

# MEMORANDUM

**To: Marion County Planning Commission**

**Fm: David L. Yearout, AICP, Yearout Associates, Inc.**

**Re: Text Amendments – Zoning and Subdivision Regulations**

**Date: January 3, 2011**

Attached are the proposed amendments to the Zoning and Subdivision Regulations for Marion County. These cover a number of areas within the regulations and the listing here is simply the language to be added, altered or deleted. The areas that have been modified or changed have been highlighted and are generally shown in red. There will still need to be some edits completed once we have finished the reviews and been given direction by the Planning Commission.

The intent at the end of this process is to republish the entire regulations with all the text changes so everyone has the current language. This document can then be posted on the County's web site for access by the public. The actual proposals are attached separately.

In short, the proposed amendments do the following:

## ZONING REGULATIONS

### ARTICLE 1

New definitions are added addressing the various wind energy systems; communications towers; and a number of other terms to be clarified.

### ARTICLE 2

Deletion of the references to the LESA system, and modifications and additions to clarify the manner in which "agricultural lot splits" are both permitted and processed.

### ARTICLES 6, 7, 8, 9 AND 10

These are being deleted and shown as being "Reserved For Future Use."

### ARTICLE 12

This is a complete rewrite of the Floodplain Regulations in order to bring Marion County in line with the current requirements of the Division of Water Resources and FEMA.

### ARTICLE 14

This Article provides the Plan Approval requirements and the references to the commercial and industrial districts is being eliminated.

### ARTICLE 15

This is the Article for Performance Standards and is being modified to add the new Residential Districts around the lakes and other minor modifications.

## **ARTICLE 18**

This is the Sign Regulations and new language is being added in definitions and the standards for the new technology signs.

## **ARTICLE 19**

This is simply the Chart of Districts and the various standards. It is being modified for the new listing of Districts.

## **ARTICLE 21**

This Article is being modified for new language under Conditional Use for Commercial Wind Energy Systems and communications towers. Also, the listing for the commercial and industrial districts is being eliminated and other additions are being made in the accessory uses and in the prohibited uses.

## **ARTICLES 22 AND 23**

These Articles provide for Manufactured Home Parks and Manufactured Home Subdivisions. We are recommending these be eliminated and the provisions governing how these are developed be dealt with through the Manufactured Home Code.

## **ARTICLES 31 AND 32**

These Articles address Wind Energy Conversion Systems and Commercial Communication Towers. As has been discussed many times, these two land use activities are being proposed to be handled differently and that the language contained in these Articles deal with issues that would apply in urban settings and not in a rural area. As such, we are recommending these two Articles be eliminated.