

Non-Resource Zone Mockup
Last Updated 25 August 2010

The following represents the flow and structure of each zone as it will be changed as a result of this project.

Section 3.XXX XXXXXXXXXX Zone

A. Purpose
XXXXXXXXXXXX

B. Uses Permitted Without Review
The following uses may be allowed on lands designated XXX without review.

1. Utility Facilities (Minor) (See definition. This includes “Utility Facility Service Lines”. Should height threshold be 100’ or something less?)

C. Uses Permitted Subject to Ministerial/Type I Review
The following uses and activities may be allowed subject to a Ministerial/Type I Review on a legal parcel designated XXX subject to the Subsection XXX - Property Development Standards, Chapter 10 - Fire Safety Standards and any other listed standards.

This review involves an evaluation by Planning and Development staff but only requires formal zoning approval if the use is required to meet building codes approval. If the use does not require formal zoning approval but that is requested by the applicant for future documentation they will be charged the appropriate ministerial review fee.

1. Non-commercial/stand alone power generating facilities and Meteorological Towers Subject to Section 19.XXX. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.XXXX.
2. All accessory buildings including those less than 200 square feet in area and less than 10 feet in height and decks including those less than 30” from the ground.

D. Uses Permitted Subject to Standards/Type II Review
The following uses and activities may be allowed subject to a Type II Review on a legal parcel designated XXX subject to the Subsection XXX - Property Development Standards, Chapter 10 - Fire Safety Standards, as well as any other listed, referenced or applicable standards.

1. Non-commercial/stand alone power generating facilities and Meteorological Towers Subject to Section 19.XXX. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.XXXX.

E. Conditional Use Review/Type II or Type III

The following uses and activities may be allowed subject to a Type II or Type III Review on a legal parcel designated XXX subject to Subsection XXX - Property Development Standards, Chapter 5 – Conditional Use Review, Chapter 10 - Fire Safety Standards as well as any other listed, referenced, or applicable standards.

1. Non-commercial/stand alone power generating facilities and Meteorological Towers Subject to Section 19.XXX. **Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.XXXX.**
2. Commercial Power Generating Facility (Utility Facility for the Purpose of Generating Power) subject to Section 19.XXX, and the applicable provisions of Chapter 20, Site Plan Review if the use will include off street parking.
3. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines subject to Section 19.XXX, and the applicable provisions of Chapter 20, Site Plan Review if the use will include off street parking.
4. Utility Facilities (Major) subject to the applicable provisions of Chapter 20, Site Plan Review if the use will include off street parking. **(This would be subject to Chapter 5 and Chapter 20 only.)**

F. Property Development Standards

1. Setbacks
2. Height
3. Vision Clearance
4. Signs
5. Lighting
6. Parking
7. New Driveways

G. Property Size Standards