

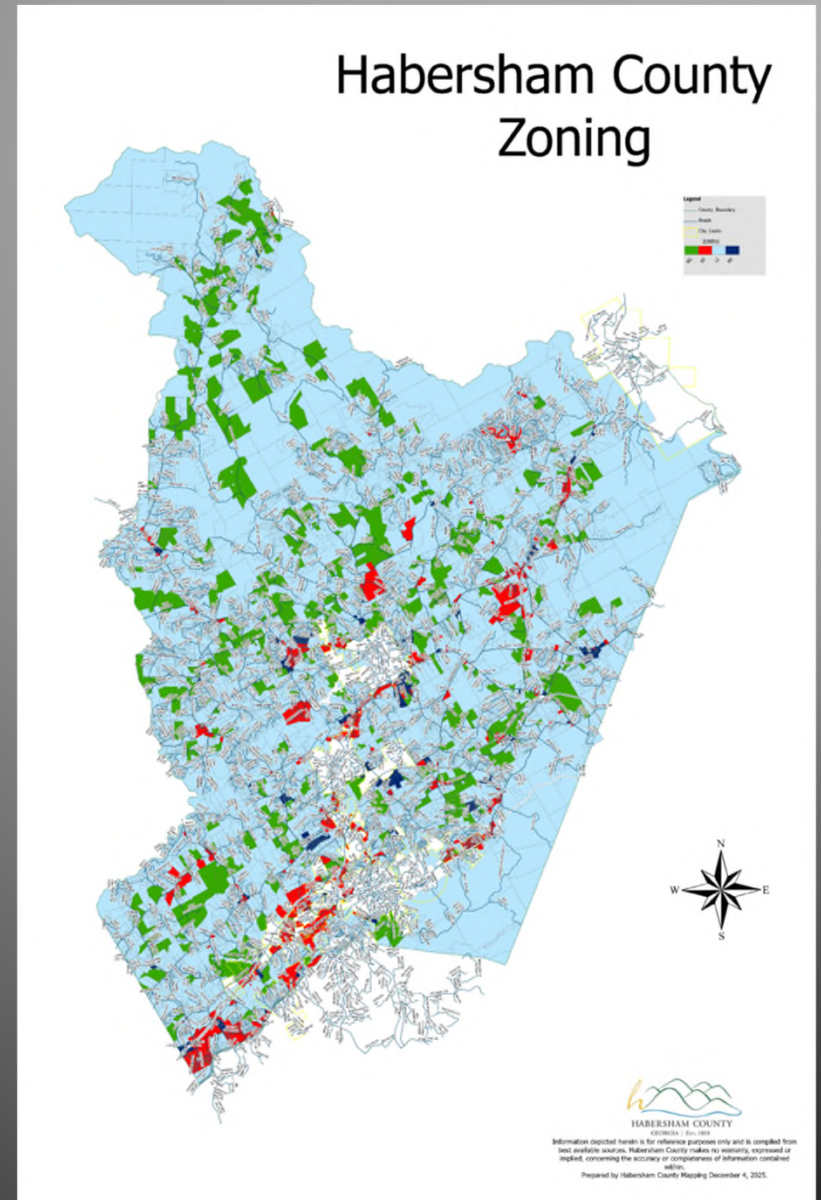


Unified Development Ordinance

Board of Commissioners Retreat
February 24, 2026

Current Zoning

- ▶ 1992 – Comprehensive Land Development Resolution adopted



Changes from CLDO to UDO

- ▶ Article 1 – No significant changes. Legal language
 - ▶ Article 2– No significant changes but we did add a few new definitions, such as data center and accessory dwellings. Defines minor subdivision as three lots or less and defines major subdivision as four or more lots.
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► Article 3

- Allows multi-family in SR at density of 5 per acre with min of 5 acres with public water and sewer.

CLDO		UDO	
AG, Agricultural Dist.	3 acres	AG, Agricultural	3 acres
LI, Low Intensity Dist.	1 acre	RR, Rural Residential	2 acres
MI, Medium Intensity Dist.	1 acre	SR, Suburban Residential	1 acre
HI, High Intensity Dist.	1 acre	NC, Neighborhood Comm.	1 acre
		GC, General Commercial	1 acre
		PI, Public Institutional	1 acre
		GI, General Industrial	1 acre
		CS, Conservation	5 acre
		PD, Planned Development	No minimum lot size but PD must be 10 acres

► Article 4

- 4.1 Many changes to permitted uses. Not everything will be allowed anywhere with BOC approval as in current ordinance.
 - 4.2.8 Wireless Telecommunications Towers – All require BOC approval. Government towers are exempted.
 - 4.2.9 Created standards for junk and salvage yards.
 - 4.3.2 Allows a single accessory building before house construction.
 - 4.3.8 Added some derelict vehicle language.
 - 4.3.9 Created standards for accessory dwellings on same property.
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► Article 5

- Created the Planned Development (PD) District. This district is created for those uses which aren't easily covered by other districts, such as a mixed-use development or The Orchard with golfing, alcohol sales, and homes.

► Article 6

- 6.1 Removed the high density residential uses from the HWY 365 Corridor Overlay District.
- 6.2 Airport Overlay – No significant changes.

► Article 7 – Subdivisions

- 7.1 Has staff as approval for subdivisions and removes the Planning Commission as the approving authority. Prior and current County Attorney has stated if the regulations are met, the subdivision must be approved. This would remove it from often contentious public approval.
- 7.2 Requires HOA for all major subdivisions.

- 7.2.10 Family Exemption Plat – Allows a property to be subdivided to create a minimum of one acre lot for family if the overall density of the district is maintained. We will require a note on the plat stating it is for family.
 - 7.2.11 This allows for the creation of minor subdivisions of three lots or less with each maintaining the minimum lot size of each district. Minor subdivision can't occur more often than once every three years.
 - 7.3 Preliminary Plats–no significant change other than staff approving it.
 - 7.4–7.6 no significant changes.
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- 7.7 Required Subdivision Improvements for major (4 or more) subdivisions.
 - Curb and gutter streets
 - 1800 sq ft minimum house size. 1500 on main level. Minimum of 2 car garage required.
 - At least one 3" caliper tree in front yard.
 - 50 or more lots 5% of land area for common areas.
 - HOA responsible for amenities and drainage.
 - All underground utilities.
 - Common mailbox facility per USPS.
 - Deceleration lane on abutting county road as required by the Public Works Director.
 - Subdivision sign within landscaped area.

Anything else you'd like to see?



- 7.8 Cluster Subdivision Option for all districts. This would allow one acre lots but the overall density must be maintained. The remaining property would be required to be deed protected open space.

Zoning District	Minimum Lot Size	Min. Lot size in Cluster S/D
AG	3 acres	1 acre
RR	2 acres	1 acre
SR	1 acre	0.5 acres (with public sewer)
CS	5 acres	1 acre

- ▶ Article 8 – No significant changes. These are not located within the CLDO but we have them in other places.
- ▶ Article 9 – No significant changes.
- ▶ Article 10 – 10.2 Buffer standards between different land uses.
 - 10.3 Tree Protection requires trees within stream and zoning buffers to remain. Also, 50% of trees on site to remain protected. Is that too restrictive?

- 10.4.1 lists maximum parking allowed.
- 10.4.2 requires paved private parking and has construction standards for the pavement.
- 10.4.6 Requires a four feet berm or shrubbery around the parking.
- 10.5 Driveways – No significant changes from puts it in the UDO from County code so PC is variance authority.
- 10.6 Outdoor Lighting no significant changes.
- 10.7.1 Does not allow one parcel to be in multiple zoning districts. The current CLDO does allow that.

- ▶ Article 11 – Streets and Improvements
 - 11.2 This is section we added about a year ago to regulate driveways from county roads.
 - 11.3.3 The county will require an access road for all major subdivisions. 25 or more lots will require deceleration lane. Traffic study required for all major subdivisions or commercial activity with higher than 50 trips per day.
 - 11.3.5 Item D states Public Works will review cross lot drainage within proposed rights-of-way.
 - 11.3.5 Item I changes paving of subdivision roads to 6” base, 2” binder, and 1.5” top coat. Non-residential will be 8” base, 2.5” binder, and 1.5” top coat.
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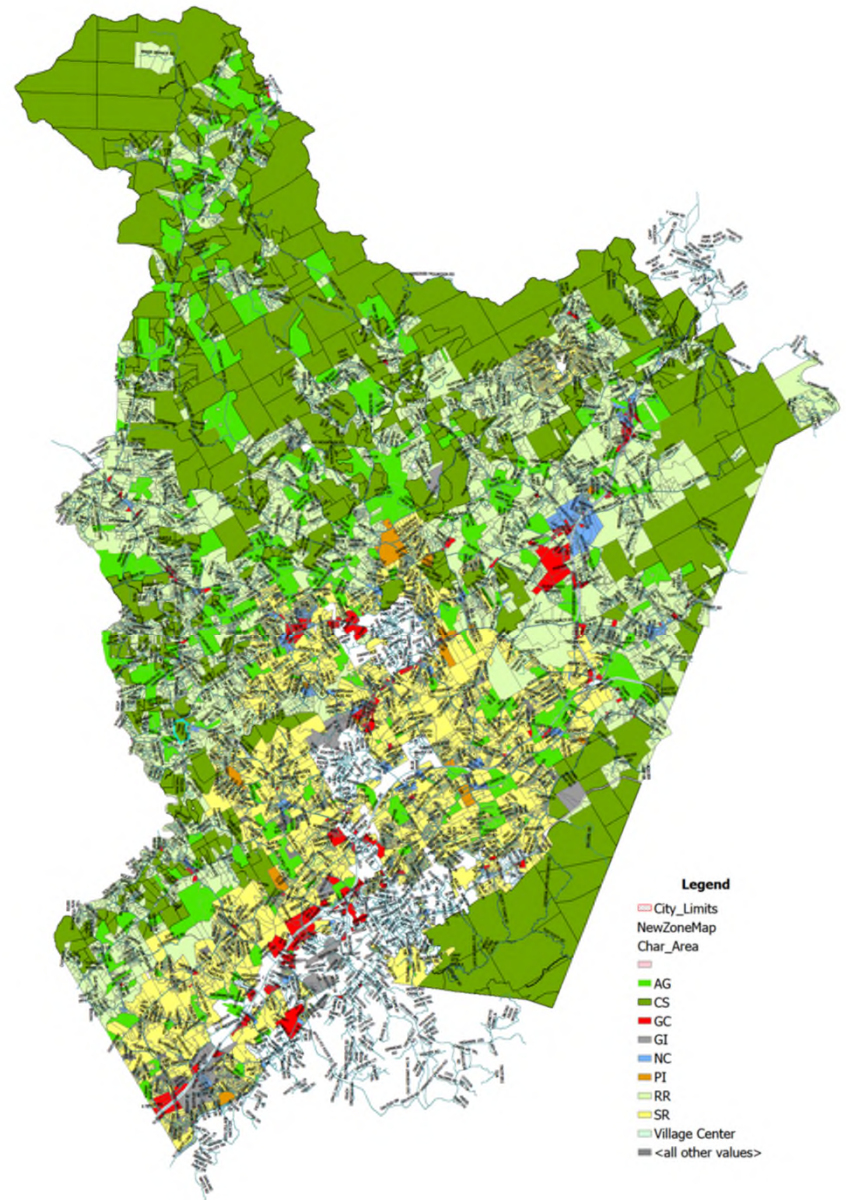
- 11.3.6 Guarantee – The subdivision developer has to submit a bond for 15% of improvement costs for 2 years (currently 18 months) or until 90% of subdivision homes constructed.
- 11.3.7 Streets accepted by BOC by warranty deed only.
- 11.3.8 Allows for the guarantee on subdivisions where developer has gone bankrupt or left. Each lot will have to provide proportionate share.
- 11.4 Allows for the paving of existing county roads without obtaining additional right-of-way.
Requested by Public Works.

- ▶ Article 12 – No significant changes.
- ▶ Article 13 – Only change is giving Planning and Development Director plat approval authority removing it from Planning Commission.
- ▶ Article 14
 - 14.2 Makes BOC the Appeals Board (same as now).

- ▶ Article 15 – Guaranties and Sureties
 - Does this contradict the earlier mentioned guarantees? I have the County Attorney reviewing.

- ▶ Article 16 – No significant changes.

Zoning Map (Draft)



Questions?