

In response to comments from Page County staff and Planning Commission on September 30, 2021, the Berkley Group made the following modifications to the consolidated draft ordinance. A copy of the revised Consolidated Draft Ordinance, dated November 3, 2021 is attached.

Districts

- Corrected name of district from Agriculture-Residential (A-R) to Rural Residential (RR) district (Pages 5, 39, 40, 46, 47, 62, 96, 102, 118, 121 and 154)
- P-R, W-C, and A-1 District Requirements: Modified language to allow additional flexibility in standards for lot allocations under sliding scale¹ (Pages 43-44):
 - Modified language to clarify family divisions not counted toward lot allocation requirement;
 - Removed maximum lot size so as not to restrict subdivisions for the creation of larger parcels or create non-conformities; and
 - Added language to clarify that clustering lots between parent parcels is permitted.

Use Matrix

- Changed Confined Animal Feeding Operation (CAFO) use from permitted by-right to restricted use in use matrix to acknowledge applicable use standards (Page 62)
- Added Sawmill, portable as restricted use in R district (Page 68); specific use standards are flagged for additional review during the final worksession.
- Reviewed Automobile repair service use. Automobile repair service use was agreed as permitted in C-1 and C-2, and SUP in W-C and A. The use is also recommended in I-1 district as a restricted use, but can be removed if desired by the group. (No change made to use matrix, Page 64)
- Removed SUP listing for alternative dwelling unit use in RR to match campground designation in use matrix (Page 63)
- Corrected typographical error which listed Agriculture, intensive and Agricultural operations twice in the use matrix (Page 62)
- Changed Manufactured home from permitted by-right to restricted use in use matrix in P-R, W-C, A-1, RR, MHP-1, and A-F to acknowledge applicable use standards (Page 63)
- Modified use matrix for Communication facility, small cell to be by-right instead of restricted (Page 68)

Use Standards

- Deleted reference to “major/minor” in Automobile repair service use standards for consistency with definition and use matrix (Page 80)

¹ Note that sliding scale is recommended to allow subdivision of variable sized lots (minimum of 1.75 acres). Placing a maximum lot size in the P-R, W-C, and A-1 could restrict subdivision for potential agricultural use. Cluster development with smaller lot sizes (minimum of 1 acre) is an alternative through rezoning to RR, Rural Residential. The RR district is intended to allow cluster development with area set aside in permanent conservation easement. A maximum lot size would be appropriate for this district and can be added, if desired upon further discussion by the group.

- Added exemption for primary and accessory agricultural structures from height limitation if exempt from building code (Pages 45 and 89)
- Added use standards for Sawmill, commercial that were unintentionally removed (Pages 86 – 87)
- Modified Storage facility title in use standards to read Self-storage facility for consistency with definition and use matrix (Page 87)

Definitions

- Added “excluding solar facilities” in utility services definitions to ensure no conflict with solar facility standards when adopted (Page 181)

Other

- Removed “administrative modification” term from document since the administrative modification (or variance) process was removed from the ordinance (Various sections of Article III (applications, notices, posting) and definitions)
- Additional formatting and typographical errors corrected (Throughout document)
- Font and page spacing modified for consistency (Throughout document)
- Tables modified for clarity and ease of use (Throughout document)
- Section numbers updated (Throughout document)
- Table of Contents updated to reflect modifications