

6.1.18

Proposed Zoning amendment sections: (identifies sections changed, skeletal form, to promote discussion)

- 1) 10-1-6: Definitions, intro paragraph, deleted the deference to the state imposed building code definitions for those definitions appearing in both our code and the building code
- 2) Building: definition updated/structure
- 3) Building Height, definition amended to include new grade definitions
- 4) Building, Main: definition amended
- 5) Erosion Channel, new definition
- 6) Grade, definition deleted
- 7) Grade, Established: new, more defined definition
- 8) Grade, Finished: new more defined definition
- 9) Land use ordinance: new added to definitions
- 10) Natural Waterways, definition deleted, will be replaced later
- 11) Net Developable acreage: definition amended per changes on waterways, in abpoz, outside abpoz
- 12) Nonconforming Building: amended Re: structure
- 13) Nonconforming Use: definition updated,
- 14) Rooftop Elements, new definition for rooftop mechanicals
- 15) Story, references to "grade" amended per new definitions
- 16) Structure, new definition, all buildings are structures
- 17) Use: new definition, tied to structures
- 18) Use, accessory, updated
- 19) Waterways, new definition to replace natural waterway definition, more defined, in harmony with SLC and SLVHD definitions
- 20) 10-2-1: Building Official to Enforce, added mayoral appointment language for building official
- 21) 10-2-4: Required Documents, requires three (3) sets, not two (2)
- 22) 10-6A-3 Conditional Uses, Removes mineral extraction and processing reference from the intro paragraph and removes logging and lumber processing and mineral extraction and processing from the list of conditional uses
- 23) 10-6A-4, deletes "in grade" from slope reference, language fix
- 24) 10-6A-6: Height Requirements: amended language to reflect updated definition, add roof types, not just highest point of building...
- 25) 10-6A-7: Maximum Lot Coverage: deletes old definition, adds improved coverage definition recently done for the base facilities zone, adds language counting green or planted roofs as coverage.
- 26) 10-6A-8: Special Regulations: G. amend waterway definition reference, add abpoz 100'/20'/occupied structure language, 50' non-occupied ...updated language
- 27) 10-6A-11: Mechanical Screening of Rooftop Elements: added to section
- 28) 10-6C-4: Lot Area C. removes "grade" from slope restriction language
- 29) 10-6C-6: Height Restrictions: F. adds new height language for measurements/grade, add roof type language...
- 30) 10-6C-8: Maximum Coverage: deletes old coverage language, uses improved base facilities zone coverage language, adds verbiage about counting green or planted roofs as coverage

- 31) 10-6C-9: Special Regulations: G. Stream regulations changes reference to waterway, updated language
- 32) 10-6C-12: Mechanical Screening of rooftop elements, added
- 33) 10-6D-8: Lot area B. deletes the word "grade" from slope restriction, language fix
- 34) 10-6D-10: Height Requirements, amends language related to established grade, finished grade
- 35) 10-6D10, final paragraph adds clarifying language for measuring maximum height under new definitions, established and finished grade
- 36) 10-6D-11: Maximum Coverage: adds green or planted roofs shall count as coverage.
- 37) 10-6D-13: Rooftop Element clarifying language added.
- 38) 10-6D-14: Special Regulations: G. Stream Regulations, eliminates "natural", updated language
- 39) 10-6E: Adds article E, Albion Basin Protection Overlay Zone (abpoz) with map. *New Section***
- 40) 10-7-11: Additional Height Allowed, deleted, no need for additional height
- 41) 10-7-12: Exception to Height Limitations, updated language and new roof top element language.
- 42) Chapter 8, Non-Conforming Structures and Uses, updated language to strengthen and clarify, adds stricter language for the abpoz, allowances for tear down, rebuild and expansion outside of abpoz
- 43) 10-8-1: Purpose, new section
- 44) 10-8-2: Continuation permitted, updated language
- 45) 10-8-3: Burden of proof, new section
- 46) 10-8-4 Repairs, alterations...updated language, establishes difference between abpoz and the remainder of town. More restrictive inside the abpoz
- 47) 10-8-4 (A) inside the abpoz,(2) (a), add plan submitted and approved by bldg. official within 1 yr.
- 48) 10-8-4(A)(2)(b) three years to complete, replaces one year
- 49) 10-8-4: (2) (c) 50% limit for 15 years
- 50) 10-8-4: (B) outside the abpoz (1) now allows expansion of a maximum of 250 square feet
- 51) 10-8-4: (B)(2) requires compliance with ordinances with any
- 52) expansion
- 53) 10-8-4: (B)(3) redefines termination of use, 1 year submittal to bldg. official, three years to complete
- 54) 10-8-4: (B)(4) defines voluntary demolish/rebuild terms with 250 gross square foot addition re: termination
- 55) 10-8-5: alteration where parking insufficient, updated language, structure, all structures are buildings
- 56) 10-8-6: Restoration in response to calamity: updated, replaces old restoration of damaged buildings language, generally the same
- 57) 10-8-7: Abandonment, takes the place of one-year vacancy, generally the same, updated language, now exempts "dwellings" (...bldg. with no more than 2 dwelling units)
- 58) 10-8-8: Occupation within one year, generally the same, updated language, structure replaces building
- 59) 10-8-9: Change of use, same as above
- 60) 10-8-10: Extension of use permitted, same as above
- 61) Waterways. Amends the definitions in 10-1-6, amends "Special Regulations" in each zone, 10-6A-8, 10-6C-9 and 10-6D-14
- 62) Two options for addressing waterways:10-1-6 Definitions: waterways

Option A, chosen

same as existing but strengthened, deletes “natural” from waterways, adds/includes rivulets, culverts and drainages. Erosion channels are now identified, but not included as a waterway.

Inside abpoz, 100'/20' as determined by the building official

Outside abpoz 50'

Amends stream regulations in each zone, 10-6a-8, 10-6c-9 and 10-6d-14...

Title 8, Utilities, Chapter 3

Sewer Service Regulations:

This section was reviewed and amendments suggested by Forsgren Assoc. Engineers.

63) 8-3-1: Definitions: adds sewer lateral

64) 8-3-2: Definitions: adds sewer mainline

65) 8-3-4D, clarifies sewer responsibility requirements for owners of any structure and connection to sewer requirements for any structure within 300 feet of a sewer.

66) 8-3-6:A. adds 300' language

67) 8-3-6: E. updated language

68) 8-3-6:G.-1. and 2. Adds Albion Basin Protection Zone language, pipe standards and other private wastewater disposal system requirements

69) 8-3-10C: adds pipe type requirements