



**UNIFIED LAND DEVELOPMENT CODE
USE REGULATIONS PROJECT
SUBCOMMITTEE MEETING**

UTILITY AND EXCAVATION USES

June 11, 2015

Zoning Division



MEETING AGENDA

A. CALL TO ORDER

B. SUBCOMMITTEE RULES AND PROCEDURES

C. OVERVIEW

- General Changes to the ULDC
- Presentation Format for Subcommittee

D. UTILITY USES

- Article 4, Use Regulations (Exhibit B)
- Discussion

E. EXCAVATION USES

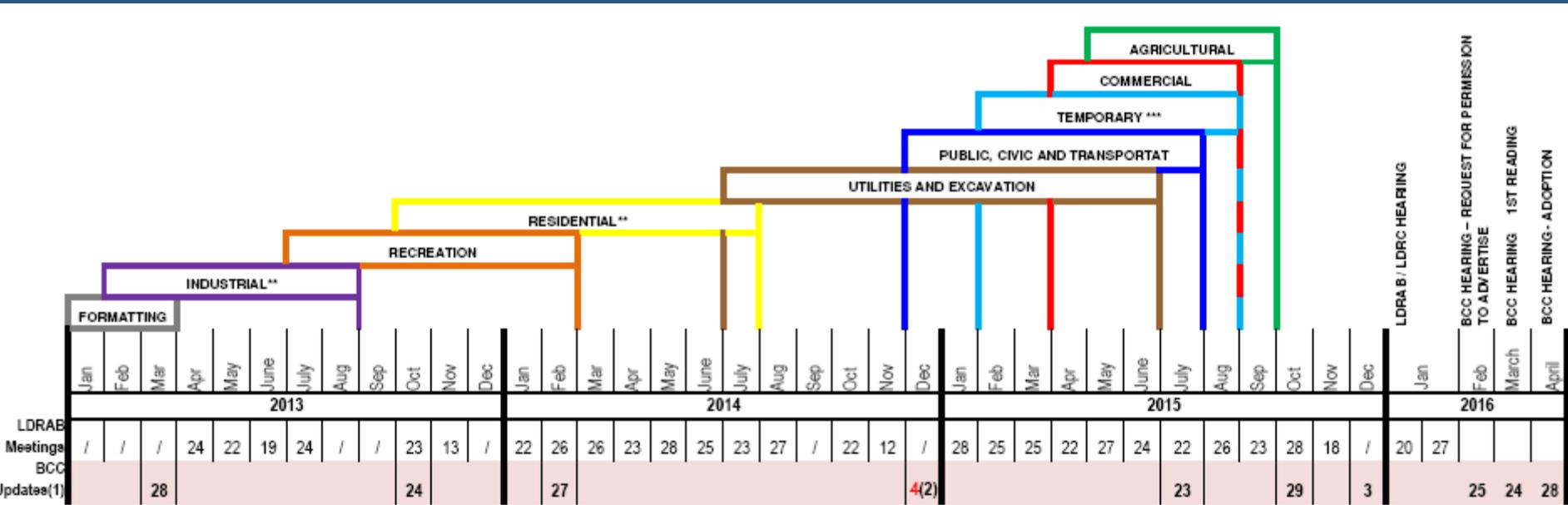
- Article 1.B, Interpretation of the Code (Exhibit C)
- Article 4, Use Regulations (Exhibit D)
- Discussion

D. STAFF COMMENTS

E. ADJOURN



TENTATIVE PROJECT TIMELINE BY USE CLASSIFICATION



* Timeline Subject to Change
 ** Uses to Be Reviewed Pending AGR Tier Workshop
 *** Temporary Uses Relocated from Other Use Classifications
 (1) BCC Workshop or Zoning Director Updates
 (2) Update to Residential Uses Postponed



Reorganization of Utility and Excavation Uses

Air Curtain Incinerator
Air Stripper, Remedial
Chipping and Mulching
Communication Cell Sites on Wheels (COW) Tower,
Communication Panels, or Antennas, Commercial
Communication , Commercial
Composting Facility
Electric Power Facility
Electric Transmission Facility
Excavation, Agriculture
Excavation, Type I
Excavation, Type II
Excavation, Type III A
Excavation, Type III B
Recycling Center
Recycling Drop-Off Bin
Recycling Plant
Renewable Energy Facility, Solar
Renewable Energy Facility, Wind
Sanitary Landfill or Incinerator
Solid Waste Transfer Station
Utility, Minor
Water or Treatment Plant





Reorganization of Utility and Excavation Uses

Utility Uses

Classification TBD

Electric Distribution Substation
Electric Power Facility
Electric Transmission Facility
Sanitary Landfill or Incinerator
Minor Utility, Minor
Renewable Energy Solar Facility, Solar
Renewable Energy Wind Facility, Wind
Solid Waste Transfer Station
Water or Wastewater Treatment Plant

Chipping and Mulching
Composting Facility

Industrial Uses

Recycling Center

Commercial
Communication
Towers

Temporary Uses

Air Curtain Incinerator
Communication cell sites on wheels

Excavation Uses

Uses to Art. 5

Agricultural Excavation
Type 1 A Excavation
Type 1 B Excavation
Type 2 Excavation
Type 3A Excavation
Type 3B Excavation

Air Stripper, Remedial
Recycling Drop-Off Bin



Excavation Uses

Changes include:

- ★ **Consolidated Use Matrix with all Excavation Types**

- ★ **Reformatting of standards for consistency with construction of Art. 4.**

- ★ **Proposed amendments relate:**
 - **Clarification of Interpretation**
 - **Hauling regulations by Land Development**
 - **Introduction of Definitions for Excavation Types**
 - **Minor Glitches and Update of References**



Reformatting of Excavation Uses

- 1. Consolidated Use Matrix**
- 2. General Standards Applicable to all
Excavation Types**
- 3. Definitions and Supplementary Use
Standards**



Reformatting of Excavation Uses

Existing

ARTICLE 4 USE REGULATIONS
 CHAPTER D EXCAVATION

- Section 1 Purpose and Intent
- Section 2 Applicability
- Section 3 Excavation Types
- Section 4 Prohibitions and Exemptions
- ~~Section 5~~ **Excavation Standards**
 - A. *Agricultural Excavations*
 - B. *Type I A Excavation*
 - C. *Type I B Excavation*
 - D. *Type II Excavation*
 - E. *Type III Excavations*
- Section 6 Supplemental Application Requirements
- Section 7 Notice of Intent to Construct
- Section 8 Technical Standards
- Section 9 Administration and Enforcement

Proposed

Section 10 Excavation Uses

- A. Excavation Use Matrix
- B. Common Provisions and General Standards
 - ~~Section 1.~~ Purpose and Intent
 - ~~Section 2.~~ Applicability
 - ~~Section 3.~~ Excavation Types
 - ~~Section 4.~~ Prohibitions and Exemptions
 - ~~Section 5.~~ **Excavation Standards**
 - ~~Section 65.~~ Supplemental Application Requirements
 - ~~Section 76~~ Notice of Intent to Construct
 - ~~Section 87~~ Technical Standards
 - ~~Section 98.~~ Administration and Enforcement
 - 9. Appeals
- C. Definitions and Supplementary Use Standards for Excavation Uses
 - 1. *Agricultural Excavations*
 - 2. *Type I A Excavation*
 - 3. *Type I B Excavation*
 - 4. *Type II Excavation*
 - 5. *Type III Excavations*