

SUMMARY OF PROPOSED AMENDMENTS TO CAMPBELL COUNTY ZONING REGULATIONS

	SUBJECT	PROPOSED AMENDMENTS	REASON FOR CHANGES
1.	Nuisances	<ul style="list-style-type: none"> Section 10.80 is slated to be removed from the Zoning Regulations. Staff recommends, and will present, future amendments to the Nuisance language and seek to adopt it under a separate resolution. 	<ul style="list-style-type: none"> To remove nuisance enforcement from the Zoning Regulations as they are enforced county-wide and not just on zoned property. To allow for further discussion of the types of nuisances included in the regulations and have a stand-alone nuisance resolution.
2.	Agriculture Zoning District	<ul style="list-style-type: none"> Section 15.10(1) is amended to allow one (1) single family dwelling per lot or per 10 acres of lot area. Section 15.10(5) is amended to require a Review Process 4 for Feed Lots. Section 15.10(6) is amended to include horse stables in the 20' setback requirement for A-L parcels abutting a residential zone. Added Taxidermy as a permitted use. 	<ul style="list-style-type: none"> This change brings the A-L district more in line with unzoned properties. Most A-L properties are large enough to support more than one SFD and many request ranch hand or caretaker quarters. There have been cases in the past few years with horses – stables and pens, being constructed adjacent to residential zones and close to the property lines. Horse Stables should be included in the increased setback abutting residential zones.
3.	Residential Zoning Districts	<ul style="list-style-type: none"> Sections 20.10(3) & (4) are amended to clarify that only Single Family Dwellings meeting IRC are allowed in the R-S and R-1 Zoning Districts. 	<ul style="list-style-type: none"> This is needed for clarity on the types of homes that can be constructed in the R-S and R-1 zones. This sets a standard that is clear to all builders what is considered a Stick Built Single Family Dwelling.
4.	Taxidermy	<ul style="list-style-type: none"> Removed from definition of “Industrial Service”. Added as a conditional use within the R-L, R-R and R-S zoning districts Slight amendments to the definition. 	<ul style="list-style-type: none"> This is needed to better reflect this type of use in the community and its impacts on surrounding properties.
5.	(C-1) General Commercial	<ul style="list-style-type: none"> Vehicle Sales, Service & Repair is added as a permitted use in the C-1 (General Commercial) District. 	<ul style="list-style-type: none"> This is an appropriate permitted use to be included in the C-1 zoning district.
6.	Industrial Zoning Districts	<ul style="list-style-type: none"> Section 30.10 amends the definitions for the I-1 (Light Industrial) and I-2 (Heavy Industrial) Districts. 	<ul style="list-style-type: none"> To create further compatibility with regulations within the Joint Planning Boundary and to clarify the characteristics of uses in the Industrial Districts.
7.	Parking & Paving Requirements	<ul style="list-style-type: none"> Section 40.10(6) Surfaces is amended to add “all driveways” to the requirements for paving for properties within the Plan District Boundary. Section 40.10(6)(a) is added to define paving requirements for Commercial Storage Facilities. 	<ul style="list-style-type: none"> To clarify specific paving requirements for all properties and developments within the Plan District Boundary. To create further compatibility with regulations within the Plan District Boundary and clarify requirements of Commercial Storage developments.

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8.	Accessory Uses	<ul style="list-style-type: none"> Section 45.65(i)(v) is added to require livestock and fowl be fenced/contained on the owner's property. 	<ul style="list-style-type: none"> There have been cases/complaints of livestock (horses, goats, fowl) running at-large. This will provide additional regulation requiring animals be contained within zoned areas.
9.	Outdoor Storage	<ul style="list-style-type: none"> Section 40.20(3) is amended to include "Outdoor storage areas may be surfaced with All-Weather surfacing". 	<ul style="list-style-type: none"> To clarify surfacing/paving requirements for on-lot storage areas in industrial and commercial zoning districts.
10.	Signs	<ul style="list-style-type: none"> Section 40.25(5) the Sign Area Table is amended to increase the allowable signage for all sign categories by 20 square feet. The section is amended to remove gateway corridor sign requirements. The section is amended to remove sign area requirements for business center signs. 	<ul style="list-style-type: none"> To simplify and stream-line County sign regulations. To allow larger area for all on-premise signs.
11.	Signs	<ul style="list-style-type: none"> Section 40.25(5) is amended to reduce the distance between off-premise signs from 1,000' to 500' and to reduce the setback for off-premise signs from the edge of the right-of-way from 100' to 50'. 	<ul style="list-style-type: none"> To align the regulations with State sign rules and requirements and based on public feedback from sign vendors.
12.	Buffering Standards	<ul style="list-style-type: none"> Table 40.30-1 has been amended to clarify buffering requirements for adjoining uses. <ul style="list-style-type: none"> Amended the table to match uses adjoining each other in each use type Reduced buffering requirements on Agriculture uses adjoining commercial, industrial and low density residential 	<ul style="list-style-type: none"> To ensure clarity and conformity within the table and that standards for each use category are clear.
13.	Accessory Uses	<ul style="list-style-type: none"> Section 45.65(c) is amended to re-define the allowed size for detached accessory structures in residential zones. <ul style="list-style-type: none"> Current regulations allow accessory structures to be no larger than the gross floor area of the permitted use Amendment allows detached accessory structures to be up to two (2) times the Building Footprint of the permitted use The section is also amended to clarify regulations on multiple accessory structures and lot coverage requirements. 	<ul style="list-style-type: none"> The amendment is presented based on citizen and public feedback for accessory structure sizes.

<p>14.</p>	<p>Definitions</p>	<ul style="list-style-type: none"> • The following definitions have been added, clarified or modified from Section 5: <ul style="list-style-type: none"> ○ All-Weather Surface. An unpaved road, parking lot or storage area constructed of a material that does not create mud during rain or snow events. All-Weather Surface generally consists of crushed rock, scoria, crushed concrete, rotomill asphalt or a blend of various aggregate and must be a minimum of six (6) inches in depth for parking lots or storage areas. ○ Building Footprint. The visible area of the structure when viewed from above, measured from the outside of all exterior walls, not including stairs, patios or decks. ○ Contractor Yards. A yard and/or building used by a general contractor, excavation contractor, landscaping contractor, building contractor, oil or well drilling or servicing contractor or similar, where vehicles, equipment and materials are stored, or where a contractor performs maintenance, shop or assembly work. If a building is housed on the property, it may also contain operational offices of the contractor. This definition does not include wholesale or retail sales. ○ Dwelling, Manufactured Home. A manufactured home is a structure, transportable in one or more sections, and which is built on a permanent chassis. Manufactured dwellings are built to U.S. Department of Housing and Urban Development (HUD) standards. For the purpose of these provisions, a mobile home shall be considered a manufactured home. ○ Dwelling, Single-Family. A building having accommodations for and occupied exclusively by one family. This includes houses built on site or factory built 	<ul style="list-style-type: none"> • Clarity and streamlining of definitions.
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		<p>modular homes which meet the International Residential Code.</p> <ul style="list-style-type: none"> ○ Foundation. Footing and foundations constructed of masonry, concrete, or treated wood in conformance with the International Building Code, Chapter 18, extending below the frost line and made of solid material. Foundations made of wood shall extend six (6) inches above the adjacent finish grade. Footings shall have a minimum depth as indicated in the International Building Code, Chapter 18, unless another depth is recommended by a foundation investigation. ○ Gross Floor Area. The sum of the areas of all floors of a building, measured between the exterior faces of the walls at each floor, excluding any floor area used exclusively as parking for motor vehicles. ○ Industrial Service. Industrial uses and areas primarily focused on repair, service, and small-scale manufacturing uses. Industrial services include printing and publishing, welding, oil field servicing, taxidermy, slaughterhouse, dry cleaning, laundry plant, and other such uses. 	
15.	Miscellaneous Minor Amendments	<ul style="list-style-type: none"> • Various minor changes to language to streamline and reduce the amount of text. Ensure the regulations are clear and straightforward. 	<ul style="list-style-type: none"> • To reduce regulation text and add clarity.

To view the full regulations with proposed amendments or to learn more, visit our website!

