

# Summary of Changes

## Zoning Resolution

### Adopted April 20, 2010

Table of Contents	<ul style="list-style-type: none"> <li>➤ Revised to support the addition of new section 8 to the ZR and to re-number all other sections after this new section.</li> </ul>
Section 1 Administrative Provisions	<ul style="list-style-type: none"> <li>➤ Changed the government applicability section so that it is only the permitted uses and lot and building standards would not apply to government facilities if they have gone through a Site Approval. Added a requirement for government facilities to do a grading permit for review of onsite and offsite improvements.</li> <li>➤ Removed submittal requirements for an SDP for a Government Entity. Added Multi-Family SDP submittal requirements.</li> <li>➤ Complete update of submittal requirement section to better describe what will need to be submitted for development applications.</li> <li>➤ Clarified that access verification is to occur prior to submittal of a formal application.</li> <li>➤ Moved all submittal requirements for Pre-Application process into the Pre-Application section and revised to better describe the intent and purpose of the Pre-Application process.</li> <li>➤ Clarified SDP provisions and plan format. Added multi-family to the list of activities that need to go through the SDP process. Added 5,000 SF building limitation. Removed the requirement for an SDP for a government facility if there are offsite improvements.</li> </ul>
Section 2 General Provisions and Regulations	<ul style="list-style-type: none"> <li>➤ Added language to building permit requirements that requires a proper division of land before permit is issued (previously in LDR).</li> <li>➤ Made it clear that if access is approved for a development process, then access is approved for the subsequent building permit process.</li> <li>➤ Made it clear that only proper divisions of land can be merged.</li> </ul>
Section 3 Enforcement and Administrative Exceptions	<ul style="list-style-type: none"> <li>➤ Added language allowing for landscape plans and other development elements approved in a development process to be enforced even if they vary from the standards in the ZR.</li> <li>➤ Added some clarifying language to Minor Variation provisions.</li> </ul>
Section 19 Corridor District. Section 20 R-1 Residential-One District Section 21 R-1A Residential-One A District Section 22 R-1B Residential-One B District Section 23 R-1C Residential-One C District Section 24 R-2 Residential-Two District Section 28 RR Restricted Residential Zone District Section 30 Mountain Residential One Section 31 Mountain Residential Two Section 32 Mountain Residential Three Section 33 Suburban Residential One Section 34 Suburban Residential Two Section 35 Suburban Residential- Five Section 36 Agricultural One Section 37 Agricultural Two Section 38 Agricultural Thirty Five Section 39-RC-1Restricted Commercial-One District Section 41 C-1 Commercial-One District Section 42 C-2 Commercial-Two District Section 43 I-1 Industrial-One District Section 44 I-2 Industrial-Two District Section 45 I-3 Industrial-Three District	<ul style="list-style-type: none"> <li>➤ Added telecommunication uses to the permitted uses section of each of these Zone Districts with the requirement that they comply with the provisions of the Telecommunications Uses Section of the ZR.</li> <li>➤ Added energy conversion systems to the permitted uses section of each of these Zone Districts with the requirement that they comply with the provisions of the newly created Alternative Energy Systems Section of the ZR.</li> </ul>
Section 7 Telecommunication Uses	<ul style="list-style-type: none"> <li>➤ Added provisions to assure construction in conformance with the approved permit, such as an as-built requirement.</li> <li>➤ General clarification in section related to facility requirements.</li> <li>➤</li> </ul>

Section 8 Alternative Energy Resources	<ul style="list-style-type: none"> <li>➤ Establish regulations that will govern alternative energy production sources such as Wind Energy Conversion Systems and Solar Energy.</li> </ul>
Section 15 Land Disturbance	<ul style="list-style-type: none"> <li>➤ Added an exception for natural surface trail construction.</li> <li>➤ Created a new procedure for review of natural surface trails</li> <li>➤ Clarified that access verification is to occur prior to submittal of a formal application.</li> </ul>
Section 52 Dipping Bedrock Overlay District	<ul style="list-style-type: none"> <li>➤ Removed the requirement for detailed construction plans at the time of rezoning and allow Engineering Geologist the ability to defer the report requirement to a subsequent process.</li> <li>➤ Added Special Use to the overlay requirements to align with requirements for rezoning applications.</li> </ul>
Section 53 Mountain Groundwater Overlay District	<ul style="list-style-type: none"> <li>➤ Removed Exemptions from the requirements of the overlay district.</li> <li>➤ Made special Use subject to the same requirements as rezoning requests.</li> <li>➤ General clarification of requirements.</li> </ul>
Sections 8 through 55	<ul style="list-style-type: none"> <li>➤ Renumbered sections due to addition of new section 8.</li> </ul>
Definitions	<ul style="list-style-type: none"> <li>➤ Added a definition for a guest house.</li> </ul>

**Summary of Changes**  
**Land Development Regulation**  
**Adopted April 20, 2010**

Table of Contents	➤ Revised to support the addition of new sections to the LDR and to support section name changes.
Section 1 General Provisions	➤ Rewrite of section to more accurately describe the application of the LDR. Added a provision that exempts multi-family development from the definition of subdivision so that multi-family can go through the SDP process. Removed provisions related to building permit from LDR and added provisions to ZR where other building permit requirements are located.
Section 3 Notification	➤ Added case specific notification requirements for Exemptions and Minor Adjustments. Created different levels of notification requirements so that administrative cases have a different notification standard.
Section 4 Submittal Requirements	➤ Added Exemption, Minor Adjustment and Residential Structure Exclusion submittal requirements. Moved submittal requirements for Pre-Application to Pre-Application section. Complete update of submittal requirement section to better describe what will need to be submitted for development applications. Clarified that access verification is to occur prior to submittal of a formal application.
Section 5 Pre-application	➤ Moved all submittal requirements for this optional process into this section. Better described the intent and purpose of the Pre-Application process.
Section 6 Preliminary and Final Plat	➤ Added a provision for a rehearing before the BCC to occur without going to the Planning Commission first. Only allowed for a non-substantial change.
Section 10 Exemption	➤ Moved the Exemption process from the Policy and Procedure Manual to this section of the LDR. Complete review and update of Exemption provisions. Moved further division of super-lots to the Minor Adjustment process. Eliminated the Exemption requirement for entities that qualify for a Site Approval.
Section 11 Minor Adjustment	➤ Moved the Minor Adjustment process from the Policy and Procedure Manual to this section of the LDR. Complete review and update of Minor Adjustment provisions. Moved further division of super-lots into the Minor Adjustment process.
Section 12 Residential Structure Exclusion	➤ Moved the Residential Structure Exclusion process from the Policy and Procedure Manual to this section of the LDR. Was a part of the old Exemption process and is now located in its own section.
Section 32 School and Park Requirements	➤ General clean up of section language. Limited the qualifying park land to areas that more resemble parks and or recreation facilities. Since multi-family is proposed to be reviewed under an administrative SDP, removed provision requiring the BCC to approve the appraisal. This responsibility would be transferred to the Planning Director. Added information about how fees-in-lieu of dedication would be distributed after collection.