



LDR Restructure & Administrative Procedure Update Table of Changes – County Town

Below is a summary of the substantive changes made to the Land Development Regulations through the restructuring and update to the administrative procedures. The table is not meant to identify every change. In general, the most significant changes were made to the content now found in Article 1-General Provisions, Article 8-Administrative Procedures, and Division 6.1-Allowed Uses. While other sections of the LDRs look very different staff limited changes to editorial and organization changes, except where inconsistencies required remedy. Please refer to the comparison between the draft organization and old organization to compare content. If you have further questions please contact Town or County Planning Staff. Staff have highlighted changes that only apply to the Town in blue, and changes that only apply to the County in Red.

Draft Organization	Old Organization	Content Changes
Article 1		
1.1: Title	1000: Title and Citation	
1.2: Authority	1100: Authority	
1.3: Purpose and Intent	1200: Purpose	Updated to reflect 2012 Comp Plan
1.4: Organization of LDRs	n/a	New Division describes LDR organization and philosophy
1.5: Applicability	1300: Applicability 1500: Repealer	Updated with relevant dates; new requirements added that federal, state, and local governments meet LDRs
1.6: Relation to Other Regulations	n/a	New Division establishes that regulations adopted by reference update automatically; that a more specific regulations trumps a general regulation; and that all federal, state, private regulations apply independently of the LDRs
1.7: Establishment of Zoning	2000: Establishment of Zoning 2100: Purpose of Zoning	Updated to reflect 2012 Comp Plan; new provision added to clarify the location of zoning boundaries
1.8: Transitional Provisions	1400: Effect on Existing Development	Applies to all amendment, not just initial adoption; establishes LDRs in place at sufficiency of the application (not including any pre-application procedures) as standard for review; requires that amendments to existing approvals required meet current LDRs; identifies all vested special projects and PUDs; clarifies that violations continue
1.9: Nonconformities	Article VII: Nonconformities 4615 4640: Nonconforming Signs 6300: Adjusting Nonconforming Lots	Entire division updated. Organized based on physical development, use, development options, and signs to be all inclusive and consolidate all nonconforming standards; clarifies that nonconformity is tied to the land and the burden of proof is on landowner; clarifies that nonconformity cannot be created by eminent domain; less accommodating of continuation of nonconformities; subdivision of all nonconformities prohibited; defines lack of a CUP as a nonconforming use; clarifies ability to develop a nonconforming lot of record
1.10: Severability	1600: Severability	

Draft Organization	Old Organization	Content Changes
Article 2		
2.1: All CN Zones	n/a	New division explains organization; reserves location for future standards applicable to all complete neighborhood zones
2.2: CN Character Zones	n/a	Reserved for new zones
2.3: CN Legacy Zones	2100: Purpose of Zoning 2370: ARU Standards 2380: Institutional Residential 2410: Dimensional Limitations 2426: Imp. Surface Setbacks 2440: Lot Coverage 2450: Max. Scale of Dev. 4260: Parking Setbacks 4400: Res. Arch. Standards 4510 4560: Non-Res. Arch. 51200: Dev. Permit Thresholds	The listed standards from the old organization were moved only into zone to which they apply. Many other standards are “previewed” in the zone to help the user, but full standard exists elsewhere and is cross-referenced. All standards applicable in the zone are cross-referenced, even if there is no “previewed” content. Language and format in each zone matches new LDR format. Standards are organized into physical development, use, and development options/subdivision. Parking and impervious surface setbacks clarified into single site development setback based on parking setback. Fencing standards applied to all uses not just residential. Accessory structure setbacks simplified. Cache Creek setback clarified.
2.3.1: TS	See general list for 2.3 3600: Town Square Overlay 4740: Pedestrian Amenities	Town Square Overlay made its own zone because there is only one zone under the overlay. Accessory Residential Unit and Home occupation added as a basic use; bed and breakfast prohibited because detached single-family prohibited.
2.3.2: UC	See general list for 2.3 4740: Pedestrian Amenities	Outfitter/Tour Operator made a conditional rather than basic use; Outdoor recreation prohibited; Education made a basic use due to combination with daycare; Wireless added as a conditional use consistent with Utility allowance; Temporary Real Estate Sales Office removed as an allowed use because office is allowed
2.3.3: UC-2	See general list for 2.3 4740: Pedestrian Amenities	Mini-storage warehouse added as a conditional use consistent with Heavy retail/service allowance; Outfitter/Tour Operator made a conditional rather than basic use; Outdoor recreation prohibited; Education made a basic use due to combination with daycare; Wireless added as a conditional use consistent with Utility allowance; Light industry prohibited; Temporary Real Estate Sales Office removed as an allowed use because office is allowed;
2.3.4: UR	See general list for 2.3	Attached single-family unit and apartment added as basic uses; Education prohibited due to combination with daycare; Wireless added as a conditional use consistent with Utility allowance; Outdoor recreation prohibited

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2.3.5: AC-TOJ	See general list for 2.3 4740: Pedestrian Amenities	Mini-storage warehouse added as a conditional use consistent with Heavy retail/service allowance; Outfitter/Tour Operator made a conditional rather than basic use; Education made a basic use due to combination with daycare; Parking added as a conditional use; Wireless added as a conditional use consistent with Utility allowance; Temporary Real Estate Sales Office removed as an allowed use because office is allowed
2.3.6: AR-TOJ	See general list for 2.3	Agriculture added as a basic use; Education prohibited due to combination with daycare; Wireless added as a conditional use consistent with Utility allowance; Temporary Christmas Tree Sales prohibited
2.3.7: OP-TOJ	See general list for 2.3 2360: Retail in OP	Wireless added as a conditional use consistent with Utility allowance; Temporary Shelter added as a basic use
2.3.8: OP-2	See general list for 2.3 2365: Retail, etc. in OP-2	Education prohibited due to combination with daycare; Wireless added as a conditional use consistent with Utility allowance; Temporary Real Estate Sales Office removed from allowed uses because office is allowed
2.3.9: BP-R	See general list for 2.3 2368: Restricted Uses BP	Made a separate zoning district rather than a subset of BP; Attached single-family and apartment made basic uses instead of conditional; Mini-storage warehouse added as a basic use consistent with heavy service allowance; Daycare added as a conditional use; Wireless added as a conditional use consistent with Utility allowance; Home occupation allowed as a basic use; Home business prohibited; Temporary shelter prohibited
2.3.10: BP-TOJ	See general list for 2.3 4540: Industrial Standards	Attached single-family and apartment prohibited; Mini-storage warehouse added as a basic use consistent with heavy service allowance; Daycare added as a conditional use; Wireless added as a conditional use consistent with Utility allowance; Home occupation allowed as a basic use; Home business prohibited; Temporary shelter prohibited
2.3.11: BC-TOJ	See general list for 2.3 2430: Standards in BC	Agriculture added as a conditional use; Mini-storage warehouse added as a conditional use consistent with heavy service allowance; Campground prohibited; Education prohibited due to combination with daycare; Wireless added as a conditional use consistent with Utility allowance; Temporary Real Estate Sales Office prohibited because office use allowed
2.3.12: RB	See general list for 2.3 4550: RB	Mini-storage warehouse added as a conditional use consistent with heavy service allowance; Education prohibited due to combination with daycare; Wireless added as a conditional use consistent with Utility allowance;

Draft Organization	Old Organization	Content Changes
2.3.13: MHP-TOJ	See general list for 2.3	NC-MHP and MHP combined into one zone with NC-MHP standards applying to existing mobile home parks and the MHP development option applying to new parks. S-TOJ dimensional limitations applied to all uses other than mobile home; clarifies that a mobile home must be in a park; NC-TOJ physical development standards otherwise applied; use limited to Mobile Home (B), Utility Facility (C), Wireless Facility (C), Home Occupation (B), Temporary Shelter (B), and Temporary Gravel Extraction (B) – to do other uses must change zoning; subdivision prohibited.
2.3.14: NC-TOJ	See general list for 2.3 2420: Standards in NC	Agriculture added as a basic use; Wireless added as a conditional use consistent with Utility allowance;
2.3.15: NC-2	See general list for 2.3 2420: Standards in NC	Agriculture added as a basic use; Attached single-family unit and apartment added as basic use; Wireless added as a conditional use consistent with Utility allowance;
2.3.16: S-TOJ	See general list for 2.3	Agriculture added as a basic use; Education prohibited due to combination with daycare; Wireless added as a conditional use consistent with Utility allowance;
2.3.1: AC-TC	See general list for 2.3 4520: Architecture in AC	References to lodging uses and Lodging Overlay deleted because there is no LO in County; Parking added as a Conditional Use; Drive-in made Conditional from Basic; Mini-Storage added as a Conditional Use consistent with Heavy Service allowance; Outfitter/Tour Operator added as a Conditional Use consistent with Outdoor Recreation allowance; Temporary Real Estate Sale office prohibited because office use is allowed; Ski Slope use prohibited because it is not applicable to the AC in the County.
2.3.2: AR-TC	See general list for 2.3	Daycare/School removed as an allowed use; Temporary Christmas Tree Sales removed as an allowed use
2.3.3: WC-TC	See general list for 2.3 2560: Standards in the WC	AC sign standards added because no sign standards exist. Condominium standards applied to all zones. Resultant Base Site Area changed to Lot Size for consistency. Apartment added as an allowed use; Mini-Storage added as a Conditional Use consistent with Heavy Service allowance; Parking added as a Conditional Use; Temporary Real Estate Sale office prohibited because office use is allowed;
2.3.4: OP-TC	See general list for 2.3	PRD standards organized consistent with all other zones with individual lot standards determined by PRD approval. Education added as a Conditional use; Temporary Shelter added as a Basic use; Nursery no longer an allowed use

Draft Organization	Old Organization	Content Changes
2.3.5: BP-TC	See general list for 2.3 4530: Architecture in BP	Mini-Storage added as a basic use consistent with Heavy Service allowance; Indoor Recreation made a conditional use; Outfitter/Tour Operator added as conditional use consistent with Outdoor Recreation allowance; Home Occupation added as a basic use; Home business prohibited; Temporary Shelter prohibited; Agriculture prohibited
Article 3		
3.1: All Rural Area Zones	n/a	New division explains organization; reserves location for future standards applicable to all rural area zones
3.2: RA Character Zones	n/a	Reserved for new zones
3.3: RA Legacy Zones	See general list for 2.3	Each of the standards from the old organization is either only found in the zone to which it applies or previewed in the zone and still located elsewhere. All standards applicable in the zone are cross-referenced, even if there is no previewed content. Language and format in each zone matches new LDR format. Standards are organized into physical development, use, and development options/subdivision. Parking and impervious surface setbacks clarified into single site development setback based on impervious surface setback. Fencing standards applied to all uses not just residential. Accessory structure setbacks simplified. Cache Creek setback clarified.
3.3.1: R-TOJ	See general list for 2.3	Agriculture added as a basic use; Dude/Guest Ranch and Campground prohibited; Education prohibited due to combination with daycare; Wireless added as a conditional use consistent with Utility allowance; Bed and Breakfast prohibited; Heliport and Balloon Operation prohibited
3.3.1: BC-TC	See general list for 2.3 2530: Standards in the BC 2421: Max. Floor Area 2425: Max. Site Development	Expansion and change of use standards simplified to rely upon general standards; reference to LO removed because there is no LO in County; NC/Rural floor area and site development standards applied to detached single-family development; 4-acre minimum lot size established; condo/townhouse subdivision prohibited; limit language to prohibit any expansion of the zone. Mini-Storage added as a conditional use consistent with Heavy Service allowance; Outfitter/Tour Operator added as conditional use consistent with Outdoor Recreation allowance; Parking added as a conditional use; Conventional Lodging, Short-Term Rental, and Bed and Breakfast prohibited because there is no LO in the County; Temporary Real Estate Sales Office prohibited because office allowed.

Draft Organization	Old Organization	Content Changes
3.3.2: MHP-TC	See general list for 2.3 2520: Standards in the NC	NC-MHP and MHP combined into one zone with NC-MHP standards applying to existing mobile home parks and the MHP development option applying to new parks. R-TC dimensional limitations applied to all uses other than mobile home; clarifies that a mobile home must be in a park; NC-TC physical development standards otherwise applied; use limited to Mobile Home (B), Utility Facility (C), Wireless Facility, Home Occupation (B), Temporary Shelter (B), and Temporary Gravel Extraction (B) – to do other uses must change zoning; subdivision prohibited.
3.3.3: NC-TC	See general list for 2.3 2520: Standards in the NC 2421: Max. Floor Area 2425: Max. Site Development	NC-SF is now just called NC, other iterations of NC have their own names; generally moving toward treating NC like any other zone rather than treating it with special status, more reliance on general standards and less exemptions; discussion of structures less than 4 feet tall in setback deleted as unnecessary; landscaping exemption deleted; Rural landscaping requirement for parking applied; general fencing standard applied to the NC; stream/lake setback clarified as 50 feet with no variability for riparian vegetation; applicability of wetland setback clarified; general natural resource buffer standards otherwise referenced; Rural/Suburban non-residential lighting standards applied; use of multiple lots constituting lot combination deleted because it had not been practiced; NC trash shed regulations replaced by general trash shed regulations. Outdoor Recreation allowed as a conditional use;
3.3.4: S-TC	See general list for 2.3 2385: Institutional Uses	Outfitter/Tour Operator added as conditional use consistent with Outdoor Recreation allowance; Education prohibited because Daycare currently prohibited; Golf Course prohibited.
3.3.5: R-TC	See general list for 2.3 2421: Max. Floor Area 2425: Max. Site Development 2385: Institutional Uses	Outfitter/Tour Operator added as conditional use consistent with Outdoor Recreation allowance
Article 4		
4.1: All Special Purpose Zones	n/a	New division explains organization; reserves location for future standards applicable to all special purpose zones

Draft Organization	Old Organization	Content Changes
4.2.1: P/SP-TOJ	See general list for 2.3	Clarifies that only environmental, scenic, natural hazard, grading, erosion, and stormwater physical development standards are applicable. Agriculture allowed without a permit; Mini-Storage added as a conditional use consistent with Heavy Service allowance; Outdoor Recreation and Developed Recreation allowed as conditional use; Daycare made a conditional use rather than basic; Parking added as a conditional use; Wireless added as a conditional use consistent with Utility allowance; heliport added as a conditional use; Accessory Residential Unit added as a basic use; Home occupation added as a basic use; Home business prohibited
4.2.2: P-TOJ	See general list for 2.3	Clarifies that only environmental, scenic, natural hazard, grading, erosion, and stormwater physical development standards are applicable. Agriculture allowed without a permit; Downhill ski area made a conditional use rather than basic; Outdoor recreation made a conditional use rather than basic; Campground prohibited; Wireless added as a conditional use consistent with Utility allowance; Home business prohibited
4.2.1: P/SP-TC	See general list for 2.3	Clarifies that only environmental, scenic, natural hazard, grading, erosion, and stormwater physical development standards are applicable. Agriculture allowed without a permit; Mini-Storage added as a conditional use consistent with Heavy Service allowance; Campgrounds prohibited; Parking added as a conditional use; Airport and Landing Strip added as conditional use consistent with Heliport allowance; Home Occupation added as a basic use;
4.2.2: P-TC	See general list for 2.3	Detached single-family home allowance changed to accessory residential unit allowance to better match requirements; clarifies that standards for maximum Scale of Development and Building Design only apply to ARUs. Agriculture allowed without a permit; Downhill Ski Area now requires a conditional instead of basic permit; Home occupation permitted a basic use; Home business prohibited; Temporary Farm Stand allowed as a basic use; Campground prohibited.
4.3.1: All Planned Resort Zones	2500: Planned Resort District 2550: PUD-Planned Resort 2551: Density Increase Limited to Affordable and Employee Housing	Town applicability language used, but County repeal language incorporated; clarified that a Planned Resort designation is a legislative act subject to the PUD review procedure; condensed references to individual master plans were general standard applicable;
4.3.2: Snow King	2500: Snow King	Minor edits to clarify name, reference zoning map for boundaries, distinguish an EA from a VRA given new organization
4.3.3: Teton Village I	2550: Teton Village	Minor edits to clarify name, reference zoning map for boundaries, distinguish an EA from a VRA given new organization, make organization consistent.

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4.3.4: Teton Village II	2550: Teton Village	Minor edits to clarify name, reference zoning map for boundaries, distinguish an EA from a VRA given new organization, make organization consistent.
4.3.5: Jackson Hole Golf and Tennis	2550: Jackson Hole Golf and Tennis	Minor edits to clarify name, reference zoning map for boundaries, distinguish an EA from a VRA given new organization.
4.3.6: Snake River Canyon Ranch	2550: Snake River Canyon Ranch	Minor edits to clarify name, reference zoning map for boundaries, distinguish an EA from a VRA given new organization, and reference new permit types
4.3.7: Grand Targhee	2550: Grand Targhee	Minor edits to clarify name, reference zoning map for boundaries, fix reference errors, make organization consistent.
4.4.1: All PUD Zones	n/a	New Section establishes general purpose and standards for PUD options.
4.4.2: PUD-Town	2170: PUD	Zones specific development option standards moved to zones;
Article 5		
5.1: General Env. Stds.	3000: Purpose 3210: Nat. Res. Findings 3220: Nat. Res. Standards 3230: Wild Animal Feeding 49220: Wildlife Friendly Fence 49320: Air Contaminants 49330: Water Quality	Division purpose statement aligned with Comp Plan; 10-Year Floodplain deleted because there is no map as a basis and standards do not make sense; mesic/non-mesic references deleted as unnecessary; County updates to buffer development incorporated
5.2: Env. Stds. for Specific Areas	2160: NRO 3000: Purpose 3211: Vegetative Cover Types 3240: NRO Findings 3250: Establishment of NRO 3260: NRO Applicability 3270: NRO Standards 49700: Bear Conflict Areas	Division purpose statement aligned with Comp Plan; vegetative cover types only applied in NRO per practice; County updates to NRO definitions and standards incorporated, except habitat enhancement; County wildlife friendly fencing standards applied in NRO;
5.3: Scenic Standards	49370: Exterior Lighting 2160: SRO 3000: Purpose 3300: SRO	Division purpose statement aligned with Comp Plan; Gas station exterior lighting exemption deleted; CUP to vary exterior lighting height deleted in favor of variance; clarifies that skylining standards apply everywhere as viewed from highways, spring gulch, south park, alta county road – regardless of mapping in SRO; County distinction of visual resource analysis from EA added
5.4: Natural Hazard Protection	49160: Steep Slopes 49160: Unstable Soils 49190: Hillside Areas 49240: WUI 49310: Fault Areas	Division purpose statement aligned with Comp Plan; County language regarding manmade slopes used; new floodplain section added to direct LDR users to floodplain resolution ordinance; WUI reference added for Town

Draft Organization	Old Organization	Content Changes
5.5: Landscaping Standards	4100: Landscaping	Aligned Town and County standards; clarified substitution standards and reference administrative adjustment procedure for varying standards; NC exemption deleted; landscaping for LSA and parking required; landscaping objectives added from Town; plant units distinguished from landscaping and standards reorganized for clarity
5.6: Sign Standards	4600: Signs	Reorganized for clarity; procedure deleted in deference to Article 8; definitions moved to Article 9
5.7: Grading, Erosion, Stormwater	4900: Stormwater 49100: Grading and Erosion	Stormwater and grading combined into one section and permit; required permit descriptions consolidated; thresholds lowered to be Town applicable, Grading Plan required to grade in yards; clarified that Town County Engineer may require stormwater management plan even if exempt from grading permit; cut-fill setback replaced with requirement that top/toe be on-site
5.8: Design Guidelines	4520: Design Review	
Article 6		
6.1: Allowed Uses	2200: Use Schedule 2300: Standards for Particular Uses	For all uses definitions and standards consolidated, new organization introduced that applies general standards and definitions an may allow for consolidation of parking and other use specific standards in the future; development options no longer regulated as uses
6.1.1: Use Schedule	2210: General 2230: Use Schedule	"By-Right" replaced by either "Y" for allowed without permit or "B" for allowed with basic use permit. See zones for changes to allowed uses.
6.1.2: Classification of Uses	2220: Definitions of Use 2240: Similar Use 8300: Use Definitions	Organizes use classification definitions into one place; incidental use distinguished from accessory use; principal use definition focused on independence rather than primacy to allow multiple principal uses; standards for change of use added
6.1.3: Open Space Uses	2220 & 3400: Agriculture 2220: Ski Slopes 2220 & 23450 8300: Golf Course 2220 & 23300: Dude Ranch	70 acre minimum removed from agriculture definition, applied as appropriate to certain exemptions and accessory uses; golf course definition a combination of Town and County definitions; golf courses removed from Town; Agriculture added back to the Town
6.1.4: Residential Uses	2250 23350: Res. Use Limitation 2200 & 8300: Detached Conventional Single-Family 2200 & 8300: Attached Single-Family 8300: Apartment 2200 & 2330: Mobile Home 2200: Institutional Res. 2220: Mixed Use Residential 2220 & 231400: Live/Work	Short-term rental prohibition applied generally to all residential uses here and distinguished from a lodging use; distinguishes an apartment as a separate use based on ownership, which allows for the regulating of residential use types in zones; Mixed-use residential replaced by attached/apartment; Institutional Residential split into Dormitory and Group Home; update to County definition of mobile home;

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6.1.5: Lodging Uses	2220: Commercial Lodging 2220 & 2250 23350: Residential Short-term Rental 2220 & 23400: Campgrounds 3000: Purpose 3500: Lodging Overlay	Lodging Overlay established here; zone specific provisions moved to zones; Crescent H Lots 7 and 32 deleted from short-term rental list due to building permits pulled since 1994; Campground removed from Town;
6.1.6: Commercial Uses	2220: Office 2220: Commercial Retail 2220: Service 2220: Restaurant/Bar 2220: Heavy retail/service 8300: Mini-warehouse 2220: Nursery 2220 & 23370: Ag Support/Service 23150: Ancillary RE Office	Mini-warehouse created as its own use due to standards embedded in definition in Article VIII; Office Overlay established here; Ag support/service deleted and distributed to appropriate other definitions; Ancillary Real Estate Sales Office deleted; greenhouse moved from nursery to ag
6.1.7: Amusement & Rec. Uses	2220: Amusement 2220 & 23500: Outdoor Rec 2220: Indoor Rec 2220: Tour Operation 2220 & 231100: Balloon Op.	Indoor recreation expanded to include all recreation reliant on physical development and appropriate uses from Outdoor Rec. moved to Developed Rec. Outdoor Rec. standards aligned with County standards; Balloon operations removed from Town; Outfitter/Tour Operation new to County from Town to distinguish from actual outdoor recreation
6.1.8: Institutional Uses	2220: Institutional 2220 & 23100: Daycare Center	Schools combined with daycare centers into one use definition with daycare standards applied with deference to the State; remaining institutional uses retitled Assembly; broad inclusion of public uses deleted in favor of other definitions and similar use determination
6.1.9: Industrial Uses	2220: Light Industry 2220: Heavy Industry 2220 & 23520: Disposal 2220 & 23530: Junkyard 2220 & 231200: Gravel Processing and Extraction	Junkyard removed from Town Updated Gravel Extraction approved location and DEQ permit references
6.1.10: Transportation Uses	2220 & 2390: Utilities 2220 & 2395: Wireless Facility 2220 & 231000: Heliport 2220: Airport 2220 & 23900: Landing Strip	Parking as a standalone use added; Utility permitting focused on large facilities; utility distribution deleted as a use; wireless standards separated as their own use; prohibition of commercial air tours added to heliport standards;

Draft Organization	Old Organization	Content Changes
6.1.11: Accessory Uses	2220 & 2370: ARU 2220: Guesthouse 2220: Bed and Breakfast 2220 & 23600: Home Occ. 2220 & 23700: Home Business 2220 & 23200: Drive-In 2220 & 2310: Ag. Emp. House 2220 & 23800: Cottage Ind. 2220 & 23460: Receptions 2220 & 23100: Home Daycare Family 2220 & 23100: Home Daycare Center	Standards for all accessory use established; all uses that require another primary use organized into the accessory use category; primary uses with which the accessory use is allowed established for each use; zone specific standards moved to zones; guesthouse incorporated into ARU definition; Home day care deleted in favor of using Home Occupation and Home Business standards for number of employees in association with state limits on child to caregiver ratios; Childcare/Education added as allowed home occupation; Childcare/Education, light industry, and heavy service added as allowed home businesses; focused home business standards on on-site impacts
6.1.12: Temporary Uses	2220: Temp. Xmas Tree Sale 2220: Contractor's Office 2220: Special Event 2220: Temp. RE Sales Office 2220: Temp. Shelter 2220: Farm Stand 2220: Temp. Gravel Extraction 2220: Heli-Tree Removal 231300: Temporary Uses	Contractor's Office and Special Event deleted; Temporary Gravel extraction DEQ permit exemptions updated and County standards added for watercourses where referenced standards no longer exist.
6.2: Parking Standards	4200: Parking 4130: Parking Lot Design	Reorganized for clarity; added Planning Director relief to parking granted through administrative adjustment; new language on change of use and credit for existing parking; uses in parking table consolidated to match use schedule; added Town approach to general shared parking determination and independent calculation for any mix of uses; loading specifics deleted in favor of simple off-street requirement; off-site parking allowed within 1,000 feet in all zones; zones specific standards moved to zones; setback standards moved to zones; bicycle parking requirement from Town added
6.3: Employee Housing	49500 49600: Employee Housing	Institutional residential and ag employee housing deleted from exemptions because they are residential uses; home use exemption changed to non-residential accessory use exemption; uses in employee housing requirement aligned with uses in use schedule; Flex space deleted, second floor office requirement applied to all office
6.4: Operational Standards	4450: Storage/Use of Yards 4450 & 4560 49230: Refuse Recycling 49380: Noise 49390: Vibration 493100: Electrical Disturbance 493200: Fire/Explosive Hazard 49340: Heat and Humidity 493300: Radioactivity 4530: Public Restrooms	Zone specific standards moved to zones; Town storage and use of yard standards applied to County; all trash and recycling standards combined into a single section;

Draft Organization	Old Organization	Content Changes
Article 7		
7.1.1: Dev. Option Schedule	2230: Use Schedule 2220 & 2350: Working Ranch 2600: PSCD District	Working ranch subdivision deleted; Planned Sub-Center Development deleted; condominium/ townhouse subdivision added;
7.1.2: PRD	2220 & 2320: PRD	
7.1.3: UCD	2220 & 2320: PRD	Town PRD renamed Urban Cluster Development to avoid confusion of different purposes and standards
7.1.4: Mobile Home Park	2220 & 2340: MHP	
7.2: Subdivision Standards	2220: Conventional S-F S/D 2220: Res & Nonres S/D 6130: Standards 2220, 2315 & 6400: Condo/ Townhome 6140: SIAs 6150: Completing Improvements 2560: Wilson Commercial	Condominium/ townhouse standards from WC-TC generally applied; Subdivision standards from 6130 deleted as unnecessary
7.3: Open Space Standards	4300: Open Space Standards	County standards added back due to references from other standards
7.4: Affordable Housing Stds.	49400: Affordable Housing	Agriculture and Home use exemptions deleted because they aren't residential uses; working ranch subdivision exemption deleted because option deleted; employee housing exemption added; 4 to 1 requirement instead of 25% requirement clarified
7.5: Development Exactions	49500: Development Exactions 49600: Park Exactions 49700: School Exactions	
7.6: Transportation Facilities	4700: Transportation Facilities	Zone specific pedestrian facility standards moved to zones
7.7: Required Utilities	4800: Utilities 49200: Irrigation Ditches 4450: Fuel Storage	
Article 8		
8.1: General	5000: Duties 5110: Purpose 5110: Review Procedures	Purpose updated to match new format and Comp Plan; new section to describe organization of Article; Established administrative manual; Duties and Responsibilities moved to Administrative Manual;
8.2: Common Procedures	5120: General Procedures	Common procedures grouped into stages of the process;
8.2.1: Pre-application Conference	5120: Pre-application Conference	Purpose clarified; detail of discussion matches detail of submittal clarified; expiration clarified; Conference within 60 days regardless of type
8.2.2: Environmental Analysis	3100: Environmental Analysis	Reorganized for clarity; standards moved to NRO/SRO from recommendation; exemptions updated to reflect other changes to LDRs; Planning Director allowed to require new EA if there is a change in circumstances prior to the expiration; process for selecting County hired consultant moved to administrative manual; updated to County standards except for County hired EA consultant

Draft Organization	Old Organization	Content Changes
8.2.3: Neighborhood Meeting	n/a	New section requiring a neighborhood meeting be held by the applicant prior to submittal of complex applications
8.2.4: Application Submittal	5120: Initiation 5120: Fees 5120: Submission 5120: Application Forms 5120: Examination of App 5120: Consolidation	More detail added on who has standing to submit; fee schedule and submittal requirements moved to Administrative Manual; allowance for examination of an application now applies to all applications
8.2.5: Determination of Sufficiency	5120: Determination of Sufficiency	
8.2.6: Staff Review & Rec.	5120: Staff Review 51200: Review by Staff	Staff review requirements for various processes consolidated; PRC review, review standards, and staff report requirements clarified; requirement for staff report in 30 days deleted in deference to other timing requirements;
8.2.7: PC & DRC Recommendation	5120: Public Hearing 51200: PC Review	Recommendation findings and timing added; appropriate public hearing standards applied; application to DRC clarified
8.2.8: All Decisions	5120: Findings for Decision 5120: Timing 5120: Notification of Decision 5120 51200: Conditions 5120 51200: Effect of Approval 5120 51200: Expiration 5200: Extra Time Extension 5120: Successive Applications	Decision requirements for various processes consolidated; specific expiration timing moved to individual permit types; limitation on successive applications only applied to decisions requiring public hearing; extraordinary circumstances time extensions deleted
8.2.9: PD & Eng. Decisions	5120: Admin. Decisions 5120: Mailed Notice 51200: Reclassification	Staff review moved to its own section; timeframes moved to individual applications; Planning Director ability to elevate applied to any decision; neighbor notice at discretion of Planning Director
8.2.10: BOA/Council/BCC Decisions	5120: Public Hearing 51200: FDP Action	Decision required at hearing; no limit that decision hearing must wait 28 days in deference to staff report timing requirements; remand provision added; findings of fact, conclusions of law added
8.2.11: Performance Bonds	5120 51200: Performance Bond	Various performance bond standards, including subdivision improvement agreement contract standards and undocumented policies, are consolidated and clarified
8.2.12: Issuance and Filing	n/a	New section clarifying current practice
8.2.13: Amendment of Approvals	5120 51200: Dev. Plan Amend 6200: Plat Corrections 6200: Plat Vacations	Standards for amendment of all types of approvals are consolidated in one place; clarifies that review of amendment only applies to change not original approval; standards for partial vacation without replat added from County; new standards for PUD amendment established;
8.2.14: All Public Hearings	5120: Public Hearing	

Draft Organization	Old Organization	Content Changes
8.3: Physical Dev. Permits	n/a	New organization to group physical development permits and describe their purpose; minor/intermediate/major deleted in favor of sketch plan, development plan, or building permit as appropriate
8.3.1: Sketch Plan	5120: Expiration 51200: Sketch Plan	Requirement for TC BCC hearing within 60 days of PC recommendation added; findings of fact/conclusions of law requirement added; County objectives and effect of approval added; expiration standards expanded
8.3.2: Development Plan	4020: General Standards 5120: Expiration 51200: Development Plan	Requirement for TC BCC hearing within 60 days of PC recommendation added; findings of fact/conclusions of law requirement added; Town finding used as template; expiration standards expanded;
8.3.3: Building Permit	n/a	Minor development plan no longer required if all that is needed is Planning review of a building permit.
8.3.4: Grading Permit	49100: Grading Review Process and Permit	
8.3.5: Sign Permit	4600: Permit Required	
8.4: Use Permits	n/a	New organization to group use permits and describe their purpose
8.4.1: Basic Use Permit	n/a	Replaces minor development plan for a by-right use
8.4.2: Conditional Use Permit	5140: Conditional Uses	Requirement for TC BCC hearing within 60 days of PC recommendation added; findings of fact/conclusions of law requirement added; expiration standards expanded
8.4.3: Special Use Permit	5140: Special Uses	Requirement for TC BCC hearing within 60 days of PC recommendation added; findings of fact/conclusions of law requirement added; expiration standards expanded; findings updated to include review of communitywide study
8.5: Dev. Option/ Subdivision Permits	n/a	New organization to group development option and subdivision permits and describe their purpose
8.5.1: General	6040 6050: Sale of Land	
8.5.2: Minor Development Plan	5120: Expiration 51200: Development Plan	Adapted from development plan for non-subdivision development options such as the PRD; decision moved to 90 days following sufficiency; expiration standards expanded
8.5.3: Subdivision Plat	6000: Purpose/Applicability 6100: Final Plat	Distinguishes between state exemptions that are not considered subdivisions and state exemptions that are subdivisions exempt from plat requirements; kept Subdivision Improvement Agreement standards here, but move subdivision improvement standards to Division 7.2;
8.5.4: Exempt Land Division	6040: Plat Exemptions 6041: Family Exemptions	Standards applied to all exempt land division not just Family exemptions; distinguishes between state exemptions that are not considered subdivisions and state exemptions that are subdivisions exempt from plat requirements;
8.5.5: Boundary Adjustment	6200: Vacations to Plats 6300: Minor Boundary Adj.	Platted and unplatted boundary adjustment processes consolidated

Draft Organization	Old Organization	Content Changes
8.6: Interpretations	n/a	New organization to group interpretations and describe their purpose
8.6.1: Formal Interpretation	5130: Interpretations	Exceptions for with an interpretation cannot be requested added; finding update to reflect Comp Plan direction; clarifies that everyday decisions are not formal interpretations; applicability to specific circumstances clarified; decision within 60 days of sufficiency
8.6.2: Zoning Compliance Verification	5170: ZCV	Clarifies that ZCV only applies to circumstances reviewed at that specific point in time; examples added to guide use of ZCV process for reviews such as wetlands delineations and visual resource analyses
8.7: Amendments to the LDRs	n/a	New organization to group amendments and establish their legislative nature
8.7.1: LDR Text Amendment	5150: Text Amendment	Findings consolidated, clarified as considerations due to legislative nature, and updated to Comp Plan direction; requirement for TC BCC hearing within 60 days of PC recommendation added
8.7.2: Zoning Map Amendment	5150: Zoning Map Amendment	Findings consolidated, clarified as considerations due to legislative nature, and updated to Comp Plan direction; requirement for TC BCC hearing within 60 days of PC recommendation added
8.7.3: Planned Unit Development	n/a	New section establishes legislative nature of PUD and characterizes a PUD approval as essentially a combination of a text and map amendment
8.8: Relief from the LDRs	n/a	New organization to group all relief options and describe their purpose
8.8.1: Administrative Relief	n/a	New section pulling from variance standards that allows Planning Director to minimally vary dimension standards without public hearing under certain circumstances
8.8.2: Variance	5160: Variance	Removed "reasonable use" finding; expiration language updated consistent with other expiration standards; requirement for BCC hearing within 60 days of PC recommendation added; findings of fact/conclusions of law requirement added;
8.8.3: Appeal	5180: Appeal	Standards for review, findings, and review process all created or expanded
8.8.4: Beneficial Use Determination	5190: Beneficial Use Determination	Incentives added to options for granting relief
8.9: Enforcement	Article 9: Enforcement	Applicability of enforcement provisions and examples of violations added; abatement findings added
Article 9		
9.1: Purpose	8000: Purpose	
9.2: Rules of Construction	8100: Word Usage 5120: Delegation of Duties	
9.3: Abbreviations	8200: Abbreviations	Abbreviations added

Draft Organization	Old Organization	Content Changes
9.4: Rules of Measurement	5120: Counting Days 2400: Key to Table 2400 2425: Adjusted Site Area 2440: Lot Coverage 2450: Max Scale of Dev 2460: Gross/Base Site Area 2460: Max. Density 2470: Setbacks and Yards 8300: Height	Rules for measurement of standards that apply in multiple zones or sections consolidated in one place; standards for rounding consolidated; adjusted site area added from County for calculation of lot coverage; setback and yard definitions consolidated;
9.5: Definitions	8300: Definitions	A number of unnecessary definitions deleted; definitions consolidated where possible; definitions that were actually standards moved into standards; definition of development broken into physical development, use, development option, and subdivision; definitions of floor area and basement updated to sync with building code; added back lost definitions from U to Z