

COUNTY ZONING REGULATIONS

1. TABLE OF CONTENTS

Article 1: Introductory Provisions

(Combined Articles 1 'Title and Applicability', 2 'Purpose', and 27 'Interpretation, Purpose and Conflict' and Sections 30.1 and 30.2 'Validity')

Article 2: General Provisions, Districts, and District Maps

(Similar to Article 4 'General Provisions, Districts, and District Maps' with some changes and definitions were moved to the glossary section)

Article 3: Zoning Districts and Overlay Districts

(Combined Articles 6-14, uses were moved to Permitted Use Table in Article 4, and conditions were moved to 'Use Specific Standards' in Article 6)

Article 4: Permitted Use Table

(New chapter; Diagnostic suggested that a table would be clearer than the current listing of uses under each Article.)

Article 5: Height, Area, Bulk Standards

(Combined Article 5, 'Building Location—relation to established ultimate street right-of-way', Article 18 'Height, Area and Bulk Requirements', and Article 21 'Supplementary Height, Area, and Bulk Requirements')

Article 6: Use Specific Standards

(Standards moved from various locations, particularly Article 19. Tower independent review requirement taken from City Dev Code.)

Article 7: Development Review Procedures

(New chapter. Includes the procedure for CUPs and site plans from Article 19, zoning process from Article 24, and process for temporary business permits, appeals, etc. in Article 19.)

Article 8: Non-conformities

(Previous Article 20, with clarification between non-conforming use, non-conforming structure and non-conforming lot.

Article 9: Board of Zoning Appeals

(Previous Article 23, with revisions)

Article 10: Certificates, Permits and Filing Fees

(Combined Articles 25 'Certificate of occupancy', and 26 'Permits, plats and filing fees': fee information removed, reader is referred to fee schedule in the County Zoning and Codes Office. Conditional Use Permits approved by the Board of Zoning Appeals are removed.

Article 11: Flood Plain Management Regulations

(Article 28, minimal changes)

Article 12: Parking and Loading Regulations

Article 16 and 17, minimal changes)

Article 13: Enforcement, Violation and Penalties

(Section 29, minimal changes)

Article 14: Glossary,

(Article 3 with changes—removed words that aren't used in the regulations and revised definitions to match those in other documents such as the Subdivision Regulations or Access Management Standards)

MAJOR CHANGES TO THE RURAL ZONING REGULATIONS

1) FORMAT

- Combine similar information into a single Article.
- List permitted and conditional uses by zoning district in a table.
- Reference specific use conditions in the table. Specific conditions are listed in a separate article.

2) CONTENT

- Number of Industrial Districts reduced to 3. Addition of a low-impact or low-demand industrial district U-LID.
- The Revised Zoning Regulations add an Agricultural Residential (AR) Overlay District. The Diagnostic recommended overhauling the AG District to create an Agricultural/rural preservation district with permitted maximum densities of no greater than 1 unit per 20-40 acres. Ag lands, outside the Urban Growth Area are not protected, they may all be divided through the Certificate of Survey process, so the overlay district would attempt to track and map the land divisions.
- Conditional Uses have been updated and assigned to specific zoning districts and are shown in the permitted use table. (Recommendation 4.1)
- All use-related regulations have been consolidated in one place and are referenced in the Permitted Use Table. (Recommendation 4.2)
- Review and approval criteria have been included in a procedure section. (Recommendation 4.4)
- Non-conformity chapter clearly distinguishes among types of nonconformities (nonconforming uses, structures, lots) (Recommendation 5.1)
- Uses permitted within the A (Agricultural) District have been revised. Many non-agricultural uses will require rezoning. For instance—churches and schools are currently permitted in the A District. With the new regulations the property would need to be zoned to a Public and Institutional District for these types of facilities, the U-GPI (Unincorporated General Public and Institutional Use) District.
- Height, Area and Bulk Chart has been revised to reference RDPs where needed and to remove any mention of area/family---as only single family uses are permitted.