

RCID LAND DEVELOPMENT REGULATIONS

TABLE OF CONTENTS - BY CHAPTER

<u>Chapter</u>		<u>Page</u>
ARTICLE 1:	GENERAL PROVISIONS	
1-10	GENERAL PROVISIONS: INTENT.....	1-1
1-20	GENERAL.....	1-2
1-30	DEFINITIONS	1-4
1-40	INTERPRETATION OF BOUNDARIES	1-14
ARTICLE 2:	LAND USES	
2-10	LAND USES: INTENT	2-1
2-20	ALLOWED USES	2-2
2-30	USE CLASSIFICATION SYSTEM	2-6
2-40	SPECIAL RESIDENTIAL USES.....	2-10
2-50	CAMPING FACILITIES	2-11
ARTICLE 3:	GROWTH AND INFRASTRUCTURE PHASING	
3-10	GROWTH AND INFRASTRUCTURE PHASING: INTENT	3-1
3-20	GROWTH STANDARDS.....	3-2
3-30	INFRASTRUCTURE STANDARDS.....	3-5
ARTICLE 4:	DEVELOPMENT AND DESIGN REGULATIONS	
4-10	DEVELOPMENT AND DESIGN REGULATIONS: INTENT	4-1
4-20	SITE IMPROVEMENTS.....	4-2
4-30	STREETS AND RIGHTS-OF-WAY.....	4-3
4-40	PARKING, LOADING, AND CIRCULATION.....	4-6
4-50	LANDSCAPING.....	4-12
4-60	OPEN SPACE.....	4-16
4-70	SIGNS	4-17
4-80	NON-CONFORMITIES	4-18

<u>Chapter</u>	<u>Page</u>
ARTICLE 5:	ENVIRONMENTAL PROTECTION
5-10	ENVIRONMENTAL PROTECTION: INTENT 5-1
5-20	WETLANDS..... 5-2
5-30	STORMWATER MANAGEMENT 5-6
5-40	GROUNDWATER PROTECTION 5-17
5-50	EROSION CONTROL..... 5-19
5-60	SANITARY SEWER 5-24
5-70	SOLID WASTE 5-26
5-80	SOILS AND MINERALS..... 5-27
5-90	FLORA AND FAUNA 5-28
5-100	ARCHAEOLOGICAL AND HISTORIC RESOURCES 5-29
ARTICLE 6:	PROCEDURES
6-10	PROCEDURES: INTENT 6-1
6-20	CONSISTENCY REVIEW 6-2
6-30	DEVELOPMENT REVIEW 6-7
6-40	SUBDIVISION REVIEW 6-14
6-50	SPECIFICATIONS FOR SUBDIVISION PLANS AND PLATS..... 6-20
6-60	VARIANCES 6-25
6-70	REVIEW AND APPEALS 6-28
6-80	ENFORCEMENT 6-30
6-90	AMENDMENT OF LAND DEVELOPMENT REGULATIONS 6-32
6-100	AMENDMENT OF COMPREHENSIVE PLAN 6-35
6-120	FEES 6-40
ARTICLE 7:	OFFICERS AND BOARDS
7-10	OFFICERS AND BOARDS: INTENT 7-1
7-20	BOARD OF SUPERVISORS..... 7-2
7-30	PLANNING BOARD 7-4
7-50	PLANNING AND ENGINEERING DEPARTMENT..... 7-6

RCID LAND DEVELOPMENT REGULATIONS

TABLE OF CONTENTS - BY SECTION

<u>Section</u>		<u>Page</u>
ARTICLE 1:	GENERAL PROVISIONS	
CH. 1-10	GENERAL PROVISIONS: INTENT	
1-10.1	Title and Purpose	1-1
1-10.2	Organization.....	1-1
CH. 1-20	GENERAL	
1-20.1	Purpose	1-2
1-20.2	Title	1-2
1-20.3	Purpose of Land Development Regulations	1-2
1-20.4	Applicability	1-2
1-20.5	Relationship to Comprehensive Plan.....	1-2
1-20.6	Regulatory Map.....	1-3
1-20.7	Interpretations	1-3
1-20.8	Moving Buildings.....	1-3
1-20.9	Visitor Access	1-3
1-20.10	Severability.....	1-3
CH. 1-30	DEFINITIONS	
1-30.1	Purpose	1-4
1-30.2	Applicability	1-4
1-30.3	Rules of Construction.....	1-4
1-30.4	Use Classifications.....	1-5
1-30.5	Definition of Terms.....	1-5
CH. 1-40	INTERPRETATION OF BOUNDARIES	
1-40.1	Purpose.....	1-14
1-40.2	Rules of Interpretation.....	1-14
1-40.3	Final Determination.....	1-14
ARTICLE 2:	LAND USES	
CH. 2-10	LAND USES: INTENT	
2-10.1	Title and Purpose	2-1
2-10.2	Organization.....	2-1
CH. 2-20	ALLOWED USES	
2-20.1	Purpose.....	2-2
2-20.2	Principal Uses	2-2
2-20.3	Classification of Principal Uses.....	2-2
2-20.4	Accessory Uses	2-3
2-20.5	Essential Services.....	2-3

<u>Section</u>		<u>Page</u>
2-20.6	Theme Parks.....	2-3
2-20.7	Lodging Services	2-3
2-20.8	Potential Deannexation Areas	2-3
CH. 2-30	USE CLASSIFICATION SYSTEM	
2-30.1	Purpose.....	2-6
2-30.2	Administrative and Business Offices	2-6
2-30.3	Agriculture	2-7
2-30.4	Animal Services	2-7
2-30.5	Automotive	2-7
2-30.6	Business and Professional Support.....	2-7
2-30.7	Civic and Cultural Centers	2-7
2-30.8	Custom Manufacturing.....	2-7
2-30.9	Day Care	2-7
2-30.10	Eating and Drinking Establishments	2-7
2-30.11	Equipment Services	2-7
2-30.12	Financial and Professional Services.....	2-8
2-30.13	Laundry Services	2-8
2-30.14	Lodging Services	2-8
2-30.15	Maintenance Services.....	2-8
2-30.16	Material Excavation.....	2-8
2-30.17	Medical Services	2-8
2-30.18	Natural Resources	2-8
2-30.19	Recreation.....	2-8
2-30.20	Residential	2-9
2-30.21	Safety Services	2-9
2-30.22	Sales and Services	2-9
2-30.23	Transportation Services	2-9
2-30.24	Utility Services.....	2-9
2-30.25	Warehousing Services	2-9
2-30.26	Water-Related Services	2-9
CH. 2-40	SPECIAL RESIDENTIAL USES	
2-40.1	Purpose.....	2-10
2-40.2	Small Community Residential Homes	2-10
2-40.3	Other Special Residential Uses	2-10
CH. 2-50	CAMPING FACILITIES	
2-50.1	Purpose.....	2-11
2-50.2	Where Allowed	2-11
2-50.3	Standards.....	2-11

<u>Section</u>	<u>Page</u>
ARTICLE 3:	GROWTH AND INFRASTRUCTURE PHASING
CH. 3-10	GROWTH AND INFRASTRUCTURE PHASING: INTENT
3-10.1	Title and Purpose 3-1
3-10.2	Organization..... 3-1
CH. 3-20	GROWTH STANDARDS
3-20.1	Purpose 3-2
3-20.2	Development Maximums 3-2
3-20.3	Land Consumption Maximums 3-4
3-20.4	Development Thresholds 3-4
CH. 3-30	INFRASTRUCTURE STANDARDS
3-30.1	Purpose 3-5
3-30.2	Maintenance of Standards 3-5
3-30.3	Roadway System 3-5
3-30.4	Potable Water 3-6
3-30.5	Sanitary Sewage 3-7
3-30.6	Solid Waste 3-7
3-30.7	Drainage..... 3-7
3-30.8	Parks and Recreation 3-8
ARTICLE 4:	DEVELOPMENT AND DESIGN REGULATIONS
CH. 4-10	DEVELOPMENT AND DESIGN REGULATIONS: INTENT
4-10.1	Title and Purpose 4-1
4-10.2	Organization..... 4-1
CH. 4-20	SITE IMPROVEMENTS
4-20.1	Purpose 4-2
4-20.2	Potable Water Distribution Systems 4-2
4-20.3	Wastewater Collection Systems 4-2
4-20.4	Surface Drainage Systems 4-2
4-20.5	Solid Waste Systems 4-2
4-20.6	Traffic Circulation Systems 4-2
CH. 4-30	STREETS AND RIGHTS-OF-WAY
4-30.1	Purpose 4-3
4-30.2	Classification of Roads 4-3
4-30.3	Roadway Design Standards 4-3
4-30.4	Access Standards 4-3
4-30.5	Pedestrian Safety Requirements 4-4
4-30.6	Public Rights-of-Way Requirements..... 4-5

<u>Section</u>	<u>Page</u>
CH. 4-40	PARKING, LOADING, AND CIRCULATION
4-40.1	Purpose 4-6
4-40.2	General Parking Regulations 4-6
4-40.3	Location of Parking 4-7
4-40.4	Joint Use of Parking 4-7
4-40.5	Loading and Unloading Requirements 4-8
4-40.6	Permanent Reservation 4-8
4-40.7	Parking for Disabled Persons 4-8
4-40.8	Pedestrian Access from Public Sidewalks 4-8
CH. 4-50	LANDSCAPING
4-50.1	Purpose 4-12
4-50.2	Applicability 4-12
4-50.3	Required Plans 4-12
4-50.4	Water Conservation and Water Quality 4-12
4-50.5	Public Safety 4-14
4-50.6	Native Vegetation 4-14
4-50.7	Non-residential Properties Adjacent to Residential Properties 4-15
CH. 4-60	OPEN SPACE
4-60.1	Purpose 4-16
4-60.2	Open Space Requirements 4-16
CH. 4-70	SIGNS
4-70.1	Purpose 4-17
4-70.2	Applicability 4-17
4-70.3	Rights-of-Way and Easements 4-17
4-70.4	Signage Criteria 4-17
CH. 4-80	NON-CONFORMITIES
4-80.1	Purpose 4-18
4-80.2	Regulations 4-18
ARTICLE 5:	ENVIRONMENTAL PROTECTION
CH. 5-10	ENVIRONMENTAL PROTECTION: INTENT
5-10.1	Title and Purpose 5-1
5-10.2	Organization 5-1
CH. 5-20	WETLANDS
5-20.1	Purpose 5-2
5-20.2	Applicability 5-2
5-20.3	Exemptions 5-2
5-20.4	Wetland Classifications 5-2
5-20.5	General Provisions 5-3
5-20.6	Uses Allowed in Class II Wetland Areas 5-3
5-20.7	Maintenance and Repairs 5-4
5-20.8	Requirements for Wetland Buffers 5-4
5-20.9	Environmental Review 5-5
5-20.10	Evaluation and Approvals 5-5

<u>Section</u>	<u>Page</u>
CH. 5-30	STORMWATER MANAGEMENT
5-30.1	Purpose 5-6
5-30.2	Approval Process 5-6
5-30.3	Drainage Improvements 5-7
5-30.4	Master Drainage Plans 5-7
5-30.5	Construction Plans and Supplemental Information 5-8
5-30.6	Impervious Surfaces 5-9
5-30.7	Pollution Abatement 5-9
5-30.8	Protection from Flooding 5-10
5-30.9	Development Within Floodplain Areas 5-10
5-30.10	Disposition of Stormwater Runoff 5-10
5-30.11	Design Storm 5-11
5-30.12	Computation Methods 5-11
5-30.13	Dry Ponds 5-12
5-30.14	Wet Ponds 5-13
5-30.15	Discharge Structures 5-13
5-30.16	Open Drainage Ways 5-14
5-30.17	Control Devices 5-14
5-30.18	Maintenance of Water Table 5-14
5-30.19	Roadways: Swales 5-14
5-30.20	Roadways: Curbs, Gutters, and Inlets 5-14
5-30.21	Secondary Drainage: Design Discharges 5-15
5-30.22	Secondary Drainage: Pipe Requirements 5-15
5-30.23	Secondary Drainage: Tailwater and Hydraulic Grade Computations 5-15
CH. 5-40	GROUNDWATER PROTECTION
5-40.1	Purpose 5-17
5-40.2	Protection of Recharge Areas 5-17
5-40.3	Wellhead Protection 5-17
5-40.4	Sludge Disposal 5-18
5-40.5	Hazardous Waste Holding 5-18
CH. 5-50	EROSION CONTROL
5-50.1	Purpose 5-19
5-50.2	Compliance 5-19
5-50.3	Discharges 5-19
5-50.4	Adverse Impacts 5-19
5-50.5	Responsibilities 5-19
5-50.6	Erosion Control Plan 5-19
5-50.7	RCID Approvals 5-20
5-50.8	Requirements 5-20
5-50.9	General Provisions 5-21
5-50.10	Best Practices 5-23
5-50.11	Dewatering 5-23
5-50.12	Certificate of Occupancy 5-23

<u>Section</u>	<u>Page</u>
CH. 5-60	SANITARY SEWER
5-60.1	Purpose 5-24
5-60.2	General Requirements 5-24
5-60.3	Wastewater Collection Systems 5-24
5-60.4	Independent Package Plants and Septic Tanks 5-25
CH. 5-70	SOLID WASTE
5-70.1	Purpose 5-26
5-70.2	General Requirements 5-26
5-70.3	Hazardous Materials 5-26
CH. 5-80	SOILS AND MINERALS
5-80.1	Purpose 5-27
5-80.2	Geotechnical Studies 5-27
5-80.3	Waterways 5-27
5-80.4	Construction Sites 5-27
5-80.5	Mineral Extraction 5-27
CH. 5-90	FLORA AND FAUNA
5-90.1	Purpose 5-28
5-90.2	General Requirements 5-28
5-90.3	Gopher Tortoise Management Program 5-28
5-90.4	Scrub Jay Habitat Protection Program 5-28
CH. 5-100	ARCHAEOLOGICAL AND HISTORIC RESOURCES
5-100.1	Purpose 5-29
5-100.2	Survey 5-29
5-100.3	Mitigation 5-29
5-100.4	State Archaeological Sites 5-29
ARTICLE 6:	PROCEDURES
CH. 6-10	PROCEDURES: INTENT
6-10.1	Title and Purpose 6-1
6-10.2	Organization 6-1
CH. 6-20	CONSISTENCY REVIEW
6-20.1	Purpose 6-2
6-20.2	Applicability 6-2
6-20.3	Pre-Application Conference 6-3
6-20.4	Concept Plan 6-3
6-20.5	Consistency Determination 6-4
6-20.6	Record Keeping 6-4
6-20.7	Determination if Concurrency Review Required 6-4
6-20.8	Determination if Site Plan Review Required 6-5
6-20.9	Determination if Environmental Review Required 6-5
6-20.10	Appeals 6-6
6-20.11	Changes in Concept Plan 6-6

<u>Section</u>	<u>Page</u>
CH. 6-30	DEVELOPMENT REVIEW
6-30.1	Purpose.....6-7
6-30.2	Site Plan Information.....6-7
6-30.3	Site Plan Review.....6-8
6-30.4	Concurrency Information.....6-9
6-30.5	Timing of Concurrency Review.....6-9
6-30.6	Process for Concurrency Determination.....6-9
6-30.7	Determination of Concurrency.....6-10
6-30.8	Availability of Potable Water, Wastewater, Solid Waste, and Drainage Facilities.....6-10
6-30.9	Availability of Parks and Recreation Facilities.....6-10
6-30.10	Availability of Roads.....6-11
6-30.11	Period of Validity.....6-12
6-30.12	Changes in Project.....6-12
6-30.13	Transferability.....6-12
6-30.14	Semi-Annual Reports.....6-13
6-30.15	Fees.....6-13
6-30.16	Appeals.....6-13
CH. 6-40	SUBDIVISION REVIEW
6-40.1	Purpose.....6-14
6-40.2	Application Requirements.....6-14
6-40.3	Notice.....6-15
6-40.4	Review Procedures: Preliminary Subdivision Plan.....6-15
6-40.5	Planning Board Action: Preliminary Subdivision Plan.....6-15
6-40.6	Appeal of Denial.....6-16
6-40.7	Board Action: Preliminary Subdivision Plan.....6-16
6-40.8	Review Procedures: Final Subdivision Plan.....6-17
6-40.9	Board Action: Final Subdivision Plan.....6-17
6-40.10	Plat Approval and Recording.....6-17
6-40.11	Start of Construction.....6-17
6-40.12	Variances, Modifications, and Waivers.....6-17
6-40.13	Vacating of Plats.....6-18
CH. 6-50	SPECIFICATIONS FOR SUBDIVISION PLANS AND PLATS
6-50.1	Purpose.....6-20
6-50.2	Land Use Category.....6-20
6-50.3	Preliminary Plans: Preparation.....6-20
6-50.4	Preliminary Plans: Contents.....6-20
6-50.5	Final Subdivision Plans.....6-22
6-50.6	Platting Requirements.....6-23
CH. 6-60	VARIANCES
6-60.1	Purpose.....6-25
6-60.2	Requirements for Application.....6-25
6-60.3	Review Procedures.....6-25
6-60.4	Notice.....6-26
6-60.5	Planning Board Action.....6-26
6-60.6	Appeals.....6-27
6-60.7	Wait on Denials.....6-27
6-60.8	Modification.....6-27
6-60.9	Expiration.....6-27

<u>Section</u>		<u>Page</u>
6-60.10	Revocation	6-27
CH. 6-70	REVIEW AND APPEALS	
6-70.1	Purpose	6-28
6-70.2	Administrative Review	6-28
6-70.3	Formal Appeal	6-28
6-70.4	Submittal	6-28
6-70.5	Notices	6-28
6-70.6	Public Hearing	6-29
CH. 6-80	ENFORCEMENT	
6-80.1	Purpose	6-30
6-80.2	Responsibility for Enforcement	6-30
6-80.3	Applicability	6-30
6-80.4	Enforcement Procedures	6-30
6-80.5	Immediate Threat	6-31
6-80.6	Penalties	6-31
6-80.7	Remedies	6-31
CH. 6-90	AMENDMENT OF LAND DEVELOPMENT REGULATIONS	
6-90.1	Purpose	6-32
6-90.2	Requirements for Application	6-32
6-90.3	Review Procedures	6-32
6-90.4	Notice	6-33
6-90.5	Planning Board Action	6-33
6-90.6	Appeal of Denial	6-33
6-90.7	Action by Board	6-33
6-90.8	Effective Date	6-34
6-90.9	Wait on Denials	6-34
6-90.10	Modification	6-34
CH. 6-100	AMENDMENT OF COMPREHENSIVE PLAN	
6-100.1	Purpose	6-35
6-100.2	Frequency of Amendments	6-35
6-100.3	Requirements for Application	6-35
6-100.4	Review Procedures	6-36
6-100.5	Notice	6-36
6-100.6	Planning Board Action	6-36
6-100.7	Appeal of Denial	6-37
6-100.8	Action by Board	6-37
6-100.9	Transmittal of Proposed Amendment	6-38
6-100.10	Adoption of Amendment	6-38
6-100.11	Effective Date	6-38
6-100.12	Submittal of Adopted Amendment	6-38
6-100.13	Amendment Not in Compliance	6-38
6-100.14	Amendment Not Adopted	6-38
6-100.15	Amendments Not Subject to Compliance Review	6-38
6-100.16	Small-Scale Development	6-38
6-100.17	Wait on Denials	6-39
6-100.18	Modification	6-39
6-100.19	Amendments to Land Development Regulations	6-39
6-100.20	Changes in Jurisdictional Boundaries	6-39

<u>Section</u>	<u>Page</u>
CH. 6-110	RESERVED
CH. 6-120	FEES
6-120.1	Purpose..... 6-40
6-120.2	Fee Schedule..... 6-40
6-120.3	Exempt Entities 6-40
6-120.4	Simultaneous Applications..... 6-40
6-120.5	Expired Approval..... 6-40
6-120.6	Amendment to Approval 6-40
6-120.7	Reinitiation of Withdrawn Applications..... 6-40
6-120.8	Specialists 6-41
ARTICLE 7:	OFFICERS AND BOARDS
CH. 7-10	OFFICERS AND BOARDS: INTENT
7-10.1	Title and Purpose..... 7-1
7-10.2	Organization..... 7-1
CH. 7-20	BOARD OF SUPERVISORS
7-20.1	Purpose..... 7-2
7-20.2	Comprehensive Plan..... 7-2
7-20.3	Land Development Regulations..... 7-2
7-20.4	Environmental Regulations..... 7-3
7-20.5	Safety and Sanitary Codes 7-3
7-20.6	Other Standards..... 7-3
7-20.7	Implementation of Regulations 7-3
7-20.8	Procedures..... 7-3
7-20.9	Planning Board 7-3
7-20.10	Intergovernmental Coordination 7-3
7-20.11	Appeals 7-3
7-20.12	Fees 7-3
CH. 7-30	PLANNING BOARD
7-30.1	Purpose..... 7-4
7-30.2	Local Planning Agency 7-4
7-30.3	Powers of the Planning Board 7-4
7-30.4	Evaluation and Appraisal of the Comprehensive Plan 7-4
7-30.5	Appointment of Members..... 7-5
7-30.6	Terms of Membership 7-5
CH. 7-40	RESERVED
CH. 7-50	PLANNING AND ENGINEERING DEPARTMENT
7-50.1	Purpose..... 7-6
7-50.2	Responsibilities 7-6
7-50.3	Manager of Planning and Engineering 7-6
7-50.4	Authority of Manager..... 7-6
7-50.5	Hearing Officer 7-6