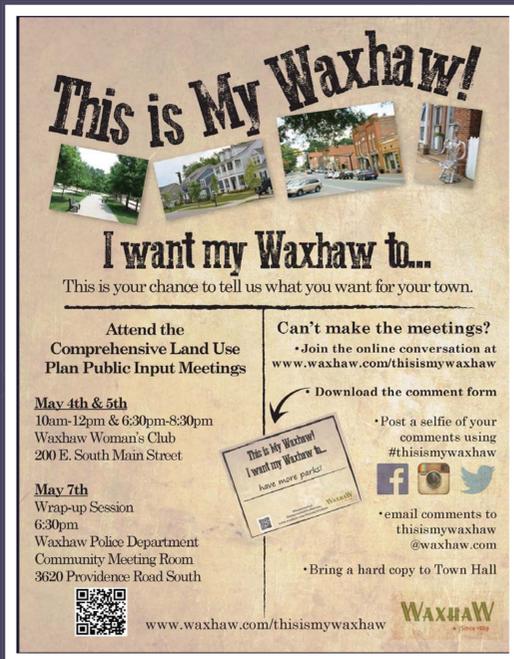


# Comprehensive Plan v. UDO

## My Waxhaw: How this process is different

### Comprehensive plan (direction, description, intent)



A comprehensive plan is a **long-range policy guide**, setting out community goals and objectives related to **land use, transportation, public services and other topics**. Some consider a comp plan to be a local agency's constitution, establishing the overarching principles that will direct how communities invest in infrastructure, establish land use patterns, pursue economic development opportunities and otherwise manage local quality of life.

It's an important document, and it focuses on a distant horizon, describing **what Waxhaw SHOULD be in the next 20 years**. There's an implication that things will change, that the community has the power and wherewithal to achieve its collective vision...even if it means some things tomorrow will be different than they are today.

By investing in **My Waxhaw**, the Town has made a commitment to adopt public policy that is informed by the community's priorities.

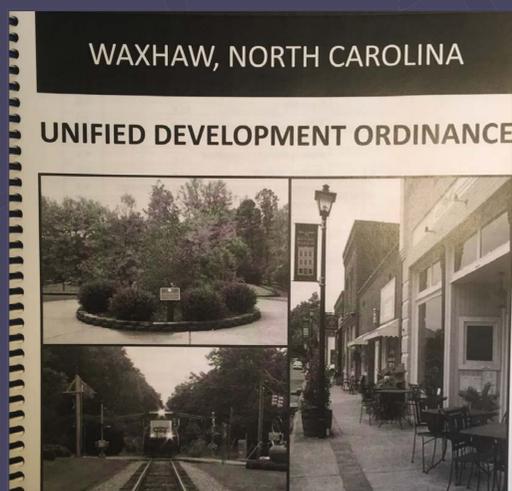
#### Comp Plan Content:

- Land use
- Transportation
- Housing
- Economic development
- Public services

**Key principles:** Long-term focus, goals based, general policy direction

**Scope:** Land use, transportation, housing, economic development, public services

### Unified Development Ordinance (regulation, implementation)



Zoning is a household word, but the intent behind zoning may be a bit more obscure. It is a **tool Waxhaw uses to implement the policy direction found in the comprehensive plan**. Zoning - and the other, related regulations incorporated in the **Unified Development Ordinance (UDO)** - apply rules to land development to ensure that public and private investment are consistent with the community's long-range policy guidance.

For instance, the comprehensive plan may include policies that encourage the preservation of Waxhaw's historic character. Zoning and street design standards found in the UDO apply rules to help that happen. Historic preservation ordinances and street design requirements ensure that new projects fit into the historic context. The **rules that apply to projects today serve the comp plan's long-term objectives**. Many of the UDO issues Waxhaw will face are related to broader planning topics. Answers to concerns about downtown development and the treatment of areas annexing into Waxhaw are rooted in planning policy.

#### UDO Content:

- Zoning
- Subdivisions
- Tree preservation
- Design standards
- Signs
- Downtown code
- Administration
- Parking

**Key principles:** Consistency, legal compliance, constitutionality, fairness, clarity

**Scope:** Land use, design, environment, public safety, transportation, housing

