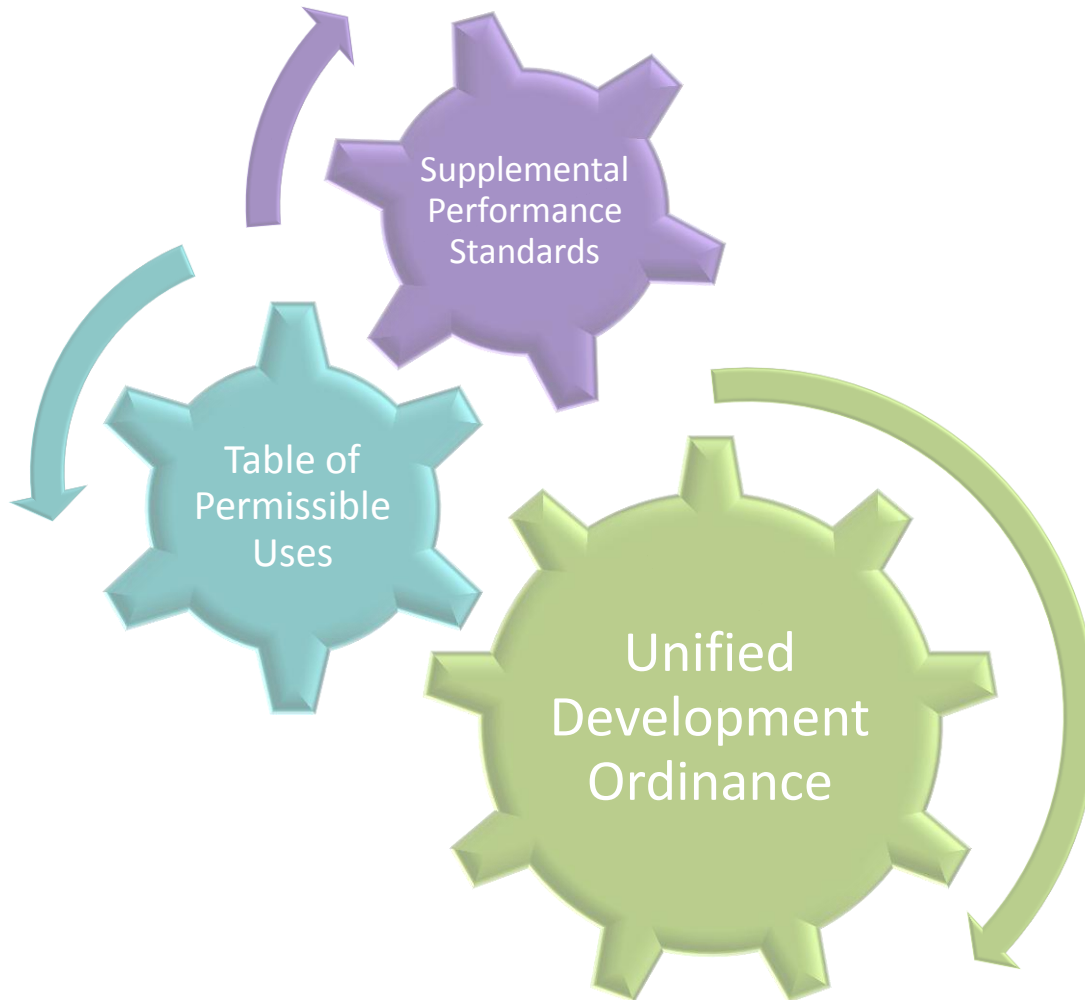


LUNCH & LEARN

FEBRUARY 1, 2013



PROPOSED CHANGES

- Formatting
- Articles Rearranged
- Table of Permissible Uses
- Nonconformities/Change-in-Use
- Clearing up Inconsistencies

FORMATTING

CURRENT:

Article I General Provisions

Section 1. Short Title

[a] This ordinance shall be known and may be cited as the Town of Boone Unified Development Ordinance.

PROPOSED:

ARTICLE 1 GENERAL PROVISIONS

1.01 Short Title

1.01.01 This Ordinance shall be known and may be cited as the Town of Boone Unified Development Ordinance or “UDO.”

Articles Rearranged

Title 1 Administration

Article 1 General Provisions

Article 2 Administrative Mechanisms

Title 2 Review and Approval Procedures

Article 3 Permits & Plat Approval

Article 4 Subdivisions

Article 5 Appeals & Interpretations

Article 6 Board of Adjustment Hearing Procedures

Article 7 Nonconformities

Article 8 Historic Preservation

Article 9 Amendments

Title 3 Enforcement

Article 10 Enforcement

Title 4 Districts and Uses

Article 11 Zoning Districts & Uses

Article 12 District Use Requirements

Article 13 District Standards

Title 5 General Development Standards

Article 14 Grading, Soil Erosion & Sedimentation Control

Article 15 Drainage & Stormwater Management

Article 16 Utilities

Article 17 Streets & Sidewalks

Article 18 Parking

Article 19 Community Appearance Standards

Article 20 Signs

Title 6 Natural Resources

Article 21 Watershed Protection

Article 22 Flood Damage Prevention

Article 23 Landscape Standards

Title 7 Definitions and Appendices

Table of Permissible Uses-draft

12.01 Types of Uses

A. Permitted (P)

A “P” in the Table of Permissible Uses, Table of Accessory Uses, and Table of Temporary Uses indicates that a use is allowed by right in the respective district unless the use is subject to a transitional zone (see 9.01.02). Such uses are subject to all applicable requirements of this Ordinance but do not have additional requirements which are specific to the use as Found in Article 10 Supplementary Use Regulations. A cross-reference in the “Reference” column of the Table for a permitted use is intended to direct the reader to a Section(s) which has special importance to the use, but it does not limit the applicability of other Sections.

B. Permitted Subject to Limitations (L)

An “L” in the Table of Permissible Uses, Table of Accessory Uses, and Table of Temporary Uses indicates that a use is allowed by right in the respective district unless the uses is subject to a transitional zone (see 9.01.02), provided that the use meets the normal requirements of the Ordinance plus additional requirements designed to address the specific impacts of the use. A cross-reference in the “Reference” column of the Table for a permitted use with an “L” is intended to direct the reader to a Section(s) which has special importance to the use, but it does not limit the applicability of other Sections.

C. Special Use Permit Required (S)

An “S” in the Table of Permissible Uses, Table of Accessory Uses, and Table of Temporary Uses indicates that a use is allowed only with a Special Use Permit in the respective district. A Special Use Permit is issued by the Board of Adjustment in accordance with the procedures set forth in this Ordinance. A Special Use Permit is subject to conditions imposed by the Board of Adjustment and the representations made by the applicant to the Board of Adjustment. A cross-reference in the “Reference” column of the Table for a permitted use with an “S” is intended to direct the reader to a Section which has special importance to the use, but it does not limit the applicability of other Sections.

D. Not Permitted (Blank Cell)

A blank cell in the Table of Permissible Uses, Table of Accessory Uses, and Table of Temporary Uses indicates that a uses in not allowed in the respective district.

12.01.02 A superscript “T” denotes a use which may be subject to a transitional zone as described in. Transitional zones are designed to address the predictable negative impacts of certain uses and therefore have additional standards which must be met. A proposed use subject to a transitional zone must be approved by the Board of Adjustment with a Special Use Permit or Council with Conditional District re-zoning.

12.01.03 Use Nomenclature: Each use listed in the Table of Permissible Uses, Table of Accessory Uses, and Table of Temporary Uses below is more fully defined in Article 24 Definitions. The nomenclature of each uses within the Tables is for identification purposes only.

Nonconformities/Change-in-Use

- **PROPOSED:** The cost of alterations to nonconforming structures will be the trigger for bringing the development/structure up to current standards
- **CURRENT:** This approach is different than the current change-in-use which is one of the current triggers for bringing the development/structure up to current standards

Inconsistencies

- Entire UDO reviewed and modified to clear up inconsistencies/redundancy found in terminology, process, and procedure

Workshops

Workshop #1	February 28, 2013	5 – 8 p.m.
Workshop #2	March 6, 2013	5 – 8 p.m.
Workshop #3	March 25, 2013	5 – 8 p.m.

Questions???