

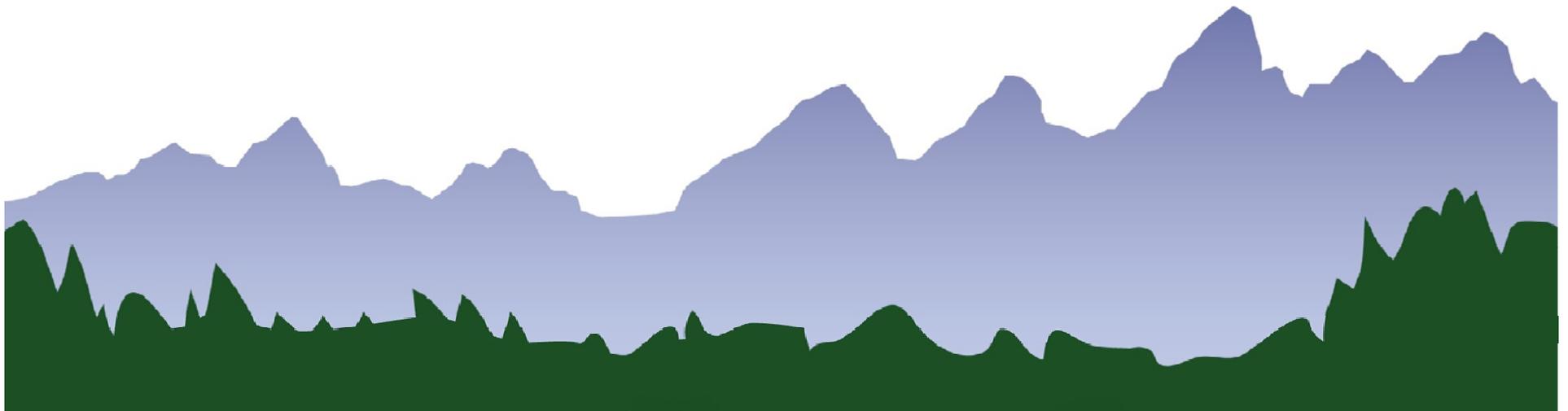


Jackson Teton County

COMPREHENSIVE PLAN & LAND DEVELOPMENT REGULATIONS



# Pre-Release Presentation: LDR Reformat Administrative Procedures Update



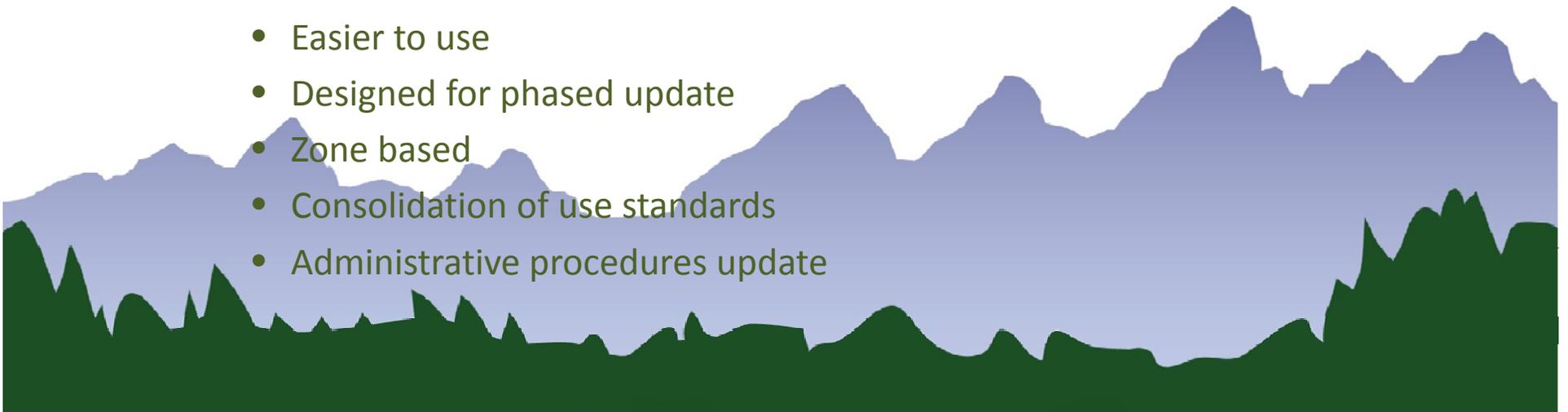
# Agenda

- Background
- New Structure
  - Applicability
  - Zone Standards
  - Standards Applicable in All Zones
  - Administrative Provisions
  - Definitions
- Next Steps



# Background: LDR Update Approach

- Preliminary Workshops: November 2012-January 2013
- LDR Diagnosis: April 2013
- Update Approach Adopted: June 3, 2013
  - LDR Update Objectives
    - From Principle 3.3 of Comp Plan
  - LDR Update Process
    - Restructure
    - Phased Update
  - Updated LDR Structure
    - Easier to use
    - Designed for phased update
    - Zone based
    - Consolidation of use standards
    - Administrative procedures update



# NEW STRUCTURE

Organization  
by Zone

Separation of  
Use and  
Development

## General

## Zone Specific Standards

## Standards Applicable to All Zones

## Administration

Art. 1: Applicability

Art. 2: Complete  
Neighborhood Zones

Art. 5: Physical  
Development  
Standards

Art 8: Administrative  
Procedures

Art. 9: Definitions

Art. 3: Rural Area  
Zones

Art. 6: Use Standards

Art. 4: Special  
Purpose Zones

Art. 7: Development  
Option & Subdivision  
Standards

New to Current Comparison  
Changes

# **ARTICLE 1: APPLICABILITY**



# Applicability Standards

## New to Current Comparison

New Article 1: Applicability	Current LDR Equivalent
1.1 Title	Title and Citation (Town & County 1000)
1.2 Authority	Authority (Town & County 1100)
1.3 Purpose and Intent	Purpose (Town & County 1200)
1.4 Organization	new
1.5 Applicability	Applicability (Town & County 1300) Repealer (Town & County 1500)
1.6 Establishment of Zoning	Establishment of Zoning Districts (Town & County 2000)
1.7 Relationship to Other Rules	new
1.8 Transitional Provisions	Effect on Existing Development (Town & County 1400)
1.9 Nonconformities	Nonconformities (Town & County Article VII)
1.10 Severability	Severability (Town & County 1600)

# Applicability Standards Changes

Division	Changes
1.1 Title	none
1.2 Authority	none
1.3 Purpose and Intent	<ul style="list-style-type: none"><li>• Updated to reflect policy direction from 2012 Comp Plan</li></ul>
1.4 Organization	<ul style="list-style-type: none"><li>• New division outlines organization and philosophy of the LDRs</li></ul>
1.5 Applicability	<ul style="list-style-type: none"><li>• Updated with relevant adoption date, etc.</li><li>• New section on applicability of LDRs to governmental entities</li></ul>
1.6 Establishment of Zoning	<ul style="list-style-type: none"><li>• Updated to reflect policy direction from 2012 Comp Plan</li></ul>
1.7 Relationship to Other Rules	<ul style="list-style-type: none"><li>• New division how the LDRs:<ul style="list-style-type: none"><li>•Relate to other laws by reference,</li><li>•Address internal conflict</li><li>•Address conflicts with other local regulations</li><li>•Address conflicts with state or federal regulations</li><li>•Relate to private agreements</li></ul></li></ul>

# Applicability Standards Changes

Division	Change
1.8: Transitional Provisions	<ul style="list-style-type: none"> <li>• Applied to any amendment, not just initial adoption</li> <li>• Establishes the LDRs in existence at the time of sufficiency as the applicable LDRs for review</li> <li>• Pre-application does not vest a project</li> <li>• Amendments to existing approvals will be reviewed under current LDRs</li> </ul>
1.9: Nonconformities	<ul style="list-style-type: none"> <li>• Organized based on physical dev., use, dev. options structure</li> <li>• Various nonconforming standards consolidated</li> <li>• Less accommodating of continuation of nonconformities               <ul style="list-style-type: none"> <li>• Period for &lt;50% replacement of a phys. dev. lengthened to 5 years</li> <li>• Entire site must comply if project &gt;50% of total improvements value</li> <li>• Nonconforming use expansion limited to 10%</li> <li>• Change to another nonconforming use prohibited</li> <li>• Town Council discretionary extension or a nonconforming use deleted</li> </ul> </li> <li>• Subdivision of nonconformities prohibited except condominiumization of nonconforming uses in Town</li> <li>• Clarification that nonconformities run with the land and burden of proof is on landowner</li> <li>• Lack of a CUP defined as a nonconforming use</li> </ul>
1.10 Severability	none

Organization by Zone

Reformat: Article Organization

Reformat: Legacy Zone Example

## **ARTICLES 2-4: ZONE STANDARDS**



# NEW STRUCTURE

Organization  
by Zone

Separation of  
Use and  
Development

General

Zone Specific  
Standards

Standards  
Applicable to  
All Zones

Administration

Art. 1: Applicability

Art. 2: Complete  
Neighborhood Zones

Art. 5: Physical  
Development  
Standards

Art 8: Administrative  
Procedures

Art. 9: Definitions

Art. 3: Rural Area  
Zones

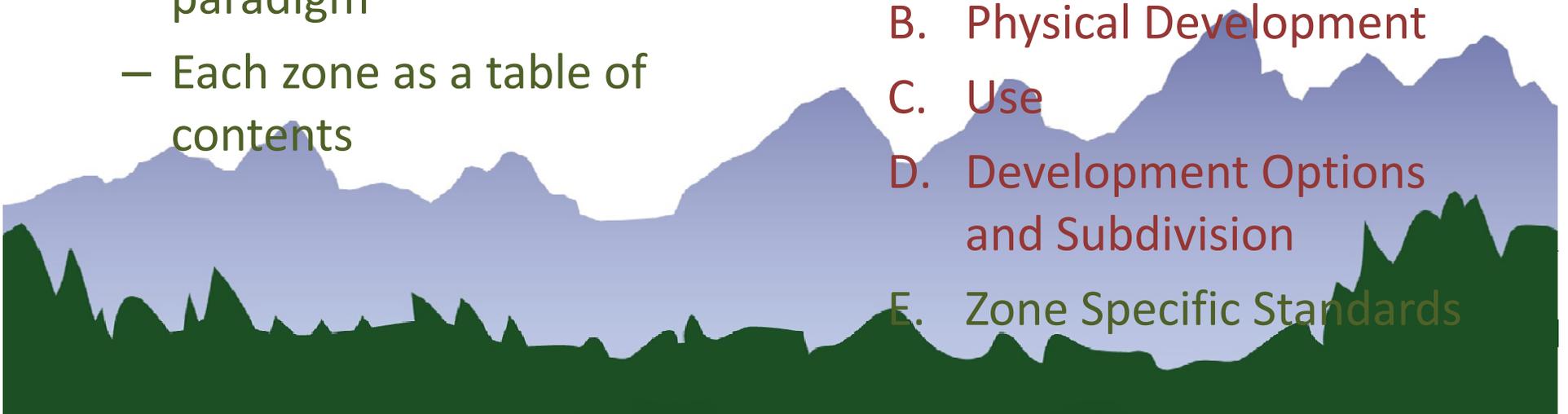
Art. 6: Use Standards

Art. 4: Special  
Purpose Zones

Art. 7: Development  
Option & Subdivision  
Standards

# Organization by Zone

- Why?
  - Most users start with a property
  - Focus on character
  - Context sensitive
  - Utilizes increasing digital paradigm
  - Each zone as a table of contents
- Content Neutral...except
  - Internal contradictions
  - Practice different than letter
- Zone Outline
  - A. Purpose
  - B. Physical Development
  - C. Use
  - D. Development Options and Subdivision
  - E. Zone Specific Standards



# Reformat: Zone Article Organization

Article 2		Article 3		Article 4		
Complete Neighborhood Zones		Rural Area Zones		Special Purpose Zones		
Character	Legacy	Character	Legacy	Resorts	PUD	Civic
	TSO UC UC-2 UR AC-ToJ AC-Co AR-ToJ AR-Co WC OP-2 OP-ToJ OP-Co BPR BP-ToJ BP-Co BC-ToJ RB MHP-ToJ NC-SF-ToJ NC-2 SU-ToJ		BC-Co MHP-Co NC-SF-Co SU-Co RU-ToJ RU-Co	Snow King Teton Village I Teton Village II Golf and Tennis Astoria	Legacy PUD-ToJ	P P/SP

## Sec. 2.3. Legacy Zones

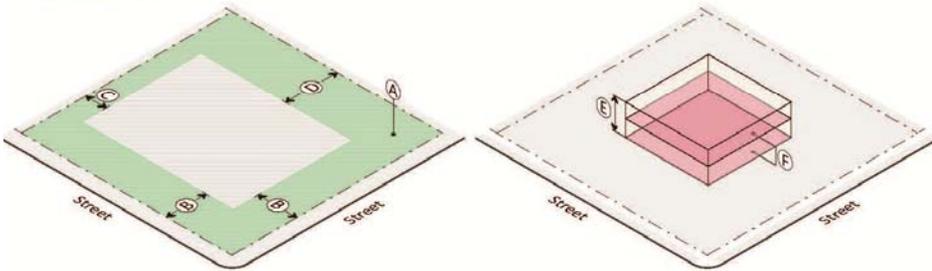
### 2.3.1. Auto Urban Commercial (AC)

#### A. Intent

The purpose of the Auto-Urban Commercial (AC) District is to provide for commercial development that is oriented to the street and is easily accessed by automobiles, with adequate parking and pedestrian connections to adjoining developments in order to promote non-vehicular movement between buildings in commercial areas. Uses in the AC District primarily serve residents' commercial needs, and some tourist service uses. The AC District is intended to be applied to community-serving commercial areas.

#### B. Physical Development

Standards applicable to physical development in the AC District are tabulated or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the AC. This subsection is intended to indicate all of the physical develop standards applicable in the AC; however all standards in [Article 5](#) are applicable in the AC unless stated otherwise.



1. Structure Location and Mass						
Use	(A)	(B)	(C)	(D)	(E)	(F)
	LSR (min)	Street Yard (min)	Side Yard (min)	Rear Yard (min)	Height (max)	FAR (max)
Single-family Unit on Individual Lot	50%	20'	10'	30'	24'	.38
with 1 accessory unit	48%	20'	10'	20'/6'	24'	.40
with 2 accessory units	45%	20'	10'	6'	24'	.43
Accessory Residential Unit	Dimensional Limitations Same as for Principal Structure with Which Associated					
Institutional Residential	27%	50'	20'	20'	26'	.35
All Other Nonresidential Uses	27%	50'	20'	20'	26'	.35
Home Uses	Dimensional Limitations Same as for Home in Which Located					
All Temporary Use Structures	n/a	50'	20'	20'	26'	n/a
Exceptions						
Height exemption for single-family on a lot in PRD—can go up to 28'						
Notwithstanding side and rear yard requirements, a street yard setback is required from a property line faced by a garage door.						
Minimum rear yard is 20 feet if one accessory residential unit is attached to principal structure; 6' if detached.						
For residential: Fire escapes may extend into a side or rear yard by not more than four (4) feet. Fences are permitted provided they do not exceed six (6) feet in height in side and rear setback areas. Fencing in street yards shall not exceed four (4) feet in height. Fencing adjacent to intersections is subject to Section 4760						
Lodging uses in the Lodging Overlay District have a max FAR of 1.30						

2. Maximum Scale of Development	
Single Family Dwelling	
Habitable floor area (max)	8,000 sf
Total floor area (max)	
< 10 acres Base Site Area	10,000 sf
10 acres or more Base Site Area	10,000 sf + 100 sf nonhabitable FA per acre BSA over 10 acres, not to exceed 15,000 sf
Nonresidential	
Single building contiguous to Town of Jackson (max)	15,000 sf
Single building in all other parts of Teton County (max)	6,000 sf
Standards for an individual building to exceed 6,000 sf by 20%	(x-ref)
3. Design Standards (x-ref)	
Minimum Alley Setback and Design Standards (x-ref)	
Architectural Standards (x-ref)	
Nonreflective materials required	
Earth (soil) colors required	
Exposed fronts and street sides of buildings shall be stone or wood	
Glass for displays permitted	
4. Impervious Surface on Residential Sites (x-ref)	
Impervious Surface Setback	
Setback one-half primary structure setback	
5. Landscaping (x-ref)	
Plant Units (min)	
Residential	1 per du
Nonresidential	1 per 1,000 sf of landscape area
Parking lot	
Institutional	1 per 12 parking spaces
All other uses	1 per 8 parking spaces

6. Fencing (x-ref)	
Height (max)	
Street yard	4'
Side or rear yard	6'
Setback	
Street yard	0'
Side or Rear Yard	0'
Clear View of Intersecting Streets (x-ref)	
Wildlife Friendly Fencing (x-ref)	
7. Environmental Standards	
Natural Resource Buffers (min) (x-ref)	
Rivers	150'
Streams	50' OR edge of riparian plant community up to 150'
Natural lakes or ponds	50' OR edge of riparian plant community up to 150'
Wetland	30'
Irrigation ditch	15'
Wildlife Friendly Design (x-ref)	
Wildlife friendly fencing	
Wild animal feeding	
Natural Resource Overlay (NRO) Standards (x-ref)	
Bear Conflict Area Standards (x-ref)	
Bear proof trash	
8. Scenic Standards	
Exterior Lighting (x-ref)	
Total cut off angle (max)	90°
Illumination in footcandles	
Residential use	1.00
Residential use in NRO	0.50
Nonresidential use	1.50
Height (max)	
Residential use	15'
Nonresidential use	18'
Scenic Resource Overlay (SRO) Standards (x-ref)	

<b>9. Natural Hazards to Avoid</b> (x-ref)	
Fault Area	(x-ref)
Steep Slopes	(x-ref)
Development prohibited	Slopes > 25%
<b>Areas of Unstable Soils</b> (x-ref)	
<b>Wildland Urban Interface</b> (x-ref)	
<b>10. Signs</b> (x-ref)	
<b>Allowable Signage</b>	
Nonresidential uses	
Freestanding Sign	1 per building or complex
Wall Sign	1 per street frontage for each building or storefront
Monument or Entry Sign	1 per entrance other than street frontage
Residential uses	
Single-family and multi-family < 8 units	1 unlighted wall sign
Multi-family ≥ 8 units	1 freestanding or 1 wall sign
Home occupations	1 unlighted wall sign
<b>Sign Area (max)</b>	
Nonresidential	
Freestanding Sign	1 sq ft per linear ft of building facing the street not to exceed 40 sq ft
Wall Sign	1 sq ft per 2 linear ft of building facing the street not to exceed 24 sq ft
Monument or Entry Sign	6 sq ft
Residential	
Single-family and multi-family < 8 units	3 sq ft
Multi-family ≥ 8 units	6 sq ft
Home occupations	2 sq ft
<b>Sign Height</b>	
Nonresidential	
Freestanding Sign	8'
Monument or Entry	4'
Residential	
Home occupations	n/a
<b>Optional and Alternative Signs</b> (x-ref)	
<b>Sign Materials and Display Standards</b> (x-ref)	

<b>11. Stormwater and Grading and Erosion Control</b>	
Stormwater Management	(x-ref)
Grading and Erosion Control	(x-ref)

<b>12. Physical Development Permit Thresholds</b>						
	Sketch Plan (x-ref)	Development Plan (x-ref)	Building Permit (x-ref)	Grading Permit (x-ref)	Sign Permit (x-ref)	Floodplain Permit (x-ref)
<b>Physical Development</b>						
<b>Dwelling Unit</b>						
≤ 4 units			X			(x-ref)
5 - 10 units		X	X			(x-ref)
> 10 units	X	X	X			(x-ref)
<b>Nonresidential Floor Area</b>						
≤ 3,450 sf / 6,000 sf			X			(x-ref)
3,451 to 12,000 sf / > 6,000 sf		X	X			(x-ref)
> 12,000 sf	X	X	X			(x-ref)
<b>Sign</b>						
<b>Site Development of ≥ 41% Impervious Surface</b>				X		(x-ref)
<b>Site Development of &lt; 41% Impervious Surface</b>						(x-ref)
≤ 5% slope and < 12,000 sf				n/a		(x-ref)
> 5% and ≤ 15% slope and < 1,000 sf				n/a		(x-ref)
≤ 5% slope and ≥ 12,000 sf				X		(x-ref)
> 5% and ≤ 15% slope and ≥ 1,000 sf				X		(x-ref)
> 15% slope				X		(x-ref)

**C. Use Standards**

Standards applicable to use in the AC District are tabulated or referenced below. Uses not listed in subsection 1 are prohibited. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the AC. This subsection is intended to indicate all of the use standards applicable in the AC; however all standards in Article 6 are applicable in the AC unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Site Area (min)	Use Standards	Parking (min) (x-ref)	Employees Required to be Housed (min) (x-ref)
<b>Residential Uses</b>					
Detached Single-Family Unit	n/a	n/a	x-ref	2 per Unit	n/a
Accessory Residential Unit	B	n/a	x-ref		n/a
Institutional Residential	C	30,000 sf	x-ref		n/a
<b>Agricultural Uses</b>					
Agriculture	B	?	x-ref		?
Nurseries	B	?	x-ref		0.37 per 1000 sf + 1.51 per acre
<b>Institutional Uses</b>					
Institutional	C	30,000 sf	x-ref		exempt
Utilities, Central Facilities	C	30,000 sf	x-ref		exempt
Utilities, Distribution and Collection	B <sub>1</sub>	30,000 sf	x-ref		exempt
Day Care Center, Group	C	30,000 sf	x-ref		exempt
<b>Commercial Uses</b>					
Office	B	30,000 sf	x-ref	3.3 per 1,000 sf	0.05 per 1,000 sf
Commercial Retail	B	30,000 sf	x-ref		0.56 per 1,000 sf
Heavy Retail / Service	C	30,000 sf	x-ref		0.06 per 1,000 sf
Service	B	30,000 sf	x-ref		0.20 per 1,000 sf
Restaurant / Bar	B	30,000 sf	x-ref		1.35 per 1,000 sf
Drive-In Facility	B	30,000 sf	x-ref		independent calc. (x-ref)
Commercial Lodging	B(LO)	30,000 sf	x-ref		0.19 per bedroom
Bed and Breakfast	B(LO)	30,000 sf	x-ref		0.19 per bedroom
Residential Short-Term Rental	B(LO)	n/a	x-ref		? indpt calc or exempt
Agricultural Support/Service	B	30,000 sf	x-ref		Independent Calc. (x-ref)
<b>Recreation/Resort Uses</b>					
Commercial Amusement	B	30,000 sf	x-ref		independent calc. (x-ref)
Outdoor Recreational	C	30,000 sf	x-ref		independent calc. (x-ref)
Indoor Recreational	B	30,000 sf	x-ref		independent calc. (x-ref)
Ski Slopes	B	30,000 sf	x-ref		independent calc. (x-ref)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Site Area (min)	Use Standards	Parking (min) (x-ref)	Employees Required to be Housed (min) (x-ref)
<b>Home Uses</b>					
Home Occupation	B	n/a	x-ref		exempt
Home Business	C	n/a	x-ref		exempt
Day Care Home, Family	B	n/a	x-ref		exempt
Day Care Home, Group	C	n/a	x-ref		exempt
<b>Aeronautical Uses</b>					
Heliport	C	30,000 sf	x-ref		independent calc. (x-ref)
<b>Industrial Uses</b>					
Light industry	C	30,000 sf	x-ref		0.03 per 1,000 sf
<b>Temporary Uses</b>					
Christmas Tree Sales	B	n/a	x-ref		exempt
Contractor's Office	B	n/a	x-ref		exempt
Special Event	B	n/a	x-ref		exempt
Real Estate Sales Office	B	n/a	x-ref		exempt
Shelter	B	n/a	x-ref		exempt
Farm Stand	B	n/a	x-ref		exempt
Gravel Extraction & Processing	B	n/a	x-ref		exempt

B=Basic Use Permit (x-ref), C=Conditional Use Permit (x-ref), S=Special Use Permit (x-ref)  
 Any aboveground structures associated with the utility's distribution and collection requires as Conditional use Permit.

3. Nuisance Standards	
<b>Refuse and Recycling</b>	(x-ref)
Bear Conflict Mitigation and Prevention	(x-ref)
Containers and dumpsters to be screened	
2' Minimum Alley Setback for Waste Disposal	
<b>Air Contaminants</b>	(x-ref)
<b>Heat and Humidity</b>	(x-ref)
<b>Noise</b>	(x-ref)
Max sound level at property line	65 DBA
<b>Vibration</b>	(x-ref)
<b>Electrical Disturbances</b>	(x-ref)
<b>Fire and Explosive Hazards</b>	(x-ref)
<b>Radioactivity</b>	(x-ref)

**D. Development Options**

Standards applicable to the development options available in the AC District are tabulated or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the AC. This subsection is intended to indicate all of the development option standards applicable in the AC; however all standards in [Article 7](#) are applicable in the AC unless stated otherwise.

1. Development Options					
Option	Site Area (min)	Lot Area (min)	Gross Density (max)	OSR/LSR (min)	FAR (max)
Residential Subdivision <a href="#">(x-ref)</a>	n/a	7,500 sf	n/a	n/a	n/a
Nonresidential Subdivision <a href="#">(x-ref)</a>	60,000 sf	n/a	n/a	n/a	n/a
Planned Residential Development (PRD) <a href="#">(x-ref)</a>					
Planned Residential I	30,000 sf	n/a	11.7	40%	40
Planned Residential II	60,000 sf	n/a	30.0	35%	50
2. Residential Development Requirements					
Affordable Housing <a href="#">(x-ref)</a>					
Required Affordable Housing					25% of new units
Development Exactions <a href="#">(x-ref)</a>					
Development Exaction			0.03 acres land per housing unit or lot		
3. Infrastructure					
Transportation Facilities <a href="#">(x-ref)</a>					
Access					required
Minimum right-of-way for a Minor Local Road					
Minimum travel lane width for a Minor Local Road					
Road and driveway design subject to Fire Protection Resolution					
Required Utilities <a href="#">(x-ref)</a>					
Water					required
Connection to public supply, installation of central supply system or evidence of individual well required					
Sewer					required
Within 500' of a public sanitary sewer, connection is required					
Small Waster Facility (septic) approval required					

**4. Permit Requirement Thresholds**

Option	Sketch Plan <a href="#">(x-ref)</a>	Development Plan <a href="#">(x-ref)</a>	ZCV <a href="#">(x-ref)</a>	Plat <a href="#">(x-ref)</a>	Certificate of Compliance <a href="#">(x-ref)</a>	Boundary Adjustment <a href="#">(x-ref)</a>
Conventional Subdivision						
≤ 10 Units		X		X		
> 10 Units	X	X		X		
Planned Residential Development (PRD)						
0 - 4 Units			X			
5 - 10 Units		X				
> 10 Units	X	X				
Exempt Land Division					X	
Boundary Adjustment						X

PRD can involve S/D or not, Platting is req'd for S/D PRD BDU includes a ZCV—should we call that out here? Certificate of Compliance = Family Subdivision Review? Or ZCV to determine all lots meet zoning? We currently don't do any sort of compliance review for other exempt divisions

**E. Zone Specific Standards**

**1. Max Scale of Development Standards**

- a. Single retail use size. Notwithstanding the requirements of Table 2450.B, Nonresidential Floor Area Limitations, all single retail uses shall be limited to twelve thousand five hundred (12,500) square feet in size.
- b. Single lodging operation. Notwithstanding the requirements of Table 2450.B, Nonresidential Floor Area Limitations, a single lodging operation, when housed in more than one (1) building, shall be limited to 90,000 square feet.
- c. Standards to allow maximum floor area above ground for an individual commercial building to exceed 6000 sq. ft. by up to 20 percent in AC Districts not contiguous to the Town of Jackson.
  - i. The purpose of this provision is (1) to meet the need for additional commercial space within the existing AC Districts, thereby helping to alleviate the pressure to expand the AC Commercial Districts; and (2) to allow greater flexibility to achieve the character and balance objectives for

the AC commercial districts, as set forth in Chapter 6 of the County Comprehensive Plan, by means of architectural treatments of facades, heights, exterior materials, colors, trim, building offsets, and other exterior design features that are in scale and character with the surrounding commercial area.

- ii. By focusing on the issues of scale, bulk, character and balance, this provision is designed to accomplish:
  - (i) more interesting design of individual buildings
  - (ii) compatibility with scale and character of surrounding commercial buildings
  - (iii) contribute, with surrounding buildings, to a sense of scale and character consistent with the goals of the County Comprehensive Plan
- iii. The flexibility shall be achieved by allowing an individual commercial building to exceed the 6,000 square foot maximum floor area above ground by up to 20 percent if such commercial building or addition is designed to be compatible

Separation of Use and Development

Organization of Standards Applicable to All Zones

Changes to Standards Applicable to All Zones

# **ARTICLES 5-7: STANDARDS APPLICABLE TO ALL ZONES**



# NEW STRUCTURE

Organization  
by Zone

Separation of  
Use and  
Development

## General

## Zone Specific Standards

## Standards Applicable to All Zones

## Administration

Art. 1: Applicability

Art. 2: Complete  
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Standards

# Separation of Use and Development

- Three Questions

- What can I build?
- What can I do?
- Can I subdivide?

- Hierarchy

- Form-based
- Use-based
- Performance zoning

- Separation

- Use them all
- Assign importance by zone

- Physical Development

- Use

- Development Options

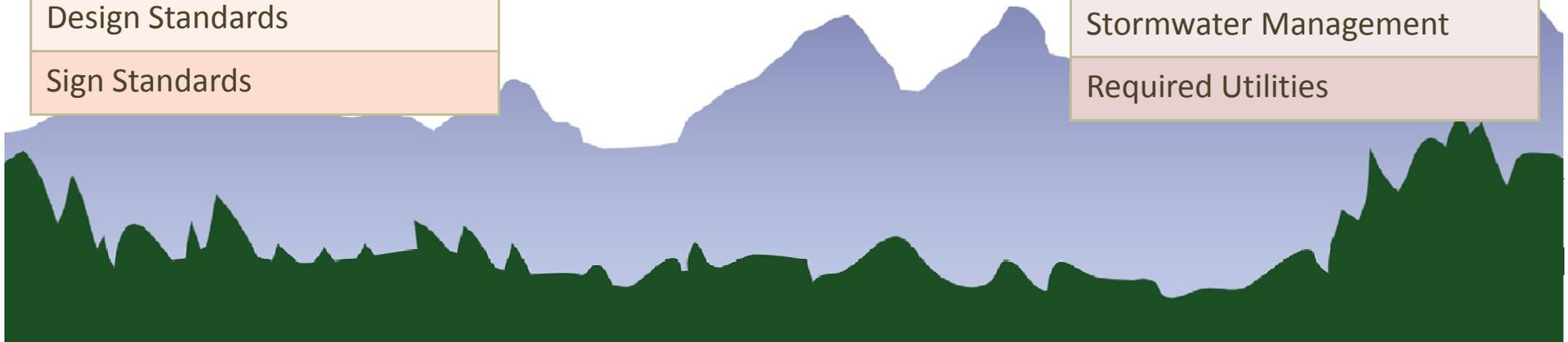


# Reformat: Applicable to All Organization

Article 5 Physical Development
Natural resource standards including NRO, buffers, erosion control
Scenic resource standards including SRO
Natural hazard standards
Landscaping Standards
Fencing Standards
Design Standards
Sign Standards

Article 6 Use
Use table
Use definitions and standards, including establishment of LO
Parking standards
Employee Housing
Nuisance Standards (refuse, recycling, outside storage, noise, vibration, etc.)

Article 7 Development Options
Development Options (conventional subdivision, condo/townhouse subdivision, PRD, etc.)
Subdivision Standards
Affordable Housing
Development Exactions
Transportation Facilities
Stormwater Management
Required Utilities



# Applicable to All Articles: Changes

- Content Neutral to the extent possible
- Changes
  - Address internal contradictions
  - Codify practice when interpreting meaning
  - Update one jurisdiction to adopt work of other
  - Use standards regrouped to facilitate future work
  - PCSD and Working Ranch development options removed



New Format

New to Current Comparison

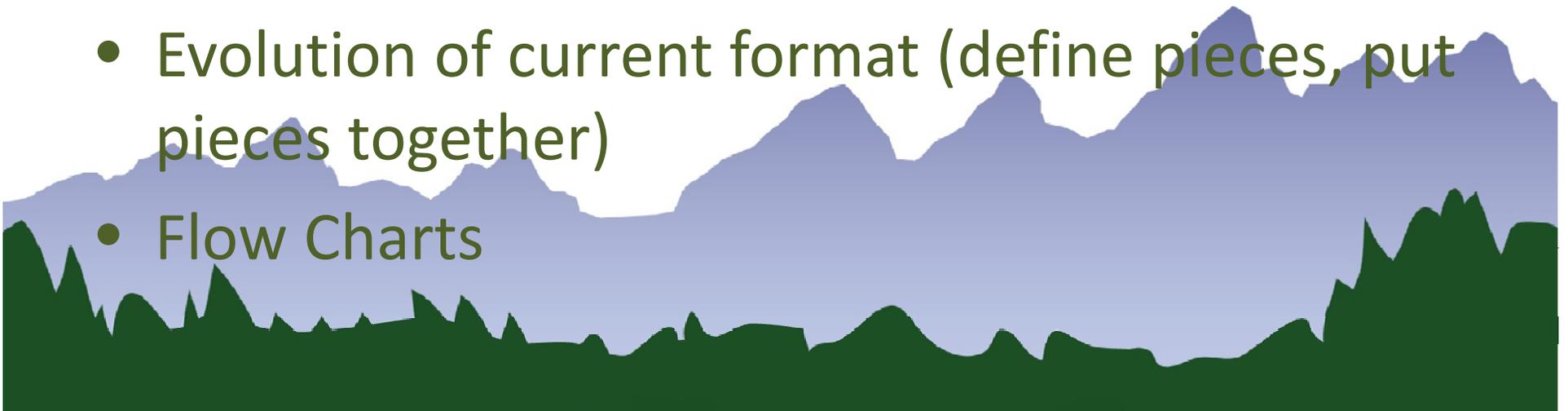
Changes

# **ARTICLE 8: ADMINISTRATIVE PROCEDURES**



# New Format: Easier to Use

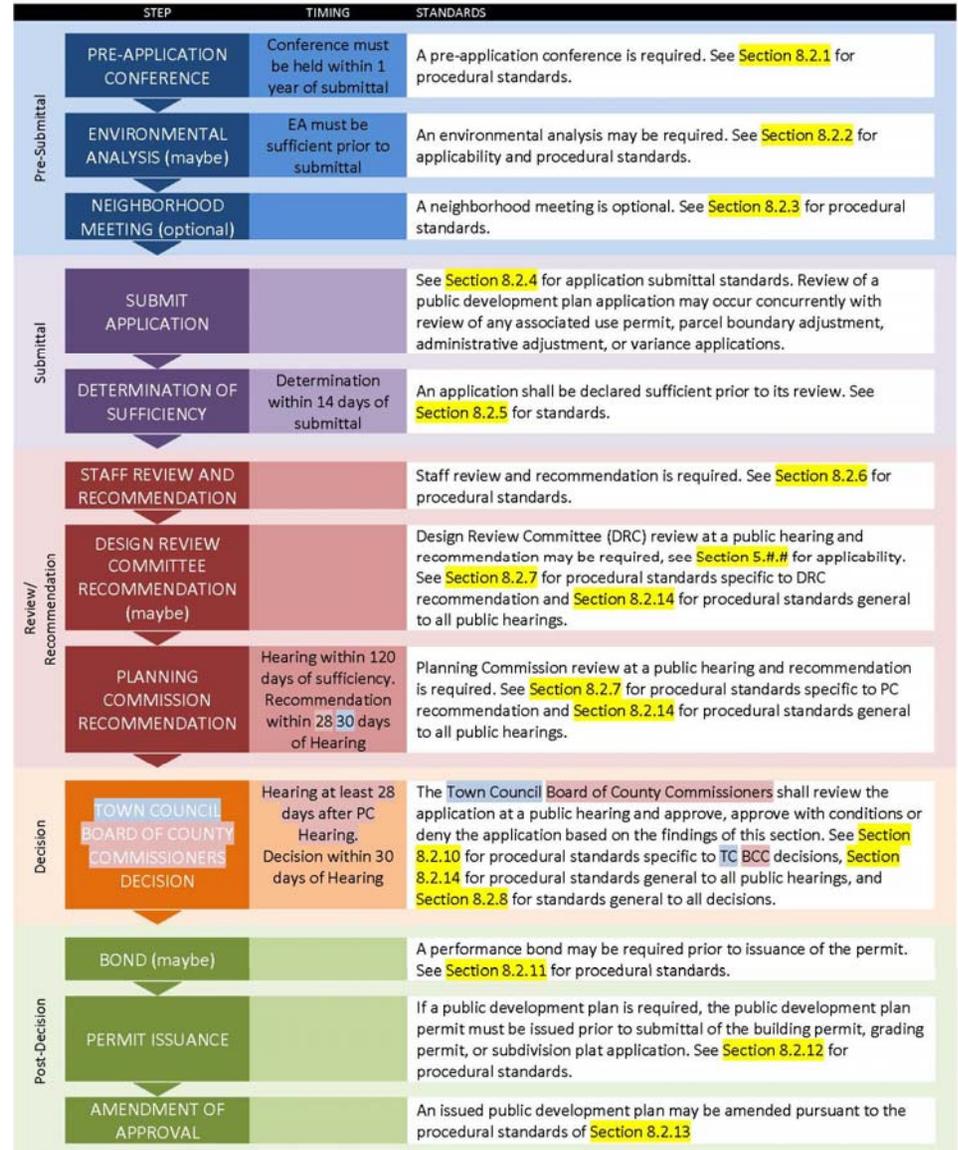
- Specific Processes
  - Purpose
  - Applicability
  - Findings
  - Effect and/or Expiration
  - Process
- Evolution of current format (define pieces, put pieces together)
- Flow Charts



**8.3.2. Public Development Plan**

- A. Purpose. The purpose of a public development plan review is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents. Approval of a public development plan permits submittal of a building permit, final plat, or other application to complete the proposed development; it does not permit actual physical development or constitute subdivision of land.
- B. Applicability. Physical development that requires a public development plan is identified in the standards for each zoning district. See Articles 2-4 for zoning district standards.
- C. Findings for Approval. A public development plan shall be approved upon finding the application:
  1. Complies with the standards for the zoning district in which the physical development is proposed
  2. Complies with all other relevant standards of these LDRs.
  3. Complies with all standards or conditions of any prior applicable permits or approvals.
  4. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
  5. Complies with all other [Town Ordinances](#) [County Resolutions](#)
- D. Effect of Approval. Public development plan approval does not permit any physical development nor constitute subdivision.
- E. Expiration. A public development plan shall expire 18 months after the date of approval except under the following circumstances:
  1. A building permit for the entire development is issued, and the certificate of occupancy for the building permit is issued within 3 years of issuance of the building permit; or
  2. A final plat has been recorded with the County Clerk; or
  3. A conservation easement required by the public development plan has been recorded; or
  4. In the case of a phased development, all phases are in compliance with the approved phasing plan, or not more than 18 months has passed since completion of the previous phase and the current phase is in compliance with one of the above criteria.

F. Review Process. All steps and deadlines in the below chart are required unless noted otherwise. An applicant must complete the previous step before moving to the step below.



# Administrative Procedures

## New to Current Comparison

New Article 1: Applicability	Current LDR Equivalent
8.1 General	Summary (Town & County Sec. 5110)
8.2 Common Procedural Standards	Provisions of General Applicability (Town & County Sec. 5120)
8.3 Physical Development Permits	Development Plan (Town & County Sec. 51200) Grading Permit (Town & County Sec. 49100) Floodplain Permit (County Floodplain Resolution) Sign Permit (Town Sec. 4620 & County Sec. 4611)
8.4 Use Permits	Development Plan (Town & County Sec. 51200) Conditional and Special Uses (Town & County Sec. 5150)
8.5 Development Option and Subdivision Permits	Development Plan (Town & County Sec. 51200) Platting and Land Records (Town & County Art. VI)
8.6 Interpretations	Interpretations (Town & County Sec. 5130) Zoning Compliance Verification (Town & County Sec. 5170)
8.7 Amendments	Amendments (Town & County Sec. 5150)
8.8 Relief	Variances (Town & County Sec. 5160) Appeals (Town & County Sec. 5180) Beneficial Use Determination (Town & County Sec. 5190)
8.9 Enforcement	Enforcement (Town & County Art. IX)

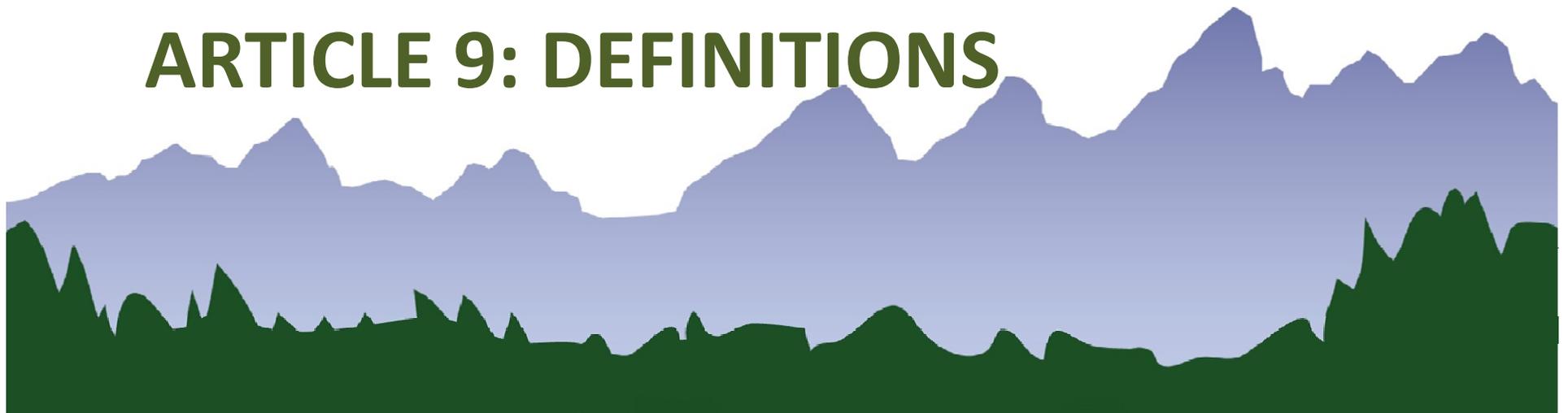
# Applicability Standards Changes

Division	Changes
8.1 General	<ul style="list-style-type: none"><li>• Establishment of administrative manual<ul style="list-style-type: none"><li>•Duties and responsibilities</li><li>•Submittal requirements</li><li>•Fee schedule</li><li>•Other administrative clarifications</li></ul></li></ul>
8.2 Common Procedural Standards	<ul style="list-style-type: none"><li>• Standards applied generally moved to the general section</li><li>• Organized by the steps in the process</li><li>• EA process moved here</li><li>• Neighborhood meeting introduced</li><li>• Approval expirations better defined</li><li>• Approval extensions removed</li><li>• Performance Bonds updated</li><li>• Amendments to approvals required to meet current LDRs</li><li>• Only notice public hearings</li></ul>
8.3 Physical Development Permits	<ul style="list-style-type: none"><li>• Minor Development Plan replaced by Building Permit</li></ul>

# Applicability Standards Changes

Division	Changes
8.4 Use Permits	<ul style="list-style-type: none"><li>• Basic Use Permit introduced to cover<ul style="list-style-type: none"><li>• Minor Development Plan for a Use only</li><li>• Change of Use</li><li>• Temporary Use</li><li>• Home Occupancy</li><li>• Other administrative use permits</li></ul></li></ul>
8.5 Development Option and Subdivision Permits	<ul style="list-style-type: none"><li>• Minor Development Plan renamed Administrative Dev Plan</li><li>• Subdivision standards separated from platting procedure</li><li>• All boundary adjustments consolidated</li><li>• Plat amendments moved to the general approval amendment section</li></ul>
8.6 Interpretations	<ul style="list-style-type: none"><li>• Clarification of purpose of each procedure</li></ul>
8.7 Amendments	<ul style="list-style-type: none"><li>• PUD process added because of legislative nature</li></ul>
8.8 Relief	<ul style="list-style-type: none"><li>• Administrative adjustment process added</li><li>• Appeal process updated to match existing practice</li></ul>
8.9 Enforcement	<ul style="list-style-type: none"><li>• Reorganized to fit with overall procedure format</li></ul>

# **ARTICLE 9: DEFINITIONS**



# Next Steps: Schedule

- Restructure/Administrative Procedures
  - Feb. 24 (week of): Release of reorganized LDRs and updated administrative procedures
  - Mar. 2 – Apr. 4: Public presentations/review and legal review
  - Apr. 7 (week of): Town/County PC/elected workshops
  - Apr. 14 – Apr. 25: Joint PC review/recommendation
  - May 19 – May 30: JIM review/approval
  - Jun. 2 – Jun. 13: Revision
  - Jun. 16 – Jul. 3: Adoption
- Rural and Downtown Amendments
  - About a month later