Summary of Regulation Changes – Adopted 12/21/10

1. **Global/Housekeeping Edits to the Land Development Regulation and Zoning Resolution:**
2. **References to Highways and Transportation be changed to Transportation and Engineering.**
3. **References to Planning Director be changed to Director of Planning and Zoning.**
4. **References to Department of Health and Environment be changed to Public Health.**
5. **References to Homeowners Association be changed to Mandatory Homeowners Association**

Specific Changes

Land Development Regulation

Table of Contents	• Revised to support the section name changes.
Section 1 Administrative Provisions	• Revised to add a reference to Rural Cluster and Vacation under Application section.
Section 3 Notification	• Added Rural Cluster and Vacation to the notification chart. • Added notification requirements for the Community Meeting proposed in the Rural Cluster regulations. • Added language to address notification requirements for cases that are in the hearing process for more than 6 months, that are remanded to the Planning Commission and that need to return to hearing after approval.
Section 4 Submittal Requirements	• Added Rural Cluster and Vacation submittal requirements.
Section 6 Preliminary and Final Plat Section 7 Preliminary Plat Section 8 Final Plat Section 10 Exemption	• Minor changes to the public hearing sections of process to create consistency with other processes in the ZR.
Section 9 Rural Cluster	• Reorganized entire chapter to be more consistent with the formatting in other chapters of the LDR. • Allowed Rural Clusters on less than 70 acres in certain situations. • Allows non-contiguous open space in certain situations. • Removed list of permitted uses and just referenced the underlying zoning. • Added timeframes for the Rural Cluster process. • Made a Community Meeting a requirement. • Made the Planning Commission hearing a requirement. • Removed formatting section and references Final Plan section to be consistent with other processes. • Created an additional option of HOA ownership to meet open area requirement. • Created a preference order for method of open area preservation. • Deleted "Design Principles" that are now regulations in other sections. • Deleted redundant Design Principles. • Added language regarding a Conservation Management Plan, which would be required with the new HOA ownership option.
Section 13 Vacation	• Created a new section to provide uniform standards and requirements for the processing of Right-of-Way vacation requests. • Language added to prevent vacations from creating traffic circulation, traffic safety, utility, legal and physical access and maintenance issues. • The standards provide timelines and clear guidance for applicants. • Allow the County to be reimbursed by an applicant if the right-of-way was previously purchased by the County.

Zoning Resolution

Section 1 Administrative Provisions	• Added clarification language to the Land Disturbance requirements for government facilities. • Revised some submittal requirement to be consistent with the submittal requirements in the LDR based on the addition of the Rural Cluster and Vacation • Added language to address notification requirements for cases that are continued indefinitely, that are in the hearing process for more than 6 months, that are remanded to the Planning Commission and that need to return to hearing after approval. • Revised public hearing sections of process to allow the Planning Commission and/or the Board of County Commissioners to continue a case indefinitely.