

**Overview of Proposed Changes - Existing Zoning Ordinance to Draft Land Development Ordinance**

<b>Existing Ordinance Section</b>	<b>New Ordinance Section</b>	<b>Change Summary</b>
<b>Article I: Introduction</b>	<b>Article 1. Introduction</b>	
1.1 - Title & Scope	Sec. 1-1	Text replaced
1.1 - Purpose and Intent	Sec. 1-2	Different section number - text replaced
1.2 - Authorization	Sec. 1-3	Different section number, removed 2nd paragraph
1.3 Definitions	Sec. 1-4	Paragraph directly following section removed
1.1.1. General Terms	1-4-1	New Section
	1-4-2	New Section
		Addition of "Accessory Farm Labor Housing"
		Addition of "Accessory Live-Work Unit"
		Addition of "Accessory Residential Structure"
		Adult Bookstore, Adult Cinema, Adult Entertainment Center and Adult Entertainment
		Affected Area Removed
		Agriculture reworded to be more detailed and new definition includes, "This
		Removed "ranch" from Agri-tourism
		Added Agrivoltaics
		Added Airport
		Added Airport Elevation
		Removed Allowed Use
		Added Animal Unit
		Added Approach End of Runway
		Added Approach Surface
		Added Aquaculture
		Added Bar
		Added Batch Plant
		Added Batch Plant, Temporary
		Construction/Performance Bond changed to Bond, Performance
		Added Building Face
		Added Bulk Dry Storage
		Added Car Wash
		Removed Campground
		Added Cemetery
		Added Early Childhood Services
		Child Care Section Reworded
		Added College
		Removed Commercial Building
		Added Commercial Grain Elevator
		Added Comprehensive Plan
		Added Conical Surface
		Added County Road Improvement Standards
		Added Cultural Center
		Added Data Center
		Added Departure End of Runway
		Added Developer
		Removed Direct Family Member
		Added Domestic Farm Animals
		Added Dwellings, Attached
		Removed Dwelling, Multiple Family
		Changed Dwelling, Single Family to Dwelling, Single Family Detached
		Removed Electrical Distribution Line
		Added Energy Conversion Facility (Electric)
		Added Energy Conversion Facility (Gas or Liquid)
		Added Energy Transmission Facility (Gas or Liquid)
		Changed Establishment to Entertainment Establishment
		Removed ETA
		Added Equestrian Event
		Added Farm, Limited
		Added Farm, Stand
		Added Freshwater Pipeline, Industrial Use
		Added Freshwater Pipeline, Non-Industrial Use
		Added Freshwater Pipeline, Temporary
		Added Golf Course
		Added Good Standing
		Added Government Administration or Maintenance Facility
		Added Greenhouse
		Added Group Home
		Added Hazard to Air Navigation

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	Added Hazardous Material Storage, Sale, or Distribution
	Added Health Care Facility
	Added Heavy Equipment
	Added Heavy Equipment Repair
	Added Heavy Equipment Storage
	Added Horizontal Surface
	Added Housekeeping Unit
	Removed Improvements
	Removed Industrial Waste
	Added Infrastructure Improvements
	Added Instrument Runway
	Added Landlock
	Added Lawful
	Added Nursing Home
	Divided "Manufacture" into "Manufacturing Heavy" and "Manufacturing Light"
	Added Manufactured Home Park
	Added Mining Surface (Commercial)
	Added Mining Surface (Public)
	Removed Mobile Home Park
	Removed Motel
	Added Non-Participating
	Added Non-traditional Livestock
	Added Obstruction
	Added Office
	Added Owner's Association
	Added Park
	Added Participating
	Added Permanent Dwelling
	Removed Permanent Housing Structures
	Added Permit
	Removed types of Pipelines
	Added Post Office
	Added Primary Surface
	Added Principal
	Added Prohibited
	Added Public Safety Facility
	Added Public-Use Airport
	Added Radio and/or Television Broadcasting Station
	Added Recreational Vehicle
	Added Restaurant
	Added Retail Sales
	Added Retail Sales, Outdoor
	Added Runway
	Added School
	Added Seasonal Residence
	Added Services, Automotive Repair
	Added Services, Contractor's Office
	Added Services, Personal
	Added Services, Personal
	Added Services, General Repair
	Removed Sign
	Added Sight Triangle
	Added Slaughterhouse
	Added Solar Energy System
	Added Solar Energy System (SES), Accessory
	Added State Highway
	Added Stockyard
	Added Storage Yard
	Added Storage, Self-Service
	Added Stormwater Management
	Added Substantially Completed
	Removed Temporary Water Facility
	Removed Trailer Park
	Added Temporary Public Gathering or Event
	Added Terminal, Transit
	Added Terminal, Freight
	Added Traffic Impact Study
	Added Transitional Surface

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		Removed Travel Trailer
		Added Use
		Added Vertical Growth
		Added Vertical Structure
		Added Warehouse
		Reworded Waste Section
		Added Wholesale Activities, Including Outdoor Storage
		Added Wholesale Activities, Excluding Outdoor Storage
		Added Wildlife Management Refuge

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Article II: General Provisions	Article 2. General Provisions	
2.1 Jurisdiction	Sec. 2-1 Jurisdiction	Replaced Text
2.2 Compliance with ordinances, statutes, and regulations	Sec. 2-2 Compliance with Ordinances, Statutes and Regulations	Replaced Text
2.3 Exceptions	Sec 2-3 Exceptions	1st paragraph removed
2.4 Severability	Sec. 2-4 Severability	2nd paragraph removed
2.5 Repeal	Sec. 2-5 Replace	New Title
2.6 Non-Conforming Uses	Sec. 2-6 Non-Conforming Uses or Structures	New Title
	2-6-1 Authority to Continue	New Section, replaced text
	2-6-2 Termination Events	New Section
	2-6-3 Expansion Prohibited	New Section
	2-6-4 Public Exception	New Section
2.7 Conditional Uses	Sec. 2-7 Conditional Uses	Replaced Text
2.8 Prohibited Uses	Sec. 2-8 Prohibited Uses	
2.9 County and Township Road Access	Sec. 2-9 Road, Traffic, and Access Requirements	New Title
	2-9-1 Access Requirements	New Section
	2-9-2 Sight Triangle	New/revised Section
	2-9-3 Traffic Impact Study	New Section
2.10 Road Setbacks	Sec. 2-10 Road Setbacks	Reformatted Section
	2-10-1 State Highway Setback	
	2-10-2 County Road and Township Road Setback	
	2-10-3 Private Road and Subdivision Road Setback	
	2-10-4 Section Line Setback (Section Lines without Roads)	
2.11 Parking Standards and Requirements	Sec. 2-11 Parking Standards and Requirements	Reformatted Section
	2-11-1 Parking Stalls Required	
	2-11-2 Parking Area Design	
	2-11-3 Residential Truck Parking	
2.12 Screening, Buffering and Landscaping	Sec. 2-12 Landscaping Standards	New title
	2-12-1 Purpose	New Section
	2-12-2 Applicability	Revised Section
2.12.2 Exceptions	2-12-3 Exceptions	Replaced Text
	2-12-4 Landscaping Plan Required	New Section
2.12.3 General Requirements	2-12-5 General Standards	New Section and Table
2.12.4 Parking Lot Perimeter Landscaping	2-12-6 Parking Lot Perimeter Landscaping	Replaced Text, updated table
2.12.5 Buffer Yards	2-12-7 Buffer Yards	Replaced Text, updated tables
2.12.6 Landscaping Plan Required		
2.12.7 Fences	2-12-8 Fences	Replaced Text
2.12.8 Screening of Outdoor Storage Areas and Trash Containers	2-12-9 Screening of Outdoor Storage Areas and Trash Containers	Replaced Text
2.13 Bonds	Sec. 2-13 Bonds	Removed paragraph
	2-13-1 Purpose	New Section
2.13.1 Exceptions	2-13-2 Exceptions	Replaced Text
2.13.2 Reclamation Bonds	2-13-3 Reclamation Bonds	Replaced Text
2.13.3 Construction Bonds	2-13-4 Performance Bonds	Different Title
2.13.4 Violation Bonds	2-13-5 Violation Bonds	Replaced Text
2.14 Dedication of Land for Streets	Sec. 2-14 Dedication of Land for Streets	Replaced Text
2.15 Authority to do Business	Sec. 2-15 Authority to do Business	
2.16 Skid Unit Permit Fee	Sec. 2-16 Skid Unit Permit Fee	Revised Text
	2-16-1 Requirements	New Section
	Sec. 2-17 Stormwater Management	New Section/Relocated from Existing Article VI/Subdivision Regulations
	2-17-1 Purpose	Revised Text
	2-17-2 Application of Regulations	Revised Text
	2-17-3 Waiver of Requirements	Revised Text
	2-17-4 Stormwater Management Plan	Revised Text
	2-17-5 Construction Documents	Revised Text
	2-17-6 Enforcement and Maintenance	Revised Text
	Sec. 2-18 Erosion Control During Construction	New Section/Relocated from Existing Article VI/Subdivision Regulations
	2-18-1 Purpose	Revised Text
	2-18-2 Erosion Control Plan	Revised Text
	Sec. 2-19 Fire Protection	New Section/Relocated from Existing Article V/Administration
	Sec. 2-20 Signs	New Section
	2-20-1 Purpose	New Section
	2-20-2 Permit Requirement	New Section
	2-20-3 Definitions	New Section
	2-20-4 Prohibited Signs	New Section
	2-20-5 Exemptions	New Section
	2-20-6 General Sign Provision	New Section
	2-20-7 Sign Type and Zoning District Table	New Section/Table
	2-20-8 Non-Conforming Signs	New Section
	2-20-9 Variances and Appeals	New Section

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Proposed Changes by Section

Article III: Zoning Districts	Article 3. Zoning Districts	
3.1 Zoning District Designation	Sec. 3-1 Zoning District Designation	Revised Text
3.2 Allowed Uses in All Districts	Sec. 3-2 Zoning Map and District Boundaries	Deleted Text
	3-2-1 Zoning Map	Relocated and Revised Section
	3-2-2- Boundary Definition	Relocated and Revised Section
	3-2-3 Boundary Interpretation	Relocated and Revised Section
3.3 Zoning Map and District Boundaries	Sec. 3-3 Table of Uses	New Table
	3-3-1 Zoning and Land Use Table	New Text and New Table - Shows all Permitted, Conditional, and Prohibited Uses in one table instead of listed under each district.
3.3.1 Zoning Map		Relocated and Revised Section
3.3.2 Boundary Definition		Relocated and Revised Section
3.3.3 Boundary Interpretation		Relocated and Revised Section
	Sec. 3-4 Dimensional and Density Standards	New Section and Table - Shows additional setback requirements and density requirements
3.4 Agricultural District	Sec. 3-5 Agricultural District (AG)	Revised Text
3.4.1 Intent	3-5-1	Revised Text
3.4.2. Allowed Uses		Listed in Table 3-1
3.4.3 Conditional Uses		Listed in Table 3-1
3.4.4 Variances		Listed in Table 3-1
3.4.5 Conditional Uses with Administrative Permit		Listed in Table 3-1
3.4.6 Setbacks	3-5-2 Setbacks and Dimensional Standards	Listed in Table 3-2
3.4.7. Minimum Subdivision Area	3-5-3 Development Standards	Revised Text
3.5. Recreational District	Sec. 3-6 Recreational District (REC)	Revised Text
3.5.1. Intent	3-6-1	Revised Text
3.5.2 Allowed Uses		Listed in Table 3-1
3.5.3 Conditional Uses		Listed in Table 3-1
3.5.4 Lot Area		Listed in Table 3-2
3.5.5 Setbacks	3-6-2 Setbacks and Dimensional Standards	Listed in Table 3-2
3.5.6 Parking	3-6-3 Development Standards	Revised Text
3.6 Residential Districts		Title Removed
3.6.1 Intent		Section Removed
3.6.2 Residential, Low Density District (R-1)	Sec. 3-7 Residential Low Density District (R-1)	Revised Text
3.6.2.1 Allowed Uses		Listed in Table 3-1
3.6.2.2 Conditional Uses		Listed in Table 3-1
3.6.2.3 Lot Area		Listed in Table 3-2
3.6.2.4 Minimum Subdivision Area		Listed in Table 3-2
3.6.2.5 Setback and Guidelines	3-7-2 Development Standards	Revised Text
3.6.2.6 Home Owner Association		Section Removed
3.6.3 Residential Urban Density District (RU)		Section Removed
3.6.3.1 Allowed Uses		Section Removed
3.6.3.2 Conditionally Allowed Uses		Section Removed
3.6.3.3 Lot Area		Section Removed
3.6.3.4 Minimum Subdivision Area		Section Removed
3.6.3.5 Setbacks and Guidelines		Section Removed
3.6.3.6 Home Owner Association		Section Removed
3.6.4 Five (5) Acre Minimum Residential Lot District (R-5A)	Sec 3-8 Rural Residential District (R-5A)	Revised Text
3.6.4.1 Allowed Uses	3-8-1 Intent	Listed in Table 3-1
3.6.4.2 Conditional Uses		Listed in Table 3-1
3.6.4.3 Lot Area		Listed in Table 3-2
3.6.4.4 Minimum Subdivision Area		Listed in Table 3-2
3.6.4.5 Setbacks and Guidelines	3-8-2 Development Standards	Revised Text
3.6.5 Ten (10) Acre Minimum Residential Lot District (R-10A)		Removed Section
3.6.5.1 Allowed Uses		Removed Section
3.6.5.2 Conditional Uses		Removed Section
3.6.5.3 Lot Area		Removed Section
3.6.5.4 Minimum Subdivision Area		Removed Section
3.6.5.5 Setbacks and Guidelines		Removed Section
3.6.6 Residential, Medium Density, District (R-2)	Sec. 3-9 Residential Medium Density District (R-2)	Revised Text and Section
3.6.6.1 Allowed Uses	3-9-1 Intent	Listed in Table 3-1
3.6.6.2 Conditional Uses		Listed in Table 3-1
3.6.6.3 Setbacks and Guidelines	3-9-2 Development Standards	Listed in Table 3-2
3.6.6.4 Minimum Subdivision Area		Listed in Table 3-2
3.6.6.5 Area and Density Requirements		Listed in Table 3-2
3.6.7 Residential, High Density, District (R-3)	Sec. 3-10 Residential High Density District (R-3)	New Section, Revised Text
3.6.7.1 Allowed Uses	3-10-1 Intent	Listed in Table 3-1
3.6.7.2 Conditionally Allowed Uses		Listed in Table 3-1
3.6.7.3 Minimum Subdivision Area		Listed in Table 3-2
3.6.7.4 Area and Density Requirements		Listed in Table 3-2

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3.6.7.5 Setbacks and Guidelines		Listed in Table 3-2
3.7 Commercial Districts (C-1)	Sec. 3-11 Commercial District (C-1)	New Section
3.7.1 Intent	3-11-1 Intent	Revised Text
3.7.2 Allowed Uses		Listed in Table 3-1
3.7.3 Conditional Uses		Listed in Table 3-1
3.7.4 Setbacks		Listed in Table 3-2
3.7.5 Standards		Listed in Table 3-2
3.7.6 Minimum Lot Area		Listed in Table 3-2
3.7.7. Parking	3-11-2	
3.8 Industrial Districts		Removed Title
3.8.1 Light Industrial District (I-1)	Sec. 3-12 Light Industrial District (I-1)	
	3-12-1 Intent	New Section / New Text
3.8.1.1 Allowed Uses		Listed in Table 3-1
3.8.1.2 Conditional Uses		Listed in Table 3-1
3.8.1.3 Conditional Uses with Administrative Permit		Listed in Table 3-1
3.8.1.4 Performance Standards		
3.8.1.5 Lot Area and Width		Listed in Table 3-2
3.8.1.6 Setbacks		Listed in Table 3-2
3.8.1.7 Height Requirements		Listed in Table 3-2
3.8.1.8 Parking	3-12-2 Development Standards	
3.8.2 Heavy Industrial Districts (I-2)	Sec. 3-13 Heavy Industrial District (I-2)	
3.8.2.1 Allowed Uses	3-13-1 Intent	Listed in Table 3-1
3.8.2.2 Conditional Uses		Listed in Table 3-1
3.8.2.3 Performance Standard		
3.8.2.4 Lot Area and Width	3-13-3 Performance Standards	Listed in Table 3-2
3.8.2.5 Setbacks		Listed in Table 3-2
3.8.2.6 Parking	3-13-2 Development Standards	
3.9 Planned Unit Development District	Sec. 3-14 Planned Unit Development Overlay District (PUD)	New Title
3.9.1 Intent	3-14-1 Purpose	Revised Text
3.9.2 PUD Design Principles		
3.9.3 PUD Application and Plan	3-14-3 PUD Application and Plan	Revised Text and placement
3.9.4 PUD as Mechanism to Legitimize and Improve Existing Developments		
3.9.5 Minimum PUD Area	3-14-2 PUD Standards	Revised Text and placement
3.10 Floodplain Overlay District	Sec. 3-15 Floodplain Overlay District	
	3-15-1 Intent	New section
	3-15-2 District Application	New Section
	3-15-3 Remediation Plan	New Section
3.11 Highway Corridor Overlay District	Sec. 3-16 Highway Corridor Overlay District	
3.11.1 Intent	3-16-1 Intent	Revised Text
3.11.2 Exemption	3-16-2 Exemptions	Revised Text
3.11.3	3-16-3 Standards	Revised Text
3.12 Firearms Facility Overlay District	Sec. 3-17 Firearms Facility Overlay District	
3.12.1 Purpose	3-17-1 Intent	
	3-17-2 Definitions	New Section
3.12.2 Land to Which Ordinance Applies	3-17-3 District Application	Revised Text
3.12.3 Warning and Disclaimer of Liability	3-17-4 Warning and Disclaimer of Liability	Revised Text
3.12.4 Permitted Uses	3-17-5 Permitted Uses	
3.12.5 Conditional Uses	3-17-6 Conditional Uses	
3.12.6 Application Requirement	3-17-7 Application Requirements	Revised Text
3.12.7 Conditional Use Permit Application Requirements for Additional	3-17-8 Conditional Use Permit Application Requirement for Other Uses	Revised Text
3.12.8 3.12.8 Conditional Use Permit Application Requirements Other Than		Deleted Text
3.12.9 Performance Standards	3-17-9 Performance Standards	Revised Text
3.12.10 Amendments	3-17-10 Amendments	Revised Text
3.13 Public-Use Airport Overlay District	Sec. 3-18 Public-Use Airport Overlay District	
3.13.1 Purpose	3-18-1 Intent	Revised Text
	3-18-2 District Application	New Section
3.13.2 Definitions	3-18-3 Airport Zone	Revised Text
3.13.3 Land to Which Ordinance Applies	3-18-4 Airport Zone Mena Sea Level Height Limitation	Revised Text / combined from 3.13.3 -5
3.13.4 Airport Zones		
3.13.5 Airport Zone Height Limitations		
3.13.6 Use Restrictions	3-18-5 Use Restrictions	Revised Text
3.13.7 Nonconforming Issues	3-18-6 Nonconforming Issues	Revised Text
3.13.8 Permits	3-18-7 Permits	Revised Text

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<b>Article IV: Special Provisions</b>	<b>Article 4. Special Provisions</b>	
4.1 Sewage Disposal	Sec. 4-1 Sewage Deposal	
4.2 Signs and Advertising	Sec. 2-20 Signs	New Text
4.3 Commercial Feedlots	Sec. 4-2 Commercial Feedlots	
	4-2-1 Intent	Revised Text
4.3.1 General Feedlot Requirements	4-2-2 General Feedlot Requirements	Revised Text
4.3.2 Setback Distances for Feedlots	4-2-3 Setback Distances for Feedlots	Revised Text
4.4 Sanitary Landfills and Waste Management Facilities		
4.4.1 Solid Waste Disposal and Management	Sec. 4-3 Solid Waste Landfills and Waste Management Facilities	Revised Text
4.4.2 County Ordinance and Procedures	4-3-1 Statutory Requirements	Revised Text
4.4.3 Solid Waste Site Approval Requirements	4-3-2 Conditional Use Permit Requirements	Revised Text
4.4.4 Waste Storage		Rolled into Section 4-3-2
	4-3-3 General Solid Waste Standards	New Section
4.4.5 Asbestos Waste	4-3-4 Asbestos Waste	no change
4.4.6 Hazardous Waste	4-3-5 Hazardous Waste	Revised Text
4.4.7 Incineration and Energy Recovery	4-3-6 Incineration and Recovery	Revised Text
4.4.8 Major Appliances	4-3-7 Major Appliances	Revised Text
4.4.9 Pesticide Waste	4-3-8 Pesticide Waste	Revised Text
4.4.10 Problem Waste Materials		Deleted Text
4.4.11 Waste Tires	4-3-9 Waste Tires	Revised
	4-3-10 Infectious Waste	New Section
4.4.12 Industrial Waste	4-3-11 Industrial Waste	
4.4.13 General Solid Waste Standards		Relocated to other Sections in 4-3
4.5 Home Occupations, Standards for Approval	Sec. 4-4 Home Occupations	
4.5.1 Home Occupation in Residential Districts	4-4-1 Home Occupations in Residential Districts	Revised Text
4.5.2 Farm Home Occupations	4-4-2 Home Occupations in the Agricultural District	Revised Text
4.6 Adult Entertainment Centers	Sec. 4-5 Adult Entertainment Centers	
4.7 Wind Energy Facility	Sec. 4-16 Wind Energy Facilities	Revised Text
	4-16-1 Intent	Revised Text
	4-16-2 Application Requirements	New Text
	4-16-3 Development Standards	Revised Text / Added Table
	4-16-4 Reclamation Bond	Revised Text
4.8 Workforce Housing	Sec. 4-6 Workforce Housing	
	4-6-1- Intent	Revised Text
4.8.1 Application for Work Force Housing	4-6-2 Conditional Use Permit Requirements	Revised Text
4.8.2 Housing Types	4-6-3 Housing Types	Revised Text
4.9 Oil and Gas Transmission Lines - Additional Conditions		Deleted Section
4.10 Regulation of Freshwater Depots, Pipelines, and Ponds	Sec 4-7 Freshwater Depots, Pipelines, and Ponds	Revised Text
4.11 Communication Towers - Additional Conditions	Sec. 4-8 Communication Facilities	
	4-8-1 Conditional Use Permit Requirements	Revised Text
4.12 Electrical Transmission Lines - Additional Conditions		Deleted Section
4.13 Electrical Substations	Sec. 4-9 Electrical Substations	
	4-9-1 Conditional Use Permit Requirements	Revised Text
4.14 Mobile Home Parks	Sec. 4-10 Manufactured Home Parks	Revised Text
4.14.1 License Required	4-10-1 License Required	Revised Text
4.14.2 Design Standards - Mobile Home Parks	4-10-2 Dimensional Standards	Revised Text
4.14.3 Mobile Home Setbacks	4-10-3 Setbacks	Same
	4-10-4 Development Standards	New Section
4.14.5 Bonds	4-10-5 Reclamation Bond	Revised Text
4.15 Recreational Vehicle Parks	Sec. 4-11 Recreational Vehicle Parks	Revised Text
4.15.1 License Required	4-11-1 License Required	Revised Text
4.15.2.1 Recreational Vehicles on Residential Property	Sec. 4-12 Recreational Vehicle Occupancy, Limited	Revised Text
4.15.2.2 Recreation Vehicle Park Standards	4-11-2 Recreational Vehicle Park Standards	Revised Text
4.15.2.3 Recreational Vehicle Requirements between Nov. 1st - March 31st	4-11-3 Recreational Vehicle Requirements between Nov. 1st - March 31st	Revised Text
4.15.3 Bonds	4-11-4 Reclamation Bond	Revised Text
	4-12-1 Intent	New Section
	4-12-2 Development Standards	New Section

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4.16 Medical Marijuana	Sec. 4-13 Medical Marijuana	
4.16.1 Purpose and Intent	4-13-1 Intent	Revised Text
	4-13-2 Statutory Framework	New Section
4.116.2 Definitions	4-13-3 Definitions	
4.16.4 Conditional Use Permit Requirements	4-13-4 Conditional Use Permit Requirements	Switched Order
4.16.3 Annual Permit Fee	4-13-5 Annual Permit Fee	
4.16.5 Medical Marijuana Insurance and Bond Requirements	4-13-6 Insurance Requirement	Revised Text / Added Table
4.16.6 Medical Marijuana Design Standards	4-13-7 Development Standards	Revised Text
4.16.7 Serviceability, Exclusions and Exceptions	4-13-8 Serviceability, Exclusions and Exceptions	
	Sec. 4-14 Surface Mining (Commercial and Public)	New Section
	4-14-1 Intent	New Section
	4-14-2 Conditional Use Permit Requirements	New Section
	Sec. 4-15 Child Care - Self-declared Provider	New Section
	Sec. 4-17 Accessory Solar Energy System	New Section
	4-17-1 Intent	New Section
	4-17-2 General Standards	New Section
	4-17-3 Standards for Roof Mounted SES	New Section
	4-17-4 Standards for Ground-Mounted SES	New Section
	Sec. 4-18 Solar Energy System	New Section
	4-18-1 Intent	New Section
	4-18-2 Application Requirements	New Section
	4-18-3 Development Standards	New Section / Table
	4-18-4 Reclamation Bond	New Section
	4-18-5 Site Decommissioning and Restoration	New Section
4.17 Conditional Use Permit for Single Family Homes on Lot Less than 40 Acres		Removed Section
4.18 Gravel and Scoria Operations and Pits	4-14 Surface Mining (Commercial and Public)	Revised Section
	Sec. 4-19 Data Centers	New Section
	4-19-1 Intent	New Section
	4-19-2 Exemption	New Section
	4-19-3 Application Requirements	New Section
	4-19-4 Development Standards	New Section
	4-19-5 Reclamation Bond	



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Article V: Administration	Article 5. Administration	
	Sec. 5-1 Roles and Responsibilities	New Section / Table
5.1 Board of County Commissioners	Sec. 5-2 Board of County Commissioners	
5.1.1 Authority	5-2-1 Authority	Revised Text
5.1.2 Duties	5-2-2 Duties	Revised Text
5.2 Planning Commission	Sec. 5-3 Planning and Zoning Board	
5.2.1 Authority	5-3-1 Authority	Revised Text
5.2.2 Duties	5-3-2 Duties	Revised Text
5.3 Board of Adjustment		
5.4 Planning Director	Sec. 5-4 Planning and Zoning Director	Different Order in New Doc / Revised Text
5.4.1 Authority	5-4-1- Authority	Revised Text
5.4.2 Duties of the Planning Director	5-4-2 Duties	Revised Text
5.4.3 Appeals of Administrative Decisions	Sec. 5-15 Appeals	Revised Text
	Sec. 5-5 Board of Adjustment	New Sections
5.5 Permits, Procedures, and Fees	Sec. 5-6 Permits, Procedures, and Fees	Revised Text / Added Graphic
5.6 Extension of Approval Period		Incorporated into other sections/Revised
5.7 Amendments to the Zoning Ordinance	Sec. 5-7 Land Development Ordinance Text Amendments	Revised Text
	5-7-1 Authority	New Section
	5-7-2 Report	New Section
	5-7-3 Public Hearing	New Section
	5-7-4 Board of County Commissioners	New Section
	Sec. 5-8 Zoning Map Amendments	New Section
	5-8-1 Authority	New Section
	5-8-2 Approval Criteria	New Section
	5-8-3 Zoning Map Amendment with Subdivision	New Section
	5-8-4 Application	New Section
	5-8-5 Public Hearing	New Section
	5-8-6 Board of County Commissioners	New Section
5.8 Conditional Use Permit	Sec. 5-13 Conditional Use Permits	New/revised Section
5.8.1 Application for a Conditional Use Permit	5-13-1 Authority	New/revised Section
5.8.2 Renewal of Conditional Use Permit	5-13-2 General Provisions	New/revised Section
5.8.3 Application Requirements of Conditional Use Permit when Violations Exist	5-13-3 Approval Criteria	New/revised Section
5.8.4 Revocation of a Conditional Use Permit	5-13-4 Conditional Use Permit with Zoning Map Amendment	New/revised Section
5.8.5 Amendments to an Existing Conditional Use Permit	5-13-5 Application	New/revised Section
5.8.6 Temporary Conditional Use Permit	5-13-6 Public Hearing	New/revised Section
	5-13-7 Board of County Commissioners	New/revised Section
	5-13-8 Cessation of Conditional Use	New/revised Section
	5-13-9 Renewal of Permit	New/revised Section
	5-13-10 Monitoring	New/revised Section
	5-13-11 Amendment to Permit	New/revised Section
	5-13-12 Revocation of Permit	New/revised Section
	5-13-13 Application Requirements when Violations Exist	New/revised Section
	5-13-14 Reclamation Upon Expiration, Termination, or Revocation	New/revised Section
5.9 Site Plan Permit	Sec. 5-14 Administrative Permit	New/revised Section
5.9.1 Specific Uses Allowed with a Site Plan Permit	5-14-1 Authority	New/revised Section
5.9.2 Site Plan Permit Requirements.	5-14-2 Approval Criteria	New/revised Section
	5-14-3 Application	New/revised Section
	5-14-4 Extensions for Application with Limited Timeframes	New/revised Section
	5-14-5 Revocation of Permit	New/revised Section
5.10 Violations and Penalties	Sec. 5-16 Violations and Penalties	
5.10.1 Procedures for Complaints Regarding Violations	5-16-1 Violation Procedures	
5.10.2 Reimbursement of Legal Expenses	5-16-2 Reimbursement of Legal Expenses	
5.11 Building Code	Sect 5-18 Building Permit	Revised Text
	5-18-1 Purpose	Revised Text
	5-18-2 Adoption of State Building Code	Revised Text
5.11.3	5-18-3 Amendments to State Building Code	Revised Text
5.11.1. Authority	5-18-4 Authority	Revised Text
5.11.2 Exemptions	5-18-5 Exemptions	Revised Text
5.11.4 Manufactured Homes Installation Program	Sec. 5-19 Manufactured Homes Installation Program	Revised Text
5.12 Fire Code	Sec. 5-17 County Fire Official	Revised Text
	5-17-1 Authority	Revised Text
	5-17-2 Duties	Revised Text
	5-17-3 Fire Code	Revised Text
	Sec. 5-9 Variances	New Section
	5-9-1 Authority	New Section
	5-9-2 Approval Criteria	New Section
	5-9-3 Application	New Section

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	5-9-4 Public Hearing	New Section
	5-9-5 Board of County Commissioners	New Section
	Sec. 5-10 Major Subdivisions	New Section
	5-10-1 Approval Criteria	New Section
	5-10-2 Consultation and Application	New Section
	5-10-3 Preliminary Plat	New Section
	5-10-4 Improvement Plans	New Section
	5-10-5 Final Plat	New Section
	Sec. 5-11 Minor Subdivisions	New Section
	5-11-1 Purpose	Revised Text
	5-11-2 Minor Subdivision Criteria	Revised Text
	5-11-3 Requirements	
	Sec. 5-12 Lot Line Adjustments, Lot Splits and Lot Mergers	
	Sec. 5-15 Appeals	New Section
	5-15-1 Request for an Appeal Hearing	New Section
	5-14-2 Procedures for an Appeal Hearing	New Section
	5-14-3 Appeal to District Court	New Section

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<b>Article VI: Subdivision Regulation</b>	<b>Article 6. Subdivision Regulation</b>	
6.1 General Provisions	Sec. 6-1 General Provisions	
6.1.1 Title	6-1-1 Authority	Revised Text
6.1.3. Policy		Removed Section
6.1.4 Jurisdiction	6-1-2 Jurisdiction	Different Order in New Doc / Revised Text
6.1.2 Purpose	6-1-3 Purpose	Revised Text
6.1.4 Platting Required	6-1-4 Platting Required	Revised Text
	6-1-4 Plat Validity	New Section
6.1.6 Restriction on Recording and Building Permits	6-1-6 Building Permits and Sale of Land	Revised
6.2 Premature Subdivisions		Removed Section
6.3 Platting Exemptions	6.2 Exemptions	Revised Text
6.9 Adequate Public Facilities	Sec. 6-3 Adequate Public Facilities	Different Order in New Doc / Revised Text
6.5 Major Subdivision Plats and Re-plats	Sec. 6-4 Major Subdivisions	Process Detail in Sec. 5-10
6.4 Minor Subdivision Plats and Re-plats	Sec. 6-5 Minor Subdivisions; Sec. 6-6 Lot Line Adjustments, Lot Splits, and Lot Mergers	Process Detail in Sec. 5-10; Requirements in Sec. 6-4
6.6 Preliminary Plat	Process Detail in Sec. 5-10; Requirements in Sec. 6-4	
6.7 Improvements Plans and Technical Review	Process and Requirements located in Sec. 5-10	
6.8 Final Plat	Process Detail in Sec. 5-10; Requirements in Sec. 6-4	
6.10 Design Standards	Sec. 6-9 Street Design Standards	Different Order in New Doc / Revised Text
	Sec. 6-10 Easements	Different Order in New Doc / Revised Text
6.11 Severability and Supremacy	Sec. 6-11 Supremacy	Revised Text