

Summary of Changes

Zoning Resolution

Adopted April 20, 2010

Table of Contents	<ul style="list-style-type: none"> ➤ Revised to support the addition of new section 8 to the ZR and to re-number all other sections after this new section.
Section 1 Administrative Provisions	<ul style="list-style-type: none"> ➤ 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. ➤ Removed submittal requirements for an SDP for a Government Entity. Added Multi-Family SDP submittal requirements. ➤ 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. ➤ 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. ➤ 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.
Section 2 General Provisions and Regulations	<ul style="list-style-type: none"> ➤ Added language to building permit requirements that requires a proper division of land before permit is issued (previously in LDR). ➤ Made it clear that if access is approved for a development process, then access is approved for the subsequent building permit process. ➤ Made it clear that only proper divisions of land can be merged.
Section 3 Enforcement and Administrative Exceptions	<ul style="list-style-type: none"> ➤ 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. ➤ Added some clarifying language to Minor Variation provisions.
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"> ➤ 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. ➤ 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.
Section 7 Telecommunication Uses	<ul style="list-style-type: none"> ➤ Added provisions to assure construction in conformance with the approved permit, such as an as-built requirement. ➤ General clarification in section related to facility requirements. ➤

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