

Adopted Regulation Changes

Planning Commission March 6, 2013

Board of County Commissioners March 26, 2013

Zoning Resolution

<p>General Changes Throughout</p>	<ul style="list-style-type: none"> ➤ Updated existing section references to reference title of section rather than number. Such changes were made in Sections 1, 2, 3, 5, 7, 8, 9, 11, 12, 15, 16, and the Definitions Section. ➤ Changed references to “church” to “Religious” or “Religious Assembly”. ➤ Changed section numbers to reflect district consolidation. (Sections 48-56)
<p>Section 1 – Administrative Provisions</p>	<ul style="list-style-type: none"> ➤ Clarified the Land Disturbance language for Government Facilities (H.1.d.) ➤ Added mobile home park to uses that need a Site Development Plan (O.1. & 2.) and added criteria for when mobile home parks would need a Site Development Plan (O.2.a.(7)) ➤ Changed location of “Minor Variations” information from Section 3 to Section 1 of the Zoning Resolution. No wording changes were made.
<p>Section 2 – General Provisions</p>	<ul style="list-style-type: none"> ➤ Clarified language regarding the number of structures per lot. (C.1.) ➤ Moved the language regarding Property Mergers and Lot Area Computations to their own separate heading under this section. (5 and 6) ➤ Added language into the Fence Permit to clarify that the permit is only valid for a one year time period without a renewal. (D.2.a) ➤ Added language into the Miscellaneous Permit to clarify that the permit is only valid for a one year time period without a renewal. (D.3.a) ➤ Changed the language regarding the keeping of Dangerous and Wild animals to clarify that a special use is needed in A-2 and A-35 Districts (L).
<p>Section 3 – Enforcement and Administrative Exceptions</p>	<ul style="list-style-type: none"> ➤ Added language allowing Administrative Exceptions for temporary uses, temporary living quarters, home occupations, and minor modifications (C.2). ➤ Consolidated Notification Criteria for Administrative Exceptions (C.4.a.&b.) to be in one place instead of under each type of Administrative Exception that may be granted. ➤ Changed notification period for Administrative Exceptions from 10 to 15 calendar days. ➤ Changed location of “Minor Variations” information from Section 3 to Section 1 of the Zoning Resolution. No wording changes were made. ➤ Relabeled Section H to section D to keep the numbering consistent.
<p>Section 4 – Board of Adjustment</p>	<ul style="list-style-type: none"> ➤ Added Notification Criteria (A.3.b.) under the Rules of Procedure.
<p>Section 8 – Alternative Energy Sources</p>	<ul style="list-style-type: none"> ➤ Added “or his/her appointed designee” after Director of Planning and Zoning in regard to allowing alternative design, material, or method of installation. ➤ Renamed Table 1 from TBD to AES. ➤ Under ECS Permits added that the site plan will show “all existing property boundaries, structures, and...” ➤ Under ECS Permits moved requirement for a report by a licensed professional engineer to only be applicable to commercial WECS. ➤ Renamed “tower” to “facility” in B.3.b.(2)(e)(e-2). ➤ Allowed alternative energy sources to be located on existing structures without a variance, if the structure was previously approved. ➤ Allowed for WECS to be constructed of a similar design to a monopole (C.b.(5)). ➤ Allowed for the setbacks to be 1:1 times the height of the tower instead of 1:25 times the height of the tower (C.1.b.(5)). ➤ Allowed for solar panels to extend no further than 5 feet above the structure to which it is mounted. ➤ Changed “miscellaneous” to “accessory” in C.1.c.(5) ➤ Allowed for a lesser clearance if the WECS follows the best management practices for safety (C.2.b(8)). ➤ Removed “SF” in front of Residential in the AES chart because some of the Residential districts allow single family or two family units.
<p>Section 9 – Home Occupations</p>	<ul style="list-style-type: none"> ➤ Added that a miscellaneous Permit must be obtained from Planning and Zoning to allow the Home occupation to reflect current practice. (C.1.)
<p>Section 11- Signs and Outdoor Advertising Devices</p>	<ul style="list-style-type: none"> ➤ Added language into the Sign Permit to clarify that the permit is only valid for a one year time period without a renewal. (B.3.a)

Section 16 – Land Disturbance	<ul style="list-style-type: none"> ➤ Reworded language in E.8.b. to enable relief of cut and fill regulations in a manner other than just a Variance before the Board of Adjustment.
Section 18- Zone Districts	<ul style="list-style-type: none"> ➤ Renumbered and grouped all of the sections to reflect the consolidation
Section 21 – Mixed Use District	<ul style="list-style-type: none"> ➤ Reformatted uses into a chart.
Section 22 – Residential Districts	<ul style="list-style-type: none"> ➤ Consolidated all Residential Zone districts to make uses more consistent and the format easier to use. ➤ Removed uses which would be allowed through a Site Approval or Location & Extent process, these include railroad right-of-way, telephone exchange and electric substations, public schools, public parks, public libraries, and public museums.
Section 22– R-4 Residential-Four District	<ul style="list-style-type: none"> ➤ This district will be included in the consolidation of the Residential Zone district, but with some substantive changes to the content. ➤ Clarified density standards to 20-50 du/ac. Previously, there were conflicting density standards. ➤ Set an 80 foot maximum building height instead of no building height. ➤ Removed many design standards because they are now redundant with the architecture or landscaping standards in the Zoning Resolution.
Section 23 – Mountain Residential Districts	<ul style="list-style-type: none"> ➤ Consolidated all Mountain Residential Zone districts to make uses more consistent and the format easier to use. ➤ Removed uses which would be allowed through a Site Approval or Location & Extent process, these include railroad right-of-way, telephone exchange and electric substations, public schools, public parks, public libraries, and public museums.
Section 24 – Mobile Home Park District	<ul style="list-style-type: none"> ➤ Reformatted uses and standards into charts.
Section 25 – Suburban Residential Districts	<ul style="list-style-type: none"> ➤ Consolidated all Suburban Residential Zone districts to make uses more consistent and the format easier to use. ➤ Removed uses which would be allowed through a Site Approval or Location & Extent process, these include railroad right-of-way, public schools, public parks, public libraries, and public museums.
Section 26 – Agricultural Districts	<ul style="list-style-type: none"> ➤ Consolidated all Agricultural Zone districts to make uses more consistent and the format easier to use. ➤ Removed uses which would be allowed through a Site Approval or Location & Extent process, these include railroad right-of-way, telephone exchange and electric substations, public schools, public parks, public libraries, and public museums. ➤ Moved the keeping of Dangerous and Wild animals from a permitted use to a Special Use in A-2 and A-35.
Section 27 – Commercial Districts	<ul style="list-style-type: none"> ➤ Consolidated all Commercial Zone districts to make uses more consistent and the format easier to use.
RC Restricted Commercial District	<ul style="list-style-type: none"> ➤ Removed this zone district. ➤ The properties currently zoned RC were rezoned to C-1 on March 26, 2013. ➤ This is a change in name only and no allowed uses were impacted.
Section 28 – Industrial Districts	<ul style="list-style-type: none"> ➤ Consolidated all Industrial Zone districts to make uses more consistent and the format easier to use. ➤ Removed “uses which are listed as” and “uses or have impacts similar to permitted used” from the description of the allowed uses for the I-3 zone district. ➤ Removed the terms “basic manufacture”, “manufacture”, “processing”, and “fabrication” in the extensive list of items that could be manufactured processed or fabricated in the I-4 District.
Section 2 – General Provisions	<ul style="list-style-type: none"> ➤ Added chicken coops and bee hives to the structures requiring a Miscellaneous Zoning Permit (3.a.(1)).
Section 5 – Accessory Uses	<ul style="list-style-type: none"> ➤ Allowed for the keeping of bees and chickens on single family detached, two-family dwelling or duplex residential lots through a Miscellaneous Permit. ➤ Allowed a maximum of 6 chickens. No roosters allowed. ➤ Specified standards for chicken coops in regard to lot size, setbacks, height, coop size and build. ➤ Allowed for two hives/colonies where the minimum square footage of the lot is 4,000 square feet . Allowed for one additional hive per each additional 4,000 square feet of lot area. ➤ Provided for revocation of Miscellaneous Permit at any time for failure to comply with the Zoning Resolution or any other federal, state, or local law, ordinance, or regulation. ➤ Renumber the sections following the Urban Agriculture insertion