporating use-specific standards for the following land uses: <ul style="list-style-type: none"> Duplexes Group homes of seven or more residents Domestic animals Converted condominium hotel
§25.10.050 Development Standards	<ul style="list-style-type: none"> Replace “Hillside Planned Residential Development Standards” with new Hillside Objective Design Standards. Overhaul the Planned Residential district as described in the Development Regulations Analysis report. Relocated approval criteria for Planned Residential developments to applicable procedures section. Clarify modifications to dimensional standards that may be permitted by the ARC, as footnoted in Table 25.10-3.
Chapter 25.16 Commercial and Industrial Districts	
§25.16.030 Allowed Land Uses and Permit Requirements	<ul style="list-style-type: none"> Consider expanding land use permissions in the SI district to allow more heavy commercial uses. Consider removing the following land uses: <ul style="list-style-type: none"> Caretaker housing Convention and visitors bureau Time-share project Consider adding the following land uses:

Existing Section	Comments
	<ul style="list-style-type: none"> ○ Bar or lounge ○ Golf cart/neighborhood electric vehicle sales ○ Personal storage facility ● Consider incorporating use-specific standards for the following land uses: <ul style="list-style-type: none"> ○ Single-room occupancy ○ Homeless shelter ○ Outdoor entertainment facilities ○ Commercial parking lot ○ Accessory massage establishment ○ Outdoor sales ○ Automotive gasoline station ● Rename commercial communication tower to wireless communication facility and expand to include the full spectrum of possibilities.
§25.16.040 Specific Use Standards	<ul style="list-style-type: none"> ● Relocate drive-through standards to off-street parking and loading chapter.
§25.16.050 Development Standards	<ul style="list-style-type: none"> ● Consolidate setback information from Table 25.16-2 into the general development standards table. ● Clarify distinction between front yard and street-side setbacks throughout Table 25.16-5. ● Relocated residential adjacency standards to new development standards chapter.
Chapter 25.18 Downtown Districts Development Standards	
Generally	<ul style="list-style-type: none"> ● Continue to explore the creation of a Downtown ODS.
§25.18.030 Characteristics of Downtown Districts	<ul style="list-style-type: none"> ● Consider converting the existing downtown overlay districts to base zoning districts.
§25.18.040 Land Use and Permit Requirements	<ul style="list-style-type: none"> ● Consider modifying land use permissions and associated standards for residential development in the downtown districts to support the creation of mixed-use developments.
§25.18.050 Development Standards	<ul style="list-style-type: none"> ● Explore modifications to dimensional standards, where appropriate.
§25.18.060 Illustrated Glossary	<ul style="list-style-type: none"> ● Relocate illustrated glossary contents to general measurements sections.
Chapter 25.20 Downtown Districts Design Guidelines	
Generally	<ul style="list-style-type: none"> ● Work with the City to identify and incorporate modifications to the existing downtown districts design guidelines that align with the work that has already been done on the Downtown ODS.
Chapter 25.22 Special Districts	

Existing Section	Comments
Generally	<ul style="list-style-type: none"> Update land use permissions and dimensional standards as needed to align with the Public Facility/Institutional District land use designation in the General Plan.
Chapter 25.28 Overlay Districts	
Generally	<ul style="list-style-type: none"> Depict overlay districts on the zoning map.
§25.28.020 Senior Housing Overlay District	<ul style="list-style-type: none"> Consider retiring Senior Housing Overlay district and adding senior housing as a use with associated standards. Remove conflicts with State density bonus law, as needed.
§25.28.030 Housing Overlay District	<ul style="list-style-type: none"> Define “smaller residential projects.”
§25.28.040 El Paseo Overlay District	<ul style="list-style-type: none"> Consider retiring the El Paseo Overlay District and applying the existing standards as a new downtown base district.
§25.28.045 San Pablo Overlay District	<ul style="list-style-type: none"> Simplify formula business prohibitions along San Pablo Avenue.
§25.28.050 Mixed-Use Overlay District	<ul style="list-style-type: none"> Retire or rethink—not currently applied.
§25.28.060 Planned Community Overlay District	<ul style="list-style-type: none"> Define “master plan.”
§25.28.070 Freeway Commercial Overlay District	<ul style="list-style-type: none"> Provide cross-references to applicable development standards. Review and update landscaping requirements.
§25.28.080 Scenic Preservation Overlay District	<ul style="list-style-type: none"> Review and update process for developing in the Scenic Preservation Overlay. Clarify line of sight study submittal requirements.
§25.28.090 Drainageway, Floodplain, Watercourse Overlay District	<ul style="list-style-type: none"> Add cross reference to Title 28, Flood Damage Prevention.
§25.28.100 Natural Factors/Restricted Development Overlay District	<ul style="list-style-type: none"> Retire—only applied to one parcel.
§25.28.110 Seismic Hazards Overlay District	<ul style="list-style-type: none"> Retire—not currently applied.
§25.28.120 Bermuda Dunes Airport Area	<ul style="list-style-type: none"> Consider incorporating or adopting by reference the Riverside County Airport Land Use Compatibility Plan Policy Document.
§25.28.130 Open Space/Residential Overlay District	<ul style="list-style-type: none"> Consider modifications to the applicability of this overlay district.
Chapter 25.34 Special Use Provisions	
Generally	<ul style="list-style-type: none"> Incorporate the standards of this chapter into the new use regulations chapter.

Existing Section	Comments
	<ul style="list-style-type: none"> Organize use-specific standards alphabetically by land use category. Relocate all use-specific definitions to the general definitions chapter and cross reference as needed.
§25.34.020 Home Occupations	<ul style="list-style-type: none"> Consider additions to the list of permitted and prohibited uses. Consider expanding allowances to include any residential unit (not residential district).
§25.34.030 Accessory Dwelling Units	<ul style="list-style-type: none"> Align standards with recently adopted Ord. 1423. Add graphics and tables to supplement text (see subsection F).
§25.34.040 Affordable Housing and Density Bonus Provision	<ul style="list-style-type: none"> Update standards for conformance with State density bonus law.
§25.34.050 Residential Condominium Conversions	<ul style="list-style-type: none"> Include cross reference to applicable notice procedures. Consider additional standards for conversion projects (e.g., fire protection standards and utility metering requirements).
§25.34.080 Temporary Uses	<ul style="list-style-type: none"> Expand list of permitted temporary uses. Consider establishing different requirements for major and minor temporary uses.
§25.34.090 Automotive Service Station	<ul style="list-style-type: none"> Consider incorporating use-specific standards to address decommissioning of closed gas stations (e.g., removal of fuel pumps).
§25.34.100 Restaurants	<ul style="list-style-type: none"> Separate drive-through standards from restaurant use-specific standards. Consider incorporating “ghost kitchen” as a distinct use. Review and update outdoor seating requirements (maximum allowances, thresholds for review, etc.)
§25.34.110 Adult Entertainment Establishment	<ul style="list-style-type: none"> Add cross-reference to applicable definitions in Chapter 5.88.
§25.34.140 Exceptions Based on Unconstitutional Takings	<ul style="list-style-type: none"> Relocate this section to the procedures chapter.
§25.34.180 Two-Unit Projects	<ul style="list-style-type: none"> Add cross-reference to urban lot split requirements. Incorporate graphics to support subsection 6, unit standards.
Chapter 25.40 Site Development Provisions	
Generally	<ul style="list-style-type: none"> Create new rules of measurement section to address general rules (e.g., rounding, measuring height, measuring distance) and specific rules (e.g., lot dimensions, setbacks, lot coverage, density, etc.) Update existing and incorporate new graphics to support measurement requirements.

Existing Section	Comments
§25.40.020 Yard Measurements	<ul style="list-style-type: none"> Establish method for determining which lot line is the front lot line. Consider differentiating between required setbacks and required yards. Relocate requirements of §25.40.020.D to residential district dimensions table.
§25.40.030 Projections into Required Setbacks	<ul style="list-style-type: none"> Add cross-reference to applicable fences and walls section. Clean up Table 25.40-1: Projections by explicitly listing all projection types and differentiating between porches, patios, and decks.
§25.40.040 Height Measurements	<ul style="list-style-type: none"> Determine the City’s preferred approach for measuring building height, and update accordingly. Expand building height discussion to include how basements and mezzanines are reviewed. Reframe §25.40.040.B to explicitly address a range of exceptions to building height requirements, such as architectural features, elevators and stairways, and mechanical equipment.
§25.40.050 Accessory Buildings and Structures	<ul style="list-style-type: none"> Add purpose statement as suggested by staff. Clarify applicability of this section (Only applies to residential districts? Or to all zoning districts?) Add requirement that accessory structures cannot be constructed before the primary structure. Reformat standards in §25.40.050.B into a table. Incorporate design standards to require compatibility between primary and accessory structures. Consider adding metal shipping containers to the list of prohibited structures.
§25.40.060 Swimming Pools and Equipment	<ul style="list-style-type: none"> Reformat section to incorporate standards into a table, as applicable. Clarify what qualifies as “appropriate documentation.”
§25.40.070 Private Tennis Courts and Sports Courts	<ul style="list-style-type: none"> Add purpose statement as proposed by staff. Clarify if these standards apply to common area amenities included as part of larger developments. Update process from ARC review to CUP approval.
§25.40.080 Fences and Walls	<ul style="list-style-type: none"> Incorporate fences, walls, and screening standards for non-residential developments. Identify prohibited materials for fences and walls. Establish temporary fencing allowances and requirements (e.g., construction, PM-10 wind fencing, securing vacant sites). Discuss and update applicability, height, and design requirements for §25.40.080.C. Add cross-reference to sight visibility triangle regulations.

Existing Section	Comments
§25.40.090 Screening	<ul style="list-style-type: none"> Incorporate screening language as proposed by staff.
§25.40.100 Traffic Sight Obstruction	<ul style="list-style-type: none"> Either incorporate as part of the fences and walls section or add cross-reference to the requirements from fences and walls section. Compare requirements to Caltrans standards and update accordingly. Consider allowing flexibility based on approval by City engineer. Incorporate graphics to support regulations.
§25.40.130 Required Park Dedication Fees	<ul style="list-style-type: none"> Relocate to subdivision design chapter.
Chapter 25.42 Multifamily and Mixed-Use Objective Design Standards	
Generally	<ul style="list-style-type: none"> Re-adopt Multifamily and Mixed-Use ODS by resolution, as proposed by staff.
Chapter 25.46 Off-Street Parking and Loading	
Generally	<ul style="list-style-type: none"> Restructure purpose and applicability statements to express key objectives as bullet points, as recommended by staff.
§25.46.030 Parking Lot Design Requirements	<ul style="list-style-type: none"> Incorporate graphics to support regulations Add table and graphic to clarify stall dimensions, stall angle, and drive aisle requirements. Consider requirements for improving safety and comfortability of internal pedestrian walkways (e.g., wheel stops, lighting). Update parking lot screening requirements in line with Growth Plan Land Use Policy 2.2.
§25.46.040 Parking Requirements	<ul style="list-style-type: none"> Review and adjust minimum parking requirements, as appropriate. Align Table 25.46-1: Parking Schedule with the new use table. <ul style="list-style-type: none"> Add ADU parking requirement Add STR parking requirement Differentiate between multifamily parking requirements for market rate and affordable units. Add cross-reference to residential parking structure standards (§25.40.050). Incorporate opportunities for parking reductions, including but not limited to: <ul style="list-style-type: none"> Shared (joint use) parking In-lieu parking payments Proximity to public transit
§25.46.060 Bicycle Parking Requirements	<ul style="list-style-type: none"> Add design requirements for long-term bicycle parking.
§25.46.070 Clean Air Vehicle Parking Requirements	<ul style="list-style-type: none"> Update to align this section with the requirements of the California Green Code, as necessary.

Existing Section	Comments
§25.46.100 Off-Street Loading	<ul style="list-style-type: none"> Clarify location, screening, and maneuvering requirements in line with staff recommendations.
Chapter 25.52 Landscaping	
Generally	<ul style="list-style-type: none"> Restructure purpose and applicability statements to express key objectives as bullet points, as recommended by staff. Add cross-reference to Chapter 24.04. Incorporate general landscaping standards that apply to all developments (e.g., materiality, size of plantings, screening and buffering requirements, etc.) Replace reference to landscape manager with applicable approval authority.
§25.52.030 Residential Landscape Provisions	<ul style="list-style-type: none"> Update to align with CVWD residential landscaping standards.
§25.52.040 Nonresidential Landscape Provisions	<ul style="list-style-type: none"> Update Table 25.52-1 to remove outdated information and align with setback standards established in the applicable dimensional standards table.
§25.52.050 Parking Lot Landscaping Standards	<ul style="list-style-type: none"> Update Figure 25.52-4 to align with written requirements and add new graphics to depict design standards. Replace subjective language with objective standards.
§25.52.060 Landscape Maintenance Requirements	<ul style="list-style-type: none"> Add cross-reference to maintenance standards in chapter 8.70 and incorporate additional maintenance language as proposed by staff. Consider adding requirement for a landscape maintenance bond.
§25.52.070 Parking Lot Landscaping Standards	<ul style="list-style-type: none"> Establish tiered review system for landscaping plans (staff-level and ARC review).
Chapter 25.56 Signs <i>Not included in this effort</i>	
Chapter 25.60 Procedures	
Generally	<ul style="list-style-type: none"> Retitle chapter "Administration and Procedures." Restructure procedural information to create a single administration and procedures section, which consolidates and reorganizes information from chapters 25.60, 25.64, 25.68, 25.72, and 25.78 into different sections within the chapter administration and procedures. Add new section to address pre-application meetings.
§25.60.020 Application and Fee	<ul style="list-style-type: none"> Combine with sections 25.60.030 and 25.60.170 to create new application submittal and processing section. Clarify who may submit a development application. Clarify that, when projects require multiple entitlements, those entitlement requests may be reviewed concurrently. Provide examples of materials that may be requested as part of an application submittal.

Existing Section	Comments
	<ul style="list-style-type: none"> • Incorporate requirement for fiscal impact assessment for projects greater than 5 acres in size. • Incorporate fee language as proposed by staff.
§25.60.030 Determination of Completeness	<ul style="list-style-type: none"> • Incorporate determination of completeness language as proposed by staff. • Clarify procedure for when an applicant fails to submit a complete application (withdrawal vs. deny without prejudice).
§25.60.040 Environmental Analysis	<ul style="list-style-type: none"> • Combine with section 25.60.050 to create new application review and analysis section. • Incorporate scope and applicability language as proposed by staff.
§25.60.060 Public Hearing and Public Notice	<ul style="list-style-type: none"> • Update content to align with recent modifications to public notice and hearing procedures proposed by staff.
§25.60.070 Approving Authority	<ul style="list-style-type: none"> • Relocate Table 25.60-1 to the beginning of the chapter. • Incorporate procedures from Titles 26 and 27. • Update content to align with proposed changes to review and approval authority, as needed. • Clarify the ARC’s role in reviewing applications that require multi-step approval (e.g., precise plans, conditional use permits, variances, etc.).
§25.60.080 Appeals	<ul style="list-style-type: none"> • Combine with sections 25.60.090, 25.60.100, 25.60.110, 25.60.130 to create new post-decision actions and limitations section.
§25.60.090 Effective Date	<ul style="list-style-type: none"> • Incorporate effective dates as proposed by staff.
§25.60.100 Land Use Permit Time Limits and Extensions	<ul style="list-style-type: none"> • Consolidate all time limit and extension standards to this section, then cross-reference where appropriate. • Incorporate time limit language as proposed by staff. • Express time limit and extension periods in terms of months, not years. • Differentiate between actions for exercising building permits and actions for exercising use permits. • Incorporate permit extension language as proposed by staff. • Clarify findings for permit extensions, as proposed by staff.
§25.60.110 Modification	<ul style="list-style-type: none"> • Differentiate between City-initiated punitive modifications and applicant-initiated amendments to approvals.
§25.60.120 Revocation	<ul style="list-style-type: none"> • Replace existing content with general revocation standards. • Incorporate existing content as part of conditional use permit procedures (content is specific to revocations of land use entitlements).
§25.60.140 Enforcement and Penalties	<ul style="list-style-type: none"> • Relocate to general enforcement section.

Existing Section	Comments
	<ul style="list-style-type: none"> Clarify that all conditions of approval are enforceable in the same manner and to the same extent as any other applicable requirement of the UDC.
§25.60.150 Certificate of Use and Occupancy	<ul style="list-style-type: none"> Relocate to site development procedures section. Differentiate between certificate of use procedures and certificate of occupancy procedures.
§25.60.160 Community Engagement	<ul style="list-style-type: none"> Combine content to public hearing and public notice section.
§25.60.170 Application Withdrawal	<ul style="list-style-type: none"> Differentiate between City-initiated withdrawals and applicant-initiated withdrawals.
Chapter 25.62 Nonconforming Provisions	
Generally	<ul style="list-style-type: none"> Incorporate applicability statement as proposed by staff.
§25.62.030 Nonconforming Lots, Buildings, and uses in Nonresidential zones	<ul style="list-style-type: none"> Remove duplicative change in status of nonconforming use regulation.
§25.62.080 Conforming Process for Legal Nonconforming Residential Uses in Residential Zones and Office Professional Zones	<ul style="list-style-type: none"> Add certificate of conformance to table 25.60-1. Provide objective findings for certificate of conformance requests.
§25.62.100 Abatement Hearings	<ul style="list-style-type: none"> Review and align hearing procedures with updates to general procedures, as appropriate. Consider relocating abatement hearing procedures to new flexibility and relief procedures section.
Chapter 25.64 Decisions by the Zoning Administrator	
Generally	<ul style="list-style-type: none"> Remove the Zoning Administrator from the UDC delegate their existing responsibilities to the Director.
§25.64.030 Adjustments	<ul style="list-style-type: none"> Clarify permissible adjustments and summarize opportunities in a table.
Chapter 25.68 Decisions by the Architectural Review Commission	
§25.68.020 Design Review Required	<ul style="list-style-type: none"> Separate design review purpose statement from design review applicability statement. Clarify which types of projects require ARC review. Consider relocating two-story development standards to a different section of the UDC (Use-specific standards? Development standards?).
§25.68.030 Exceptions to ARC Review	<ul style="list-style-type: none"> Clarify exceptions to ARC review: <ul style="list-style-type: none"> Establish a threshold for what qualifies as a "minor modification."

Existing Section	Comments
	<ul style="list-style-type: none"> ○ Expand the list of projects that are reviewed by staff (e.g., ADUs, eligible facilities requests, temporary structures, etc.)
§25.68.040 Findings of the ARC	<ul style="list-style-type: none"> • Incorporate new section to address the scope of the ARC’s design review (i.e., site design, landscaping, and architecture), as recommended by staff. • Update findings to better align with the ARC’s scope of review: <ul style="list-style-type: none"> ○ Remove finding B related to traffic; ○ Update finding C to reduce subjectivity; and ○ Remove finding E related to land use.
§25.68.050 Sign Design Review	<ul style="list-style-type: none"> • Update findings to better align with the ARC’s scope of review.
§25.68.060 Comprehensive Sign Programs	<ul style="list-style-type: none"> • Relocate comprehensive sign program findings from §25.56.100.E to this section.
Chapter 25.72 Decisions by the Planning Commission	
Generally	<ul style="list-style-type: none"> • Reorganize content to include all steps for a specific procedure into one section (such as zoning amendments or hillside development plan).
§25.72.020 Use Determinations	<ul style="list-style-type: none"> • Update procedure to allow approval by the Director with the option to refer up to the Planning Commission. • Clarify purpose statement as proposed by staff. • Include applicability statement. • Consider additional steps for adding new uses, approved through use determination, to the UDC.
§25.72.030 Precise Plan	<ul style="list-style-type: none"> • Consider establishing two types of precise plans: administrative and non-administrative (requiring PC approval). • Update purpose statement as proposed by staff. • Establish separate procedures for minor modifications to precise plans (approved by Director), design modifications (approved by ARC), and major modifications (approved by PC).
§25.72.050 Conditional Use Permit	<ul style="list-style-type: none"> • Establish separate procedures for minor modifications to CUPs (approved by Director) and major modifications (approved by PC). • Consider listing examples of the types of changes that are considered minor in nature. • Remove 1-year time limit for minor modifications. • Replace §25.72.050.L with cross-reference to general post-decision actions section.
§25.72.060 Condominium Conversion Permit	<ul style="list-style-type: none"> • Require submittal of a tentative map as part of a condominium conversion permit application. • Include cross-reference to §25.34.050. • Incorporate findings specific to condominium conversion projects.

Existing Section	Comments
§25.72.070 Variances	<ul style="list-style-type: none"> Update applicability statement as proposed by staff.
§25.72.080 Hillside Development Plan, Commission Role	<ul style="list-style-type: none"> In light of the Hillside ODS, discuss where hillside development plan procedures should be located in the UDC.
Chapter 25.78 Decisions by the City Council	
§25.78.020 Hillside Development Plan	<ul style="list-style-type: none"> Align hillside development plan approval thresholds with new hillside ODS (such as allowing administrative approvals for developments that conform to the ODS). Consider requiring an environmental constraints analysis for projects located within or adjacent to a conservation area as established by the Coachella Valley Multiple Species Habitat Conservation Plan. Incorporate findings specific to hillside development plans.
§25.78.030 Amendments – Zoning Ordinance	<ul style="list-style-type: none"> Rename “UDC Text Amendment.” Clarify who may initiate a text amendment. Remove 40 day time constraint. Incorporate findings specific to UDC text amendments.
§25.78.040 Amendments – Zoning Map	<ul style="list-style-type: none"> Incorporate findings specific to zoning map amendments. Replace §25.78.040.E with cross-reference to general post-decision actions section.
§25.78.050 Prezoning for Annexed Areas	<ul style="list-style-type: none"> Replace §25.78.050.A with purpose statement or update §25.78.050.A for clarity. Update applicability language as proposed by staff. Change “unannexed” to “upon annexation.”
§25.78.060 Development Agreements	<ul style="list-style-type: none"> Add authority for development agreements language as proposed by staff. Review and update topics that must be addressed in the development agreement, including land dedication, applicant financing, and other topics deemed necessary by City Council. Consider incorporating a timeframe for when construction must commence by.
§25.78.070 General Plan Updates	<ul style="list-style-type: none"> Review and update findings for property owner-initiated general plan amendments.
§25.78.080 Specific Plans	<ul style="list-style-type: none"> Review and clarify instances when a specific plan may be required.
Chapter 25.99 Definitions	
Generally	<ul style="list-style-type: none"> Remove all standards from definitions and relocate to the applicable development standards section. Remove all definitions for terms that are no longer used in the UDC. Define all City officials referenced throughout the UDC (such as City Attorney, Chief Building Official, etc.).

Existing Section	Comments
	<ul style="list-style-type: none">• Add the following definitions:<ul style="list-style-type: none">○ Abandoned○ Accessory residential building○ Assisted living○ Bedroom (see chapter 5.10)○ Casita○ Floor area, net○ Ground-mounted utility pole○ Master plan○ Second dwelling○ Sports court○ Tower element○ Utility, transportation, public facility, and communication use• Update the following definitions:<ul style="list-style-type: none">○ Abut○ Commercial (separate out “commercial complex”)○ Condominium conversion project○ Density, gross○ Density, net○ Dwelling, guest○ Face or wall of a building○ Floor area ratio○ Gross area○ Hillside areas○ Hillside ridge○ Institution, general○ Line of sight○ Lot line, front○ Maintenance yard○ Manufactured housing○ Master plan of arterial highways○ Master plan of drainage○ Medical marijuana dispensary... or dispensary○ Mezzanine○ Mixed-use○ Mortuary○ Net area

Existing Section	Comments
	<ul style="list-style-type: none"> ○ Nonconforming structure ○ Nonconforming use ○ Objective design standards ○ Planned development ○ Planned unit development industrial ○ Planned unit development residential ○ Roof deck—prohibited ○ Sidewalk ○ Warehouse • Clarify the difference between the following uses: <ul style="list-style-type: none"> ○ Amusement facility and entertainment facility ○ Accessory dwelling unit, casita, and guest dwelling • Add cross-reference to PDMC 5.88.020 as part of adult entertainment definition. • Replace roadway classification definitions with cross-reference to the terms as defined in the Growth Plan.
Title 26—Subdivisions	
Generally	<ul style="list-style-type: none"> • Incorporate Title 26 into the new UDC.
Chapter 26.08 Definitions	
Generally	<ul style="list-style-type: none"> • Incorporate subdivision definitions into the definitions section of the UDC. • Compare the definitions in this chapter with the definitions in the state Subdivision Map Act. • Add definition for “dead-end street.”
Chapter 26.12 General Requirements	
Generally	<ul style="list-style-type: none"> • Identify and incorporate subdivision review and approval authority into the existing authority statements in Title 25.
Chapter 26.16 Processing—Responsibilities	
Generally	<ul style="list-style-type: none"> • Replace outdated employee references with references to the applicable City staff member(s). • Relocate applicable review and approval authority information into the existing authority statements in Title 25. • Consider replacing §26.16.090, Failure to Comply—Illegal Division of Land with general violation statement(s).
Chapter 26.20 Tentative Map	
Generally	<ul style="list-style-type: none"> • Relocate tentative map procedures to new administration and procedures chapter.

Existing Section	Comments
	<ul style="list-style-type: none"> Clarify review and approval authority for each type of tentative map request (i.e., tentative tract and vesting maps should be discretionary; tentative parcel maps within certain thresholds administrative). Consider incorporating procedures for additional tentative maps (e.g., reversion to acreage and finance and conveyance maps). Consider relocating map detail requirements (e.g., drawing specifications) outside of the UDC. Clarify the makeup, role, and authority of the Land Division Committee. Consider establishing thresholds for administrative approval of revisions to approved tentative maps.
Chapter 26.24 Final Map	
Generally	<ul style="list-style-type: none"> Relocate final map procedures to new administration and procedures chapter. Consider relocating map detail requirements (e.g., size, material, scale, and map notes) outside of the UDC. Update final map filing requirements to allow for digital submittals. Determine if the City should require detailed street improvement plans at the final map stage, or if estimated street improvement plans would suffice.
Chapter 26.28 Public Improvement Requirements	
Generally	<ul style="list-style-type: none"> Incorporate regulations allowing the City engineer or director to release surety for improvements that are minor in nature. New streets should be released by council.
Chapter 26.30 Urban Lot Splits	
Generally	<ul style="list-style-type: none"> Relocate definition of “urban lot split” to definitions section. Discuss and determine appropriate location for urban lot split development regulations (which may be de-coupled from procedural information). Incorporate tables and illustrations to support urban lot split development regulations.
Chapter 26.32 Parcel Splits	
Generally	<ul style="list-style-type: none"> Consolidate redundant procedural information between Chapter 26.32, Parcel Splits and Chapter 26.34, Parcel Map Waiver. Provide illustrations to show the different types of requests covered in this section.
Chapter 26.34 Parcel Map Waiver	

Existing Section	Comments
Generally	<ul style="list-style-type: none"> Consolidate redundant procedural information between Chapter 26.32, Parcel Splits and Chapter 26.34, Parcel Map Waiver.
Chapter 26.36 Deposits and Fees	
Generally	<ul style="list-style-type: none"> Consider relocating fee information into a single chapter or section that applies to all development regulations (e.g., zoning, grading, and subdivision).
Chapter 26.40 Design Standards and Requirements	
Generally	<ul style="list-style-type: none"> Align design standards and requirements with the goals, policies, and roadway typologies in Chapter 4 of the General Plan. Update Table 26.40.040 to align with General Plan roadway classifications. Align written street naming regulations with the City's current practice. Align §26.40.110, Hillside Subdivisions and Planned Unit Developments, with the recommendations in the forthcoming Hillside ODS. Work with utility providers to determine appropriate minimum width requirement for utility easements. Remove specific lot standards from subdivision design requirements (in favor of allowing zoning district dimensional standards to dictate minimum lot sizes).
Chapter 26.44 Public Improvements and Grading	
Generally	<ul style="list-style-type: none"> Add cross-reference to applicable grading standards, as appropriate. Determine whether or not sidewalks should be required as part of new developments.
Chapter 26.48 Neighborhoods and Community Public Facilities	
Generally	<ul style="list-style-type: none"> Combine with public facilities information from Title 25 (i.e., park dedication, Quimby fees).
Chapter 26.49 Drainage Facilities	
Generally	<ul style="list-style-type: none"> Add cross-reference to applicable stormwater management regulations, as appropriate.
Chapter 26.52 Limitation on Final Decisions	
Generally	<ul style="list-style-type: none"> Replace with standardized procedural language related to post-decision actions in new administration and procedures chapter.
Chapter 26.54 Conversion to Condominiums	
Generally	<ul style="list-style-type: none"> Relocate Chapter 26.54 to new administration and procedures chapter.

Existing Section	Comments
Title 27—Grading	
Generally	<ul style="list-style-type: none"> Incorporate Title 27 into the new UDC.
Chapter 27.08 Definitions	
Generally	<ul style="list-style-type: none"> Incorporate grading definitions into the definitions section of the UDC.
Chapter 27.12 Requirements and Standards of Land Alteration	
Generally	<ul style="list-style-type: none"> Identify types of grading permits addressed in the UDC. Define instances when a grading permit is required (such as any grading in excess of a specific amount, or the creation of slopes over a specific height). Define exceptions to grading permit requirements. Consider relocating plan submittal requirements (e.g., drawing scale, digital vs. hardcopy submittal) outside of the UDC.
Chapter 27.16 Subdivision Grading	
Generally	<ul style="list-style-type: none"> Determine whether or not the City would like to require subdivision approval prior to grading. Relocate land alteration permit information to the new administration and procedures chapter.
Chapter 27.20 Exemptions	
Generally	<ul style="list-style-type: none"> Evaluate current list of exemptions and determine if any new exemptions should be added or any current exemptions should be removed.
Chapter 27.24 Bonds	
Generally	<ul style="list-style-type: none"> Incorporate language for regulating the release of bonds. Consider providing opportunities for bond reductions.
Chapter 27.28 Administration	
Generally	<ul style="list-style-type: none"> Relocate applicable contents of Chapter 27.28 to the new administration and procedures chapter. Update grading administration information to align with the formatting of other development regulations procedures. Consider relocating plan submittal requirements outside of the UDC. Relocate design standards (e.g., landscape berms, walls, etc.) to the new design standards chapter of the UDC.