ARTICLE 1
TABLE OF CONTENTS

ARTICLE 1 – GENERAL PROVISIONS		
Article #	Title	Page #
1.01.00	**TITLE**	1-3
1.02.00	**AUTHORITY**	1-3
1.03.00	**APPLICABILITY**	1-3
1.03.01	General Applicability	1-3
1.03.02	Consistency with Plan	1-3
1.04.00	Development Review Procedures	1-3
1.05.00	**EXCEPTIONS**	1-6
1.05.01	Previously Issued Development Permits	1-6
1.05.02	Previously Approved Development Orders	1-6
1.06.00	**FINDINGS**	1-6
1.06.01	General Findings	1-6
1.06.02	Specific Findings Relating to Various Subject Areas of the Code	1-7
1.07.00	**INTENT**	1-12
1.07.01	General Intent	1-12
1.07.02	Specific Intent Relating to Various Subject Areas of this Code	1-13
1.08.00	**RELATIONSHIP TO COMPREHENSIVE PLAN**	1-17
1.08.01	Generally	1-17
1.09.00	**INCORPORATION BY REFERENCE**	1-17
1.09.01	Technical Construction Standards Manual	1-17
1.09.02	Maps	1-17
1.10.00	**RULES OF INTERPRETATION**	1-17
1.10.01	Generally	1-17
1.10.02	Responsibility for Interpretation	1-17
1.10.03	Computation of Time	1-18
1.10.04	Delegation of Authority	1-18
1.10.05	Gender	1-18
1.10.06	Number	1-18
1.10.07	Shall, May	1-18
1.10.08	Written or In Writing	1-18
1.10.09	Year	1-18
1.10.10	Day	1-18
1.10.11	Relationship of Specific to General Provisions	1-19
1.11.00	**REPEAL OF PRIOR PROVISIONS**	1-19
1.12.00	**ABROGATION**	1-19
1.13.00	**SEVERABILITY**	1-19
1.14.00	**EFFECTIVE DATE**	1-19

LIST OF FIGURES

1.1 Flow Chart – Less-Than-Minor Development Review	1-4
1.2 Flow Chart – Minor Development Review	1-4
1.3 Flow Chart – Major Development Review /PDPs	1-5
1.4 List of Land Development Code Amendments	1-19

ARTICLE 1

GENERAL PROVISIONS

1.01.0 TITLE

This Code shall be entitled the "Land Development Code" and may be referred to herein as the "Code".

1.02.00 AUTHORITY

This Land Development Code is enacted pursuant to the requirements and authority of Chapter 163.3202, Florida Statutes, (the Local Government Comprehensive Planning and Land Development Regulation Act), the City of Freeport Charter effective May 13, 1975, and the general powers in Chapter 166/125, Florida Statutes (City of Freeport Government).

1.03.0 APPLICABILITY

1.03.01 General Applicability

Except as specifically provided below, the provisions of this Code shall apply to all development in the City of Freeport, and no development shall be undertaken without prior authorization pursuant to this Code.

1.03.02 Consistency with Plan

Nothing in this Part shall be construed to authorize development that is inconsistent with the City of Freeport's comprehensive plan.

1.04.00 DEVELOPMENT REVIEW PROCEDURES

The development review process is that process by which the design of the development is reviewed to determine whether it complies with the requirements of the Code. Development plan review is required for virtually all development activity, except the construction of a dwelling on a lot of record, and other very minor development activity such as the installation of a sign or the removal of a protected tree as shown in the flow charts below, there are three levels of Development Review & Approval.

1. Less-Than Minor Development Process: "Less-Than- Minor development activities are reviewed administratively by the Technical Review Committee. Examples of Less-Than Minor activities include parking lot revisions or expansions which are not part of a development proposal, stormwater revisions which are not part of a development proposal, landscaping revisions,

and other similar activities. The process for approval of a Less-Than-Minor development project is shown on Table 1.1 below:

Table 1.1 Less-Than-Minor Development Process
Pre-Application Conference
Project Submittal
Technical Review
Review Fees/Capacity Fees Paid
State permits signed /forwarded
Less-Than-Minor Development Order Issued

2. Minor Development: Minor Developments are classified as new developments which are:

   a. 5 acres or less in combined land and water area; or
   b. 9 or less dwelling units per acre or 99 or less dwelling units; or
   c. 20,000 square feet or less of non-residential floor space; or
   d. A phase of a previously approved development master plan or planned development project.
   e. No variances are requested for the proposed development.

3. Major Development: Major Developments are classified as new developments that:

   a. That activity involves over 5 acres of combined land and water area; or
   b. A residential project with 10 or more units per acre or 100 or more dwelling units; or
   c. The development involves more than 20,000 square feet of non-residential floor space.
   d. No variances are requested for the proposed development activity.

   The process for approval of a Minor or Major development project with no variances is shown on Table 1.2 below:

Table 1.2 Minor & Major Development Process for Development Projects with No Variances		
Pre-Submittal	Pre-Application Conference	
Preliminary Plans	Project Submittal	
	Review for Completeness	
	Technical Review	Applicable Technical Reviewers per jurisdiction & expertise
Final Plans	Final Plans stamped by City Engineer	

	Pre-Construction Conference	
	Review Fees/Capacity Fees/Sidewalk Buyouts/Protected Tree Mitigation Paid	
	State permits signed/forwarded	
Development Order Issued	Clearing and Site Work Begins	
	Non-Residential Projects: Outstanding Fees Paid/Building Permits Issued	
Platting	Residential Projects	Final Plat approved by FCC
		Plat recorded; Building Permits Issued

4. Proposals Requiring Public Hearings before the Planning & Development Review Board AND the City Council are listed below and shown in Table 1.3.

   a. Planned Development Project proposals.
   b. Zoning Map Amendments
   c. Future Land Use Map Amendments
   d. Land Development Code Language Revisions
   e. Comprehensive Plan Revisions/Updates
   f. Any project which is determined by the Planning Director requires additional scrutiny due to complexity, potential hazards, location or other issues.

Table 1.3 Public Hearing Process for PDPs, Re-Zonings, Land Use Amendments, Comp Plan Revisions and Land Development Code Revisions or any project designated for Hearing by the Planning Director

Pre-Submittal	Pre-Application Conference	
Preliminary Plans/Maps/Language Revisions	Review for Completeness	
	Technical Review	Applicable Technical Reviews per jurisdiction and expertise
Conceptual Plans	Schedule for Public Hearings	Planning & Development Review Board
		City Council
Final Documents	• Ordinance Issued/Processed for map amendments/language revisions • Resolution Issued for PDP approvals	
Development projects reviewed by PDRB/FCC	If project receives approval or approval with conditions by the City Council: • Final Plans Submitted to Planning Dept. • Pre-Application Conference conducted • All outstanding fees paid	

	• State permits signed • Development Order Issued with conditions of approval

5. Proposals requiring Public Hearing before the City Council only:

    a. Annexations
    b. Right of Way Abandonments
    c. Record plats, both residential and non-residential.
    d. Developer's Agreements for infrastructure improvements or property transfers

1.05.0 EXCEPTIONS

1.05.01 Previously Issued Development Permits

The provisions of this Code and any amendments there to shall not affect the validity of any lawfully issued and effective development permit if:

A. The development activity authorized by the permit has been commenced prior to the effective date of this Code or any amendment thereto, or will be commenced after the effective date of this Code but within six (6) months of issuance of the building permit; and

B. The development activity continues without interruption (except because of war or natural disaster) until the development is complete. If the development permit expires, any further development on that site shall occur only in conformance with the requirements of this Code or amendment thereto.

1.05.02 Previously Approved Development Orders

Projects with development orders that have not expired at the time this Code or an amendment thereto is adopted, and on which development activity has commenced or does commence and proceeds according to the time limits in the regulations under which the development was originally approved, must meet only the requirements of the regulations in effect when the development plan was approved. If the development plan expires or is otherwise invalidated, any further development on that site shall occur only in conformance with the requirements of this Code or amendment thereto.

1.06.0 FINDINGS

1.06.01 General Findings

A. Statutory Requirements

Chapter 163, Florida Statutes, requires each Florida local government to enact a single land development code which implements and is consistent with the local comprehensive plan, and which contains all land development regulations for the City of Freeport.

B General Public Need

Controlling the location, design and construction of development within the City of Freeport is necessary to maintain and improve the quality of life in the City of Freeport as more fully described below.

1.06.02 Specific Findings Relating to The Various Subject Areas of This Code

With regard to the following specific subject areas of this Code, the City of Freeport Council finds:

A. Administration and Enforcement

1. A single set of administrative procedures for making all land use decisions promotes efficiency, predictability, and citizen participation.

2. All development proposals should undergo a development review process to assure compliance with the requirements of this Code.

3. A mandatory pre-application conference requirement enhances communication and understanding between the City of Freeport and the Developer thereby improving the efficiency of the development review process.

4. Developments of large potential impact on the community should go through a more rigorous review process than others.

5. Review of planning decisions should be independent of review of land development decisions to avoid ad hoc planning on a site-by-site basis.

6. All administrative decisions should be supported by a record with written findings to assure accountability and efficient appellate review.

7. A quick, efficient and non-political avenue of appeal should be available for all ministerial and administrative decisions.

8. Enforcement of development orders and the provisions of this Code should be through procedures that are efficient, effective and

consistent with the code enforcement procedures established by state law.

B. Signs

1. The manner of the erection, location and maintenance of signs affects the public health, safety, and welfare of the people of this community.

2. The safety of motorists, cyclists, pedestrians, other users of the public streets is affected by the number, size, location, lighting and movement of signs that divert the attention of drivers.

3. The size and location of signs may, if uncontrolled, constitute an obstacle to effective fire-fighting techniques.

4. The construction, erection and maintenance of large signs suspended from or placed on the tops of buildings, walls or other structures may constitute a direct danger to pedestrian and vehicular traffic below, especially during periods of strong winds.

5. Uncontrolled and unlimited signs may degrade the aesthetic attractiveness of the natural and manmade attributes of the community and thereby undermine the economic value of tourism, visitation and permanent economic growth.

C. Landscaping and Tree Protection

1. Landscaping and buffering development with trees and other vegetation promotes the health, safety and welfare of the community to such an extent as to justify the imposition of landscaping and buffering requirements.

2. Trees and landscaping benefit the community by:

   a. Absorbing carbon dioxide and returning oxygen to the atmosphere;
   b. Precipitating dust and other particulates from the air;
   c. Providing wildlife habitat, particularly for birds which in turn help control insects;
   d. Providing soil stabilization which reduces erosion and mitigates the effect of flooding;
   e. Providing shade which reduces energy consumption and glare, and making outdoor areas more comfortable during the warm months.

f. Making the built environment more attractive by adding a variety of color, shape and pattern and thus increasing community pride and the value of property;
g. Providing attractive buffering between incompatible land uses; and
h. Abating noise.

3. Because native vegetation is adapted to local diseases, pests, soil and climate, it is generally more economical and desirable than exotic species which require more pesticide, fertilizer and water.

4. Exotic vegetation can crowd out native vegetation, use more water, and damage the environment from increased use of fertilizers and pesticides.

5. Because some trees are more beneficial than others, the public benefits of tree protection may be obtained without preserving each and every tree.

D. Off-Street Parking and Loading

1. Off-street parking and loading of vehicles promotes the public safety and welfare by reducing traffic congestion.

2. Well-designed off-street parking and loading areas promote the safe and efficient storage, loading and circulation of vehicles.

3. Deferring the construction of some parking areas pending determination of the actual need for parking spaces, and taking into account public demand and the size of vehicles to be parked, conserves open space and developable land, and reduces the expense and hazard of controlling stormwater runoff.

4. Allowing the use of porous paving materials and unpaved parking areas whenever possible conserves water and energy, moderates the microclimate, and reduces the expense and hazards of controlling storm water runoff.

E. Stormwater Management

1. Increased stormwater runoff may cause erosion and pollution of ground and surface water with a variety of contaminants such as heavy metals and petroleum products.

2. Stormwater runoff often contains nutrients, such as phosphorus and nitrogen, which adversely affect flora and fauna by accelerating eutrophication of receiving waters.

3. Erosion silts up water bodies, decreases their capacity to hold and transport water, interferes with navigation, and damages flora and fauna.

4. Installation of impervious surfaces increases the volume and rate of stormwater runoff and decreases groundwater recharge.

5. Improperly managed stormwater runoff increases the incidence and severity of flooding and endangers property and human life.

6. Improperly managed stormwater runoff alters the salinity of estuarine areas and diminishes their biological productivity.

7. Degradation of ground and surface waters imposes economic costs on the community.

8. Eighty to ninety-five percent of the total annual loading of most stormwater pollutants discharged into receiving waters are concentrated in the flush created by the first one inch of rainfall ("first flush"), and carried off-site in the first one-half inch of runoff.

9. Improperly managed stormwater adversely affects the drainage of off-site property.

F. Floodplain Protection

1. Flooding is a natural, recurring phenomenon in the City of Freeport.

2. Naturally flood-prone lands serve the following important functions in the regional hydrologic cycle and ecological system:

   a. They provide natural storage and conveyance of flood waters.
   b. They facilitate groundwater recharge.
   c. They provide temporary storage of surface waters that moderate flood elevations and the timing, velocity and rate of flood discharges.
   d. They reduce erosion, and filter nutrients, sediments, and other pollutants from flood waters.

e. They export detritus and other food sources to open water bodies and are vital habitat for fish, birds, wildlife and native plant communities.

3. Naturally occurring flooding may provide recharge to groundwater and a basic source of flow to surface waters.

4. The uncontrolled development of flood-prone lands substantially degrades the health, safety and welfare of the community in the following ways:

a. The owners, residents, customers, guests, and employees occupying homes, businesses and other structures located in flood-prone areas are placed at unreasonable risk of personal injury and property damage.
b. Expensive and dangerous search, rescue and disaster relief operations may be necessary when developed properties are flooded.
c. Roads, public facilities, and utilities associated with development may be damaged by flooding at great expense to taxpayers and rate payers.
d. Flooding of developed properties may lead to demands that the government construct expensive and environmentally damaging projects to control flood waters.
e. Normally flood-free lands are placed at risk of flooding when flood waters on natural flood-prone areas are obstructed, diverted, displaced or channelized by development.
f. Water quality is degraded, the supply of freshwater to estuaries is disrupted and habitat is lost.
g. Property values are lowered and economic activity is disrupted by damaging floods.

G. Protection of Environmentally Sensitive Lands

1. Protection of environmentally sensitive lands described or mapped in the Conservation Element of the Comprehensive Plan promotes the well being of the people of the City of Freeport as described below and in the Conservation Element.

2. Wetlands serve the following beneficial functions:

a. Wetlands provide natural storage and conveyance of flood waters, and minimize erosion and sedimentation by reducing flood flows and the velocity of flood waters.

b. Coastal wetlands, and inland wetlands adjoining larger lakes and rivers, protect wildlife and the shoreline from destructive wave action.
c. Wetlands filter and help decompose sediments, nutrients, and other natural and man-made pollutants that would otherwise degrade surface and ground waters.
d. Wetlands support commercial and recreational fishing because they provide essential nutrients and hatcheries for aquatic live.
e. Wetlands provide habitat for rare and endangered species, and provide essential breeding and protective habitats for many other birds, mammals, and reptiles.
f. Wetlands recharge ground and surface water.

3. Shorelines serve the following beneficial functions:

a. Land adjoining waters or wetlands, which can generally be divided into submergent, transitional, and upland vegetation zones, provides essential habitat for many plant and animal species, including species that are endangered, threatened, or of special concern.
b. Submergent, transitional, and upland vegetation zones serve as effective buffers against noise and other human activities which may have adverse affects on aquatic and wetland dependent wildlife.
c. Submergent, transitional, and upland vegetation zones help slow stormwater runoff flows and increase infiltration of water, nutrients, and other substances.
d. Submergent, transitional, and upland vegetation zones reduce predation by domestic pets on wetland and wetland dependent wildlife species.

4. Agricultural and development activities have destroyed or impaired the beneficial functions of many environmentally sensitive lands in the City of Freeport.

5. Federal and state regulations do not adequately protect environmentally sensitive lands, thus making local regulation necessary.

1.07.0 INTENT

1.07.01 General Intent

With regard to this Land Development Code in general, its provisions shall be construed and implemented to achieve the following intentions and purposes of the Freeport City Council:

A. To establish the regulations, procedures and standards for review and approval of all proposed development in the City of Freeport.

B. To foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, aesthetically pleasing and socially beneficial development of the City of Freeport in accordance with the Comprehensive Plan.

C. To adopt a development review process that is:

1. Efficient, in terms of time and expanse;

2. Effective, in terms of addressing the natural resources and public facility implications of proposed development; and

3. Equitable, in terms of consistency with established regulations and procedures, respect for the rights of property owners, and consideration of the interests of the citizens of the City of Freeport.

D. To implement the City of Freeport Comprehensive Plan as required by the "Local Government Comprehensive Planning and Land Development Regulation Act".

E. To provide specific procedures to ensure that development orders and permits are conditioned on the availability of public facilities and services that meet level of service requirements (concurrency).

1.07.02 Specific Intent Relating to The Various Subject Areas of This Code

This provision of this Code dealing with the following specific subject areas shall be construed and implemented to achieve the following intentions and purposes of the Freeport City Council:

A. Administration and Enforcement

1. To assure that all development proposals be thoroughly and efficiently reviewed for compliance with the requirements of this Code, the City of Freeport Comprehensive Plan, and other applicable City of Freeport regulations.

2. To promote efficiency, predictability and citizen participation.

3. To assure compliance with approved development orders and the provisions of this Code through rigorous but fair enforcement actions.

B. Signs

1. To create a comprehensive and balanced system of sign control that accommodates both the need for a well-maintained, safe and attractive community, and the need for effective business identification, advertising and communication.
2. To permit signs that are:

    a. Compatible with their surroundings.
    b. Designed, constructed, installed and maintained in a manner which does not endanger public safety or unduly distract motorists.
    c. Appropriate to the type of activity to which they pertain.
    d. Large enough to convey sufficient information about the owner or occupants of a particular property, the products or services available on the property, or the activities conducted on the property, and small enough to satisfy the needs for regulation.
    e. Reflective of the identity and creativity of individual occupants.

3. To promote the economic health of the community through increased tourism and property values.

C. Landscaping and Tree Protection

1. To enhance the attractiveness of the community.

2. To conserve energy through the cooling and shading effects of trees.

3. To abate nuisances such as noise, glare, heat, air pollution and stormwater runoff.

4. To mitigate conflicts between adjoining land uses;

5. To preserve the environmental and ecological benefits of existing native trees and vegetation.

6. To promote safe and efficient use of off-street parking facilities and other vehicular use areas by:

a. Clearly delineating and buffering the bounds of vehicular use areas, particularly where they abut public rights of way, so that movement, noise, and glare in one area do not adversely distract activity in another area;
b. Limiting physical site access to established points of ingress and egress; and
c. Limiting the internal movement of vehicles and pedestrians to designated traffic configurations.

7. To preserve the community's irreplaceable natural heritage for existing and future generations.

D. Parking and Loading

To assure that all developments provide for adequate and safe storage and movement of vehicles in a manner consistent with community standards and good engineering and site design principals.

E. Stormwater Management

1. To protect and maintain the chemical, physical and biological integrity of ground and surface waters.

2. To prevent activities which adversely affect ground and surface waters.

3. To encourage the construction of stormwater management systems that aesthetically and functionally approximate natural systems.

4. To protect natural drainage systems.

5. To minimize runoff pollution of ground and surface waters.

6. To maintain and restore groundwater levels.

7. To protect and maintain natural salinity levels in estuarine areas.

8. To minimize erosion and sedimentation.

9. To prevent damage to wetlands.

10. To protect, maintain, and restore the habitat of fish and wildlife.

F. Floodplain Protection

1. To protect human life and health.

2. To minimize expenditure of public money for costly flood control projects.

3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at public expense.

4. To minimize prolonged business interruptions and damage to public facilities and utilities caused by flooding.

5. To maintain a stable tax base by providing for the sound use and development of flood-prone areas.

6. To ensure that potential purchasers of subdivided land are notified that the property is in a flood-prone area.

7. To assure that uses and facilities vulnerable to floods are designed and constructed to resist flood damage.

8. To preserve natural floodplains, stream channels, and natural protective barriers to accommodate flood waters.

9. To limit filling, grading, dredging and other development which may increase erosion, sedimentation, or flood damage.

10. To maintain the normal movement of surface waters to lands that are normally flood free.

11. To maintain the normal movement of surface waters, the optimum storage capacity of watersheds, desirable groundwater levels, water quality, and the natural hydrological and ecological functions of wetlands and other flood prone lands.

12. To avoid the need of costly and environmentally disruptive flood management structures.

13. To encourage the use of flood-prone lands as open space.

14. To make the City of Freeport eligible for participation in the National Flood Insurance Program.

G. Protection of Environmentally Sensitive Lands

1. To protect environmentally sensitive lands and their beneficial functions while also protecting the rights of property owners.

2. To protect, maintain, and restore the chemical, physical, and biological integrity of ground and surface waters and natural habitats.

3. To prevent activities which adversely affect ground and surface waters, natural habitats, and native flora and fauna.

4. To maintain recharge for groundwater aquifers.

5. To prohibit certain uses that are detrimental to environmentally sensitive areas.

6. To protect the recreation opportunities of environmentally sensitive lands for hunting, fishing, boating, hiking, nature observation, photography, camping, and other uses.

7. To protect the public's rights in navigable waters.

8. To protect aesthetic and property values.

1.08.0 RELATIONSHIP TO COMPREHENSIVE PLAN

1.08.01 Generally

The adoption of a unified land development code implements the goals, policies and objectives listed in Part 1 of the Comprehensive Plan:

1.09.0 INCORPORATION BY REFERENCE

1.09.01 Technical Construction Standards Manual

Engineering standards and construction design specifications are contained in a Technical Construction Standards Manual which is hereby incorporated into this Code by reference as Appendix D.

1.09.02 Maps

Maps showing zoning districts, conservation areas, overlay zones, and the like, are hereby incorporated into this Code by reference.

1.10.0 RULES OF INTERPRETATION

1.10.01 Generally

In the interpretation and application of this Code all provisions shall be liberally construed in favor of the objectives and purposes of the City of Freeport and deemed neither to limit nor repeal any other powers granted under state statutes.

1.10.02 Responsibility for Interpretation

In the event that any question arises concerning the application of regulations, performance standards, definitions, development criteria, or any other provision of this Code, the Freeport Planning Director shall be responsible for interpretation and shall look to the City of Freeport Comprehensive Plan for guidance. Responsibility for interpretation by the Freeport Planning Director shall be limited to standards, regulations and requirements of this code, but shall not be construed to include interpretation of any technical codes adopted by reference in this Code, nor be construed as overriding the responsibilities given to any commission, board or official named in other sections or articles of this Code.

1.10.03 Computation of Time

The time within which an act is to be done shall be computed by excluding the first and including the last day; if the last day is a Saturday, Sunday or legal holiday, that day shall be excluded.

1.10.04 Delegation of Authority

Whenever a provision appears requiring the head of a department or some other City of Freeport officer or employee to do some act or perform some duty, it is to be construed to authorize delegation to professional-level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.

1.10.05 Gender

Words importing the masculine gender shall be construed to include the feminine and neuter.

1.10.06 Number

Words in the singular shall include the plural and words in the plural shall include the singular.

1.10.07 Shall, May

The word “shall” is mandatory, “may” is permissive.

1.10.08 Written or In Writing

The term "written" or "in writing" shall be construed to include any representation of words, letters or figures, whether by printing or otherwise.

1.10.09 Year

The word "year" shall mean a calendar year, unless otherwise indicated.

1.10.10 Day

The word "day" shall mean a working day, unless a calendar day is indicated.

1.10.11 Relationship of Specific to General Provisions

More specific provisions of this code shall be followed in lieu of more general provisions that may be more lenient than or in conflict with the more specific provision.

1.11.0 REPEAL OF PRIOR PROVISIONS

This Land Development Code repeals the following previously adopted codes:

1.12.0 ABROGATION

This Land Development Code is not intended to repeal, abrogate or interfere with any existing easements, covenants, or deed restrictions duly recorded in the public records of the City of Freeport.

1.13.0 SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or phrase of this Code is for any reason held by any court of competent jurisdiction to be unconstitutional or otherwise invalid, the validity of the remaining portions of this Code shall continue in full force and effect.

1.14.0 EFFECTIVE DATE

These regulations shall be effective as amended below:

Figure 1.4 List of Land Development Code Amendments.

March 28, 1991	Ordinance 1991-01	Adopted LDC
May 24, 2001	*Revision adoption ordinance not found*	
September 27, 2001	Ordinance 2001-07	Adopted Zoning Map Series
November 12, 2002	Ordinance 2002-03	Zoning Map Revision
" "	Ordinance 2002-04	" "
" "	Ordinance 2002-05	" "
" "	Ordinance 2002-06	" "

April 24, 2003	Ordinance 2003-04	“ “
May 22, 2003	Ordinance 2003-07	“ “
August 12, 2003	Ordinance 2003-11	“ “
“ “	Ordinance 2003-12	“ “
October 14, 2003	Ordinance 2003-14	“ “
February 26, 2004	Ordinance 2004-02	“ “
May 27, 2004	Ordinance 2004-05	“ “
July 22, 2004	Ordinance 2004-08	“ “
“ “	Ordinance 2004-09	“ “
August 26, 2004	Ordinance 2004-12	“ “
“ “	Ordinance 2004-13	“ “
October 12, 2004	Ordinance 2004-18	“ “
“ “	Ordinance 2004-19	“ “
“ “	Ordinance 2004-21	“ “
October 28, 2004	Ordinance 2004-20	“ “
“ “	Ordinance 2004-22	“ “
January 27, 2005	Ordinance 2005-01	Amended Concurrency
		Added Rural Village zoning designation
		Added cul-de-sac regulations
		Added definitions
June 14, 2005	Ordinance 2005-07	Zoning Map Revisions
“ “	Ordinance 2005-09	“ “
“ “	Ordinance 2005-11	“ “
“ “	Ordinance 2005-13	“ “
“ “	Ordinance 2005-14	“ “
July12, 2005	Ordinance 2005-17	“ “
July 14, 2005	Ordinance 2005-19	“ “
“ “	Ordinance 2005-21	“ “
“ “	Ordinance 2005-22	Grandfathered status of annexed SFDs
August 9, 2005	Ordinance 2005-24	Zoning Map Revisions
September 13, 2005	Ordinance 2005-26	“ “
“ “	Ordinance 2005-33	“ “
“ “	Ordinance 2005-34	“ “
October 27, 2005	Ordinance 2005-28	“ “
January 10, 2006	Ordinance 2006-02	“ “
February 14, 2006	Ordinance 2006-04	“ “
March 14, 2006	Ordinance 2006-06	“ “
May 9, 2006	Ordinance 2006-18	Planning Board Membership revised
“ “	Ordinance 2006-19	Zoning Map Revisions
“ “	Ordinance 2006-20	“ “
“ “	Ordinance 2006-21	“ “
“ “	Ordinance 2006-22	“ “

“ “	Ordinance 2006-23	“ “
“ “	Ordinance 2006-24	“ “
“ “	Ordinance 2006-25	“ “
March 22, 2007	Ordinance 2007-02	“ “
April 26, 2007	Ordinance 2007-04	“ “
“ “	Ordinance 2007-05	“ “
May 24, 2007	Ordinance 2007-07	“ “
November 11, 2007	Ordinance 2007-14	“ “
December 11, 2007	Ordinance 2007-15	“ “
August 12, 2008	Ordinance 2008-04	“ “
September 25, 2008	Ordinance 2008-10	“ “
October 14, 2008	Ordinance 2008-11	“ “
“ “	Ordinance 2008-12	“ “
“ “	Ordinance 2008-13	“ “
February 26, 2009	Ordinance 2009-01	“ “
November 8, 2010	Ordinance 2010-05	Revised Floodplain Management Regulations
February 8, 2011	Ordinance 2011-02	Zoning Map Revisions
May 26, 2011	Ordinance 2011-03	Revised Animal Regulations
June 12, 2012	Ordinance 2012-02	Zoning Map Revisions
December 11, 2012	Ordinance 2012-03	Added -Appendix E - Equine Management Regulations
April 28, 2016	Ordinance 2016-04	Added Appendix F – Floodplain Management Regulations
September 12, 2017	Ordinance 2017-04	Replacement of Appendix D – Technical Standards
		Expansion of Height Regulations
		Updates to development review procedures
		Update to protected tree regulations
		Additions to definitions
		Language revisions for clarification
December 12, 2017	Ordinance 2017-06	Prohibition of transfer stations, material recovery facilities and other similar uses.
April 10, 2018	Ordinance 2018-01	Pharmacies/Zoning
June 28, 2018	Ordinance 2018-03	Citizen Board Quorum
September 27,2018	Ordinance 2018-06	Stormwater, landscaping, family farms, Technical Standards Manual corrections
October 25, 2018	Ordinance 2018-08	Mixed Income PDP Requirements
December 13, 2018	Ordinance 2018-11	Appendix H 331 North Corridor Standards
January 8, 2019	Ordinance 2019-02	Zoning Map Revisions
January 31, 2019	Ordinance 2019-03	Capacity Fee Table Updates

February 12, 2019	Ordinance 2019-05	Zoning Map Revisions
February 12, 2019	Ordinance 2019-07	Zoning Map Revisions
April 25, 2019	Ordinance 2019-09	Zoning Map Revisions
July 25, 2019	Ordinance 2019-13	Zoning Map Revisions
December 12, 2019	Ordinance 2019-17	Zoning Map Revisions
December 12, 2019	Ordinance 2019-18	LDC Text Amendments
April 14, 2020	Ordinance 2020-01	331 S Corridor Standards
April 23, 2020	Ordinance 2020-04	Special Events
August 17, 2020	Ordinance 2020-09	Zoning Map Revisions
October 22, 2020	Ordinance 2020-10	Zoning Map Revisions
December 8, 2020	Ordinance 2020-11	Parking Revisions
May 27, 2021	Ordinance 2021-01	Zoning Map Revisions
June 24, 2021	Ordinance 2021-03	Zoning Map Revisions
June 24, 2021	Ordinance 2021-05	Zoning Map Revisions
January 27, 2022	Ordinance 2022-03	Zoning Map Revisions
May 26, 2022	Ordinance 2022-06	Zoning Map Revisions
August 9, 2022	Ordinance 2022-09	Text Revisions
April 25, 2024	Ordinance 2024-03	Text Revisions