

Summary of Changes to Land Development Regulations

Article 5 Development Review Procedures 10-25-16

1. General changes included correcting citations to other articles and sections, statutes, correcting titles of officials and departments, making wording more efficient. Remove unnecessary headings and subheadings. References to land use tables were reworded since we will to reduce the number of tables in Article 6 by consolidating them.
2. Chapter 1 General was resequenced to flow better.
3. In Chapter 1 notice requirements were cleaned up to reduce unnecessary language and make them consistent.
4. In Chapter 1 the new application intake and determination of sufficiency process was added.
5. In Chapter 1 the Targeted Expedited Permitting Program subsection was removed.
6. Chapter 2 Authority and Decision Making was added to consolidate decision criteria for Council, boards, committees and administrative decisions. Reduced redundant language and correlated to subsequent chapters containing development review procedures.
7. Chapter 2 Annexation was added to provide procedures for annexations.
8. Chapter 6 Conditional Uses was revised to remove references to Class A or B.
9. Chapter 6 Conditional Uses changed some standards for permitted minor deviations including floor area and height.
10. Former Chapter 7 Seasonal Equestrian Uses was relocated and renamed.
11. Chapter 7 Special Permit now has the Planning and Zoning Director approving certain permits which formerly went to Council.
12. Chapter 8 Equestrian Permit was added.
13. Chapter 10 Variances include changes to standards for administrative variances for structural encroachments and to accommodate tree preservation. The term assessed value was replaced by improvement value.
14. Former Chapter 10 Development Agreements was removed.
15. Chapter 11 Compliance with Time Limitations and Conditions of Approval has a table with the Time Limitations of Development Orders which was condensed and made consistent.
16. Chapter 12 Master Plan and/or Amendments was rewritten to make the language more efficient and to reduce the length but leaving the process basically the same. The flexible regulations reference was removed since revisions to Article 6 are expected to include alternative methods.
17. Chapter 13 Extended Hours Special Permit had code violation language removed. Article 4 covers code violations. Some enforcement language was also added.
18. Chapter 14 Reasonable Accommodation will now go to PZAB.
19. Chapter 15 Amendments to Conditions of Approval added to allow certain types of development order conditions to be modified administratively.
20. Chapter 16 Miscellaneous General Provisions added to include language for suspensions, violations, and misrepresentations.
21. Chapter 17 Appeals was added to consolidate references in other sections.