With the recent implementation of the Unified Development Code (UDC), staff has compiled amendments to make corrections and clarifications, in order to minimize Variance applications. The Planning and Zoning Commission (P&Z) reviewed and discussed staff’s proposal, voting unanimously on July 27, 2017 recommending the proposed UDC amendments to the BOCC.

Staff would like the DRC to review these recommendations, identify items that need refinement, or reach a consensus, in order to be forwarded to the BOCC:

1) Section 1.4.3 (p. 4) - Clarify that the P&Z makes final determinations on Zone Changes, no longer a recommendation.

2) Section 2.2.1.a.iii. (p. 16) - Increase town hall meeting zone change to 20 acres.

3) Section 2.4.4.f. (p. 22) - Add size and intensity to decisional criteria for SUPs.

4) Section 2.13.1. (p. 45) - Specify that Community Types are not allowed in R5L.

5) Section 2.15.2.i.-iii. (p. 47) - Clarify 3 or more phases; delete single development of 40 or more lots; re-number.

6) Section 5.1. (pp. 105-107) - Add S or P to specific uses to the Land Use Matrix. Add Winery to the Wine Tasting Room and to Bar, Pub and Tavern designations.

7) Section 5.5.2.b. (p. 109) - Add that SUPs shall comply with Section 5.7.

8) Section 5.2.3 (p. 111) - Clarify applicability to residential uses, wording.

9) Section 5.2.3.f. (p.111) - Reduce road access alternatives provided for COEs.

10) Section 5.2.4.e. (p. 112) - Clarified so Buffer Class widths supersede Building Setbacks where there is a conflict.

11) Tables 5.5 (p.118) - Accessory Dwelling size increase from 800 sq. ft. to 1,250 sq. ft. in T3 zone.

12) Section 5.3.8.f (p. 152) - Delete statement that Accessory Building may be used as a dwelling as it is addressed in Table 5.4.
13) Section 5.3.9.b. (p. 152) - Retail uses are no longer confined to corner lots in T3.
14) Section 5.4.8, (p. 155) - Provide standards for RVs in the DM Zone.
15) Section 5.5.1 (p. 156) - Correct typos for ADA and FHWA terminology.
16) Section 5.5.2 (p. 156) - Relate parking access and location to Article 6.
17) Section 5.7 (p. 162-182) - Landscaping, Buffering, and Fencing clarifications for consistency and renumbering, including -
   a) (pp. 162-163) Section 5.7.1.a.-d. / Applicability - Clarify for various uses.
   b) (pp. 164, 165) Section 5.7.4 / Landscaping, Required Areas - Differentiate between non-industrial and industrial uses; propose decreased landscape area and plant quantity requirements for Industrial uses.
   c) (pp. 173, 175, 112) Section 5.7.17 / Buffer, Landscape Buffer Classes and Section 5.2.4.e. / Setbacks, Buffer - Coordinate buffer class width to building setback requirements, so greater width will apply.
   d) (pp. 171-176) Section 5.7.13-17 / Buffers and Figures 5-2, 5-3, 5-4 - Clarify wording for Buffer Class composition; correct Buffer Class figures and wording; clarify for consistency and visual obstructions.
   e) (p. 176) Table 5.21 - Correct Buffer Class requirements for consistency.
   f) (p. 178) Table 5.22 - Correct R5 / Rear Lot Line to read "L".
   g) (pp. 178-179) Table 5.23 - Make wall or fence terms align with Table 5.24.
   h) (p. 180) Section 5.7.21 - Clarify requirements for chain link and other fencing in Industrial uses.
18) Table 5.25 (p. 187) - Change Overlay category for business signage from OB to B, permit a pole sign in MU, and Conditional use added in the legend.
19) Section 5.8.9.l. (p. 193) - Delete billboards in the T2/R Zone to reflect Table 5.25.
20) Section 5.9 (p. 194) - Include RV Park requirements.
21) Sections 5.11.1.c.i. and ii. (p. 200) - Clarify language for keeping of large animals.
22) Article 6 (pp. 206-301) - Clarify so BMPs are coordinated with staff, not designed.
23) Table 6.11 (p. 241) - Increase path / sidewalk widths from 4 to 5 feet.
24) Article 7 (p. 321-353) - Clarify definitions related to Section 5.7; add Hardscape and Public View Area definitions.
25) Article 8 (p. 428) - Appendix X. Plant List headings and ecoregion water use zones moved from Article 5.7, and clarifications made.