

2009 CODE REVISION SUMMARY

Chapter 1:

Clarified that accessory buildings in the A-35 district for residential or public occupancy are subject to the building code.

New definitions- Auction; Garbage Service Companies; Greenhouse; Greenhouse, Personal Use; Laboratory; Wind/Meteorological Measuring Facility; Mineral Processing Plant; Office, General; Office, Accessory; Publishing Companies; Shooting Range, Indoor; Temporary Occupancy; Wildlife Rehabilitation;

Revised definitions-Agricultural Business; Airport Noise Sub-Zone; Amusement Center, Outdoor; Animal Refuge; Certificate of Designation; Guest House; Heavy Equipment Rental, Sales, or Storage; Peddler Sales; Race Track; Recreation Camp; Rental Services; Residential Child Care Facilities; Retail Sales; Shooting Range, Outdoor; Vehicle Repair Garage;

Chapter 2: No changes

Chapter 3: No changes

Chapter 4: Revised approval criteria for PUD. Clarified and added open space uses in PUD. Revised Table 4-7 regarding uses in CAD-O District; Clarified septic system allowances and private road requirements in RLUP District.

Chapter 5: Clarified allowance of multiple principal uses on parcel; Clarified that group home operated in conjunction with a residence is not a second use; Revised agriculture accessory structures; Modified standards applicable to auctions, and elevation to Auction Facility; Clarified that the height of the freestanding CMRS facility can be set by the special use approval; Revised standards for Guest House; Clarified site plan requirement for Home Occupation; Revised Rural Home Occupation regarding serving the rural area and unlicensed vehicles; Revised standards for Mother in Law Apartment to consistent with Guest House; Modified Outdoor Storage to cross reference Chapter 6.2.11; Added temporary use permit requirement for Peddler Sales exceeding time periods; Added to residential accessory uses; Clarified standards for private stable in the RR 0.5 District; Clarified inert material disposal special use requirement; Added Wildlife Rehabilitation standards; Clarified exemption from approval of location when public facility is included in PUD application; Split out Purpose regarding Administrative Determination of Use and renumbered section; Clarified minimum width at building setback line in Table 5-4; Clarified standard for front setback on irregular shaped lot; Added separation distance for deck to be considered detached; Added allowance for an open sided temporary carport in front and side setbacks; Excluded Administrative Relief from PUD;

Table 5-1 Use Table, Principal Uses Deleted Auction and moved to Accessory Use Table; Combined Trailer Sales into Automobile Sales with expanded locations; Deleted Equipment Rental in favor of adding rental to Heavy Equipment and new use of Rental Services; Deleted Fuel Storage with Agricultural Use; Added Garbage Service Companies; Deleted Equipment Storage since added to Heavy Equipment; Deleted Printing and added Publishing Companies;

Table 5.2 Use Table, Accessory Uses Added Auction; Added Wildlife Rehabilitation.

Chapter 6: Added clause to prevent circumvention of the standards. Clarified building trigger event of parking and landscaping compliance. Clarified measurement point for roadway landscaping; added allowance for residential landscaping in a project if use to use compatibility is of concern; Clarified landscaping applies to CMRS facilities; Revised language regarding signs in utility and drainage easements to be consistent with other sections of the Code; Added 12 foot height limit for development signs; Clarified wall sign applicability for industrial districts; Clarified authority for Fire Marshal to approve alternative standards in case of a conflict between the LDC and the Fire Codes; Deleted Moderate Hazard from Table 6-8;

Chapter 7: Clarified concurrent review of sketch plan and other applications; Revise standards for approval of sketch plan relating to water to make consistent with Chapter 8; Added legal access findings to preliminary plan, final plat, and replat; Deleted duplicative finding for lot line adjustment;

Chapter 8: Clarified lot frontage when adjacent to a private road; Modified flag pole measurement for irregular shaped lots; Added language to allow the review engineer to restrict coincident drainage and utility easements; Added language to recognize County Health modification of water quality testing parameters for verification of water quality compliance for individual wells; Clarified Board authority for review of substantial change in water supply; Revised school dedication requirements to be consistent with parks dedication for recognition of existing residence and placed in text, rather than as a footnote in Table 8-2;

Chapter 9: Clarified submittal material since Special District Committee previously eliminated.

Chapter 10: No changes.

Chapter 11: Clarified that mailing goes to the property owner.

Entire Code:
Conforming changes, formatting, and typographical corrections.