

Nelson County Table of Contents Crosswalk - Current Location to Proposed Location				Staff Notes
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<b>Zoning Ordinance</b>				
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	1-2	Legislative Intent	Article 1, Division 1	
	1-3	Interpretation, Purpose, or Conflict	Article 1, Division 2	
	1-4	Enumeration of Districts	Article 4, Division 1	
Article 2 - Definitions	2-1	Definitions	Article 11, Division 2	
Article 3 - Conservation District C-1	3-1	Uses - Permitted by Right	Article 6, Division 2	
	3-1-a	Uses - Permitted by Special Use Permit Only	Article 6, Division 2	
	3-2	Area Regulations	Article 4, Division 3	
	3-3	Setback Regulations	Article 4, Division 3	
	3-4	Reserved	Remove	
	3-5	Reserved	Remove	
	3-6	Special Provisions for Corner Lots	Article 4, Division 1	
	3-7	Height Limitations	Article 4, Division 2 Article 4, Division 3	
Article 4 - Agricultural District A-1	4-1	Uses - Permitted by Right	Article 6, Division 2	
	4-1-a	Uses - Permitted by Special Use Permit Only	Article 6, Division 2	
	4-2	Lots Allowed and Area Regulations	Remove	Sliding scale zoning will be removed in the Ordinance rewrite and will be replaced with other conservation tools.
	4-3	Setback Regulations	Article 4, Division 3	
	4-4	Special Provisions for Corner Lots	Article 4, Division 1	
	4-5	Reserved	Remove	
	4-6	Height Limitation	Article 4, Division 2 Article 4, Division 3	
	4-7	Site Plan	Article 3, Division 6	
	4-8	Mobile Home Park Lot Size	Article 7, Division 2	
	4-9	Oil and Gas Exploration and Extraction	Article 7, Division 2	
	4-10	Multifamily Dwellings	Article 6, Division 2 Article 7, Division 2	
4-11	Administrative Approvals	Article 3, Division 7 Article 3, Division 8 Article 6, Division 2 Article 7, Division 2 Article 8, Division 7		
Article 5 - Residential District R-1	5-1	Uses - Permitted by Right	Article 6, Division 2	
	5-1-a	Uses - Permitted by Special Use Permit Only	Article 6, Division 2	
	5-2	Area Regulations	Article 4, Division 4	
	5-3	Setback Regulations	Article 4, Division 4	
	5-4	Reserved	Remove	
	5-5	Reserved	Remove	
	5-6	Height Limitation	Article 4, Division 2 Article 4, Division 4	
	5-7	Special Provisions for Corner Lots	Article 4, Division 1	
Article 6 - Residential District R-2	6-1	Uses - Permitted by Right	Article 6, Division 2	
	6-1-a	Uses - Permitted by Special Use Permit Only	Article 6, Division 2	
	6-2	Area Regulations	Article 4, Division 4	
	6-3	Setback Regulations	Article 4, Division 4	
	6-4	Frontage Regulations	Article 4, Division 4	
	6-5	Yard Regulations	Article 4, Division 4	
	6-6	Height Limitation	Article 4, Division 2 Article 4, Division 4	
	6-7	Special Provisions for Corner Lots	Article 4, Division 1	
6-8	Site Plan	Article 3, Division 6		

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	7-2	Application	Article 3, Division 2 Article 4, Division 7	
	7-3	Final Plan	Article 3, Division 6 Article 4, Division 7	
	7-4	Additional Land	Remove	
	7-5	Use Regulations	Article 6, Division 2	
	7-6	Building Location Requirements	Article 3, Division 6 Article 4, Division 2	
	7-7	Utilities	Article 3, Division 6	
	7-8	Street Improvements	Article 3, Division 6	
	7-9	Average Daily Traffic Estimates	Article 3, Division 6	
	7-10	Road Widths	Article 3, Division 6	
	7-11	Special Provisions	Article 7, Division 7	
Article 8 - Business District B-1	8-1	Uses - Permitted by Right	Article 6, Division 2	
	8-1-a	Uses - Permitted by Special Use Permit Only	Article 6, Division 2	
	8-2	Height Regulations	Article 4, Division 2 Article 4, Division 5	
	8-3	Setback Regulations	Article 4, Division 5	
	8-4	Yard Regulations	Article 4, Division 5	
	8-5	Site Plan	Article 3, Division 6	
Article 8A - Business District B-2	8A-1	Uses - Permitted by Right	Article 6, Division 2	
	8A-1-a	Uses - Permitted by Special Use Permit Only	Article 6, Division 2	
	8A-2	Height Regulations	Article 4, Division 2 Article 4, Division 5	
	8A-3	Setback Regulations	Article 4, Division 5	
	8A-4	Yard Regulations	Article 4, Division 5	
	8A-5	Signage	Article 8, Division 7	
Article 8B - Service Enterprise District SE-1	8B-1	Uses - Permitted by Right	Article 6, Division 2	
	8B-1-a	Uses - Permitted by Special Use Permit Only	Article 6, Division 2	
	8B-2	Regulations for SE-1 Zone	Article 4, Division 5 Article 8, Division 6 Article 8, Division 7 Article 9, Division 2	
Article 9 - Industrial District M-2	9-1	Uses - Permitted by Right	Article 6, Division 2	
	9-1-a	Uses - Permitted by Special Use Permit Only	Article 6, Division 2	
	9-2	Requirements for Permitted Uses	Article 3, Division 7 Article 7, Division 6 Article 8, Division 3	
	9-3	Setback Regulations	Article 4, Division 6	
	9-4	Yard Regulations	Article 4, Division 6	
	9-5	Site Plan	Article 3, Division 6	
Article 10 - General Floodplain District FP	10-1	Purpose	Article 5, Division 1	
	10-2	Applicability	Article 5, Division 2	
	10-3	Compliance and Liability	Article 5, Division 2	
	10-4	Abrogation and Greater Restrictions	Article 5, Division 2	
	10-5	Severability	Article 5, Division 2	
	10-6	Penalties	Article 5, Division 2	
	10-7	Definitions	Article 11, Division 4	
	10-8	Establishment of Floodplain Districts	Article 5, Division 2	
	10-9	Official Zoning Map	Article 5, Division 2	
	10-10	District Boundary Changes	Article 5, Division 2	
	10-11	Interpretation of District Boundaries	Article 5, Division 2	
	10-12	Submitting Technical Data	Article 5, Division 2	
	10-13	Permit and Application Requirements	Article 5, Division 2	
	10-14	General Standards	Article 5, Division 2	
	10-15	Specific Standards	Article 5, Division 2	
	10-16	Standards for the Floodway District	Article 5, Division 2	
	10-17	Standards for the Special Floodplain District	Article 5, Division 2	
	10-18	Standards for Approximated Floodplain	Article 5, Division 2	
	10-19	Standards for Subdivision Proposals	Article 5, Division 2	
	10-20	Standards for Subdivision Proposals	Article 5, Division 2	
	10-21	Variances	Article 5, Division 2	
	10-22	Existing Structures in Floodplain Districts	Article 5, Division 2	
	10-23	Administration	Article 5, Division 2	
	10-24	Enactment	Remove	
Article 11 - Nonconforming Uses	11-1	Intent	Article 9, Division 1 Article 9, Division 2	
	11-2	Permits	Article 9, Division 2	
	11-3	Changes in District Boundaries	Article 9, Division 2	
	11-4	Expansion or Enlargement	Article 9, Division 2	
	11-5	Nonconforming Lots	Article 9, Division 2	
	11-6	Restoration or Replacement	Article 9, Division 2	
	11-7	Mobile Home Compliance with Ordinance	Remove	

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Article	Section Number	Section Content	Proposed Location/Change	Staff Notes
Article 12 - General Provisions	12-1	Zoning Permits	Article 3, Division 1 Article 3, Division 7	
	12-2	Certificate of Occupancy	Article 3, Division 1	
	12-3	Special Use Permits	Article 2, Division 4 Article 3, Division 4	
	12-4	Reserved	Remove	
	12-5	Reserved	Remove	
	12-6	Widening of Streets and Highways	Article 4, Division 2	
	12-7	Minimum Off-Street Parking	Article 8, Division 2 Article 8, Division 3 Article 8, Division 5 Article 8, Division 6	
	12-8	Permanent Mobile Home Parks	Article 6, Division 2 Article 7, Division 2	
	12-9	Fuel	Remove	This section is more suited to be, and should be, regulated by the County's building code.
	12-10	Temporary Mobile Home Parks	Remove	Temporary mobile home parks are to be removed as a use in the Ordinance.
	12-11	Signs	Article 8, Division 7	
	12-12	Electrical Hookup for Manufactured Home, Recreational Vehicle, or Travel Trailer	Remove	These provisions are redundant and unnecessary and will be removed.
	12-13	Reserved	Remove	
Article 13 - Site Development Plan	13-1	Categories and Applicability of Site Plans	Article 3, Division 6	
	13-2	Issuance of Permits by County	Article 3, Division 6	
	13-3	Amendment to Final Plans	Article 3, Division 6	
	13-4	Site Plan Content	Article 3, Division 6	
	13-5	Validity of Site Plans	Article 3, Division 6	
	13-6	Improvements	Article 3, Division 6	
	13-7	Administration	Article 3, Division 6	
	13-8	Reserved	Remove	
	13-9	Fees	Article 2, Division 5	
	13-10	Intentional Community	Remove	The regulations for intentional community are not currently utilized and outdated. They will be removed in the Ordinance.
Article 14 - Board of Zoning Appeals	14-1	Board of Zoning Appeals Membership and Organization	Article 2, Division 3	
	14-2	Powers and Duties of Board of Zoning Appeals	Article 2, Division 3	
	14-3	Rules and Regulations	Article 2, Division 3	
	14-4	Appeal to the Board of Zoning Appeals	Article 2, Division 3	
	14-5	Procedures on Appeals or Application to the Board of Zoning Appeals	Article 2, Division 3 Article 2, Division 5	
	14-6	Decision of Board of Zoning Appeals	Article 2, Division 3	
Article 15 - Violation and Penalty	15-1	Authority	Article 2, Division 4	
	15-2	Violations	Article 2, Division 4	
Article 16 - Amendment and Rezoning	16-1	Procedures for Amendment	Article 3, Division 2	
	16-2	Public Hearing	Article 3, Division 2	
	16-3	Denial of Petition to Amend	Article 3, Division 2	
	16-4	Conditional Zoning	Article 3, Division 4 Article 3, Division 3 Article 3, Division 10	
Article 17 - Administration and Interpretation	17-1	Enforcement	Article 2, Division 1	
	17-2	Construction Prior to Adoption	Article 1, Division 4	
	17-3	Interpretation	Article 1, Division 3	
	17-4	Effective Date	Article 1, Division 4	
	17-5	Severability	Article 1, Division 1	
	17-6	Conflicting Ordinance, Statutes, and Regulations	Article 1, Division 2	
	17-7	Certified Copy	Article 1, Division 1	
Article 18 - Limited Industrial M-1	18-1	Uses-Permitted by Right	Article 6, Division 2	
	18-2	Permitted Accessory Uses	Article 6, Division 2	
	18-3	Uses-Permitted by Special Use Permit Only	Article 6, Division 2	
	18-4	Special Regulations	Article 4, Division 6	
	18-5	Reserved	Remove	
	18-6	Area Regulations	Article 4, Division 6	
	18-7	Setback Regulations	Article 4, Division 6	
	18-8	Frontage and Yard Regulations	Article 4, Division 6	
	18-9	Height Regulations	Article 4, Division 2 Article 4, Division 6	
	18-10	Requirements for Permitted Uses	Article 7, Division 6	
Article 19 - Nuclear Waste Materials	19-1	Nuclear Waste Storage Regulations	Remove	This provision will be covered in the text of Art 6 Division 1 to state that uses not listed or fitting within an existing definition are prohibited.
Article 19B - Planned Unit Development - Industrial PUD ID	19-1	Repealed	Remove	



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Article 20 - Communication Towers	20-1	Title	Article 7, Division 4	
	20-2	Purpose	Article 7, Division 4	
	20-3	Jurisdiction	Article 7, Division 4	
	20-4	Definitions	Article 11, Division 2	
	20-5	Teltelecommunications Facility Categories	Article 7, Division 4	
	20-6	Class A Personal Wireless Service Facilities	Article 7, Division 4	
	20-6-1	Design Standards	Article 7, Division 4	
	20-6-2	Compliance	Article 7, Division 4	
	20-7	Insurance	Article 7, Division 4	
	20-8	Building Permits	Article 7, Division 4	
	20-9	Standards for Location	Article 7, Division 4	
	20-10	Reserved	Article 7, Division 4	
	20-11	Colocation	Article 7, Division 4	
	20-12	Application and Approval of a Class B Communication Tower Permit	Article 7, Division 4	
	20-13	Application and Approval of a Class C Communication Tower Permit	Article 7, Division 4	
	20-14	Completion Requirements	Article 7, Division 4	
	20-15	Removal and Reporting	Article 7, Division 4	
	20-16	Access to Site	Article 7, Division 4	
	20-17	Tower Permit Amendments, Temporary Towers	Article 7, Division 4	
	20-18	Application Fee Schedule	Article 7, Division 4	
	20-19	Exemption from Regulations Otherwise Applicable	Article 7, Division 4	
	20-20	Modification of Certain Regulations	Article 7, Division 4	
20-21	Authority of Planning and Zoning Director	Article 2, Division 1		
20-22	Appeals	Article 3, Division 10		
Article 21 - Cluster Housing Development	21-1	Purpose and Intent	Article 4, Division 1	
	21-2	Area and Density	Article 4, Division 8	
	21-3	Design of the Development	Article 4, Division 8	
	21-4	Subdivision Street	Article 4, Division 8	
	21-5	Lot Standards	Article 4, Division 8	
	21-6	Preservation of the Reserved Area	Article 4, Division 8	
	21-7	Procedure for Approval	Article 4, Division 8	
Article 22 - Small Wind Energy	22-1	Title	Article 7, Division 7	
	22-2	Purpose	Article 7, Division 7	
	22-3	Definitions	Article 11, Division 3	
	22-4	Permitted Uses	Article 6, Division 2 Article 7, Division 7	
	22-5	Noise	Article 7, Division 7	
	22-6	Utility Notification	Article 7, Division 7	
	22-7	Permit Requirements	Article 7, Division 7	
	22-8	Abandonment	Article 7, Division 7	
Article 22A - Solar Energy	22A-1	Title	Article 7, Division 7	
	22A-2	Purpose	Article 7, Division 7	
	22A-3	Definitions	Article 11, Division 2	
	22A-4	General Provisions	Article 7, Division 7	
	22A-5	Small Solar Energy Systems	Article 7, Division 7	
	22A-6	Large Solar Energy Systems	Article 7, Division 7	
Article 23 - Temporary Family Health Care Structures	23-1	Temporary Family Health Care Structures	Article 7, Division 2	
	23-2	Definitions	Article 11, Division 2	
	23-3	Applicability	Article 6, Division 2 Article 7, Division 2	
	23-4	Setback Regulations	Article 7, Division 2	
	23-5	Permit Requirements	Article 7, Division 2	
	23-6	Utility Requirements	Article 7, Division 2	
	23-7	Sign Requirements	Article 7, Division 2	
	23-8	Timeframe	Article 7, Division 2	
	23-9	Revocation	Article 2, Division 4	
Article 24 - Temporary Events, Festival Grounds, Out-of-Door Accessory Uses	24-1	Definitions	Article 11, Division 2	
	24-2	Temporary Events Permit	Article 7, Division 5	
	24-3	Issuance of Temporary Event Permits	Article 3, Division 8	

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<b>Subdivision Ordinance</b>				
<b>Section 1 - Purpose and title.</b>	1-1	Purpose of Ordinance	Article 10, Division 1	
	1-2	Title of Ordinance	Article 10, Division 1	
<b>Section 2 - Definitions</b>	2-1	Definitions	Article 11, Division 2	
<b>Section 3 - Administration</b>	3-1	Responsibility of Administration and Enforcement	Article 2, Division 1	
	3-2	Exceptions to Review by Commission	Article 2, Division 1	
	3-3	Duty of the Agent When Reviewing Plats with Commission	Article 2, Division 1	
	3-4	Reserved	Remove	
	3-5	Reserved	Remove	
	3-6	Fees	Article 2, Division 5 Article 10, Division 9	
	3-7	Plat Review - Time Limit	Article 10, Division 7	
	3-8	Preliminary Plat Approval - Limitations	Article 10, Division 6	
	3-9	When Plat may be Disapproved	Article 10, Division 7	
	3-10	Notice of Approval or Disapproval	Article 10, Division 7	
	3-11	Appeals	Article 3, Division 10	
	3-12	Reserved	Remove	
	3-13	Permits Required; Sale of Lots Prohibited	Article 10, Division 7	
	3-14	Maintenance of Private Streets, Easements, Facilities, or Other Improvements	Article 10, Division 3	
<b>Section 4 - Design Standards</b>	4-1	General	Article 10, Division 3	
	4-2	Improvements - General Requirements	Article 10, Division 3	
	4-3	Streams, Drainage and Erosion Control	Article 10, Division 3	
	4-4	Water and Sewer	Article 10, Division 3	
	4-5	Fire Protection	Article 10, Division 3	
	4-6	Streets	Article 10, Division 3	
	4-7	Lots	Article 10, Division 3	
	4-8	Blocks	Article 10, Division 3	
<b>Section 5 - Platting</b>	5-1	General Requirements	Article 10, Division 5	
	5-2	Changes on Preliminary Plats or Final Plats	Article 10, Division 5	
	5-3	Preliminary Sketch	Article 10, Division 6	
	5-4	Preliminary Plat	Article 10, Division 6	
	5-5	Final Plat	Article 10, Division 7	
<b>Section 6 - Vacation of Plat</b>	6-1	Prior to Sale of Lot	Article 10, Division 8	
	6-2	After Sale of Lot	Article 10, Division 8	
	6-3	Vacation of Boundary Lines	Article 10, Division 8	
<b>Section 7 - Enforcement</b>	7-1	Exception	Article 10, Division 1	
	7-2	Enforcement of Maintenance of Private Streets, Easements, Facilities or Other Improvements	Article 10, Division 9	
	7-3	Penalties	Article 10, Division 9	
<b>Section 8 - Validity</b>	8-1	Validity	Article 1, Division 1	
<b>Section 9 - Amendments</b>	9-1	Amendments	Article 3, Division 2 Article 10, Division 1	
<b>Section 10 - Filing of Ordinance</b>	10-1	Filing of Ordinance	Article 1, Division 1	