

Exhibit B: UDO Summary of Revisions Memorandum

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BENCHMARK

MEMO

To: Person County Planning & Zoning Department

From: Benchmark Planning

Date: 5-25-2023

RE: Draft Person County Development Ordinance Summary

Below is a summary of each section of the draft Development Ordinance, the origin of previous regulations, and a brief summary of changes.

ARTICLE 1: PURPOSE & AUTHORITY				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
1.1	Title	Planning Ordinance & Subdivision Ordinance	Art. II & Sec. 10	Ordinances combined into single development ordinance
1.2	Purpose of Development Ordinance	Planning Ordinance & Subdivision Ordinance	Sec. 11 & Sec. 13	Combined zoning and subdivision purposes
1.3	Authority	Planning Ordinance & Subdivision Ordinance	Sec. 10 & Sec.11	Combined zoning and subdivision purposes with statutory references
1.4	Zoning Map	Planning Ordinance	Sec. 153-1	Zoning Map adopted by reference
1.5	Applicability	Planning Ordinance & Subdivision Ordinance	Art. V & Sec. 14, Sec. 60	Person County jurisdiction. Bona fide farms exempt.
1.6	Abrogation & Separability	Planning Ordinance	Art. XV	No change
1.7	Conformance with Adopted Plans and ROW Dedication	Subdivision Ordinance	Sec. 12-1	New with statutory reference and reference to Joint Comprehensive Land Use Plan and CTP
1.8	Vested Rights	Planning Ordinance	Sec. 150-1	Statutory references to duration of approval.

				References to extended vested rights and development agreements.
1.9	Effective Date	Planning Ordinance	Art. XVI	Date to be entered upon approval. Repeal and replacement of previous ordinances.
ARTICLE 2: ADMINISTRATION & ENFORCEMENT				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
2.1	Purpose	n/a	n/a	Sets forth purpose of Article 2.
2.2	Administrator & Administrative Staff	Planning Ordinance	Sec. 140	Statutory references to establishment, conflict of interest, and duties. Appointed by County Manager.
2.3	Technical Review Committee	n/a	n/a	Established to assist administrator with more complex reviews and to coordinate review to assist applicant.
2.4	Planning Board	1967 Ordinance	n/a	Re-established with statutory references, duties, conflict of interest.
2.5	Board of Adjustment	n/a	n/a	Re-established with statutory references, duties, conflict of interest.
2.6	County Board of Commissioners	n/a	n/a	Establishes duties as it relates to Development Ordinance. Statutory reference to conflict of interest
2.7	Enforcement	Planning Ordinance & Subdivision Ordinance	Sec. 142 & Sec. 77	Statutory updates for violations enforcement procedures.
ARTICLE 3: DEFINITIONS				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
3.1	Purpose	n/a	n/a	Explains purpose of Definitions Article
3.2	Interpretation	Planning Ordinance, Subdivision Ordinance, et. al.	n/a	Consolidates the interpretation sections of all previous ordinances.
3.3	Acronyms & Abbreviations	n/a	n/a	Provides meaning of common acronyms and abbreviations used throughout ordinance

3.4-3.11	General, Airport, Watershed, Flood, Sexually Oriented Business, Wireless Telecommunications, and Sign Definitions	Planning Ordinance, Subdivision Ordinance, et. al.	n/a	Consolidates all general definitions with common meaning from all previous ordinances. Includes definitions for terms and uses that have been added. Provides individual sections for definitions that are specific to an overlay, land use, or structure type.
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ARTICLE 4: REVIEW & APPROVAL PROCEDURES

Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
4.1	Purpose, Applicability, & General Provisions	n/a	n/a	Section Heading
4.1.1	Purpose	n/a	n/a	Sets forth purpose of Article 4.
4.1.2	Applicability	n/a	n/a	Establishes applicability of administrative, quasi-judicial, and legislative review processes.
4.1.3	Decision Types	n/a	n/a	Explains administrative, quasi-judicial, and legislative proceedings with statutory references.
4.1.4	General Provisions	Planning Ordinance	Sec. 150	Rearranged and provided section titles: Applications, Effect of Approval, & Effect of Disapproval.
4.2	Administrative Zoning Permit Procedures	n/a	n/a	Section Heading
4.2.1	General Provisions for Zoning Permits	Planning Ordinance	Sec. 141-1, Sec. 152-1	Added exceptions for Zoning Permits. Watershed requirements incorporated into process by reference.
4.2.2	Right of Appeal	Planning Ordinance	150-3	Reference to appeals procedures.
4.2.3	Certificate of Compliance	Planning Ordinance	Sec. 141-2	Renamed from Permit of Occupancy/Compliance.
4.2.4	Zoning Permit Procedures for SFR, TFR, and Accessory Structures	Planning Ordinance	Sec. 141-2	Added flow chart and step-by-step procedures for single-family, two-family, and accessory structures with plot plan.
4.2.5	Zoning Permit Procedures for MFR	Planning Ordinance	Sec. 80, Sec. 81	Added flow chart and step-by-step procedures for multi-

	and Non-residential Development			family residential and non-residential sites.
4.2.6	Zoning Permit Procedures for Signs	n/a	n/a	Added flow chart and step-by-step procedures for sign permits referencing Article 7 requirements.
4.2.7	Performance Guarantees for Zoning Permits	Planning Ordinance	Sec. 141-2	Moved performance guarantees for zoning approvals to separate section.
4.3	Subdivision Procedures	n/a	n/a	Section Heading
4.3.1	Subdivisions Defined	Subdivision Ordinance	Sec. 16-1	Updated exemptions to match statutory definition and included additional exemptions already listed in Subdivision Ordinance.
4.3.2	Subdivision Exemption	Subdivision Ordinance	16-2	Changed term from exception to exemption to more accurately reflect that the defined divisions are exempt from subdivision regulation.
4.3.3	Minor Subdivision Defined	n/a	n/a	Simplified subdivision types and thresholds. Family subdivisions have been removed, and all divisions of 5 lots or less are defined as a minor subdivision and may use a private road.
4.3.4	Major Subdivision Defined	n/a	n/a	Major subdivisions include all divisions of more than 5 lots with public road.
4.3.5	Minor Subdivision Procedures	Subdivision Ordinance	Sec. 21	Added flow chart and step-by-step procedures for minor subdivisions. Need to determine if Voluntary Agriculture District statement will be included on plats.
4.3.6	Major Subdivision Procedures	Subdivision Ordinance	Sec. 30	Added flow chart and step-by-step procedures for major subdivisions. Separated process into three phases: Preliminary, Construction, Final. Concept Plan changed to Preliminary Plat for terminology more consistent with other jurisdictions. Voluntary Agriculture District to be included on plats.
4.3.7	Resubdivision Procedures	Subdivision Ordinance	Sec. 40	No changes

4.3.8	Modifications & Variations	Subdivision Ordinance	Sec. 70-71	Clarifies approval authority as Board of Commissioners acting as a Board of Adjustment, with recommendation from Planning Board.
4.3.9	Disclosure of Subdivision Road Status	Subdivision Ordinance	Sec. 50	Private roads only allowed for minor subdivisions of 5 lots or less. Standards to be in Section 6.6.
4.3.10	Filing of Plats	Subdivision Ordinance	Sec. 73	No changes. Previous Subdivision Ordinance adoption date referenced.
4.3.10	Appeals	Subdivision Ordinance	Sec. 78	References appeal procedures.
4.4	Quasi-judicial Procedures	n/a	n/a	Section Heading
4.4.1	General Procedures	n/a	n/a	Added flow chart and step-by-step procedures for all quasi-judicial requests in accordance with statutes. Board of Commissioners acts as a Board of Adjustment for Special Use Permits. Plan submittal requirements added to Step 2. Public Notice to follow statutes in Step 4.
4.4.2	Appeal Provisions	Planning Ordinance	Sec. 159	Added statutory provisions regarding appeals.
4.4.3	Variance Provisions	Planning Ordinance	Sec. 157	Added statutory provisions regarding variances and matched findings to statutes. Referenced Watershed Variances in Section 6.2 & 6.3.
4.4.4	Special Use Permit Provisions	Planning Ordinance	Sec. 155	Added statutory provisions regarding variances. Board of Commissioners acts as a Board of Adjustment.
4.5	Legislative Procedures	n/a	n/a	Category Heading
4.5.1	General Procedures	Planning Ordinance	Sec. 153	Added flow chart and step-by-step procedures for all legislative requests in accordance with statutes (will fix flow chart arrows later). Planning Board holds advisory/courtesy hearing to provide recommendation to Board of Commissioners

4.5.2	Ordinance Text Amendment Provisions	Planning Ordinance	Sec. 153	Reference legislative review process and adoption by ordinance.
4.5.3	Zoning Map Amendment Provisions	Planning Ordinance	Sec. 153	Reference legislative review process, Conditional Districts, and updating the Zoning Map.
4.5.4	Conditional District Provisions	Planning Ordinance	Sec. 154	Statutory references for Conditional Districts.
4.5.5	Vested Rights Provisions	Planning Ordinance	Sec. 158	Reference legislative review process and statutory references.
4.5.6	Development Agreements	Planning Ordinance	Sec. 156	Reference legislative review process and statutory references.

ARTICLE 5: ZONING DISTRICTS AND USES

Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
5.1	Purpose	Statutory Reference	n/a	Statutory authority to divide county into zoning districts
5.2	Interpretation of District boundaries	Planning Ordinance	Sec. 50	No changes
5.3	Base Zoning Districts	Planning Ordinance	Sec. 70	Intent of Rural Conservation District revised to match recommendations of adopted Comprehensive Plan. Neighborhood Business and Highway Business districts renamed to avoid confusion with Roxboro districts.
5.4	Conditional Districts	Planning Ordinance	Sec. 70-2	No changes
5.5	Overlay Districts	Planning Ordinance	70-1(E), 30-4	Watershed Protection Overlay consolidated.
5.5.1	Airport Overlay	Planning Ordinance	90, 91	No changes
5.5.2	Watershed Protection Overlay	Planning Ordinance	30-4	Incorporated all watersheds into a watershed protection overlay with different zones. (Overlay development standards are located in Article 6.)
5.6	Permitted Uses	Planning Ordinance	App. C	Classified uses into categories. Consolidated similar uses into same designation. RC district and GI district uses updated to reflect recommendations of adopted Comprehensive Plan. Commercial uses in RC district limited to major intersections.

				Retail uses grouped based on size. New manufactured home parks not permitted.
5.7	Supplemental Requirements for Certain Uses	Planning Ordinance	App. C (notes)	Grouped supplemental requirements by use categories.
5.7.1	Agricultural Uses	Planning Ordinance	Article 4	Added statutory references for agriculture and bona fide farms.
5.7.2	Residential Uses	n/a	n/a	Category heading
5.7.2.2	Accessory Structure, Residential	Planning Ordinance	Sec. 60-5, 60-6A, 60-6B, 60-6C	Manufactured homes, trailers, vehicles, shipping containers cannot be used for storage. Up to 2 RV/campers per acre can be stored on lot, not to exceed 5.
5.7.2.2	Dwelling, Accessory	Planning Ordinance	60-7	Accessory dwelling size limited to 50 percent of principal dwelling. Camper/RV can be used for up to 90 days.
5.7.2.3	Dwelling, Accessory (temporary construction camper/RV)	Planning Ordinance	App. C (note 7A)	Camper/RV can be used for up to one year while principal dwelling is under construction.
5.7.2.4	Dwelling, Accessory (temporary hardship manufactured home)	Planning Ordinance	App. C (note 4)	No change
5.7.2.5	Dwelling, Family Care Home	Planning Ordinance	App. B, App. C	From NCGS 160D-906
5.7.2.6	Home Occupation	Planning Ordinance	App. C (note 1)	No change
5.7.2.7	Manufactured Home, Class A	Planning Ordinance	App. C (note 6)	Added HUD standards date (1976).
5.7.2.8	Manufactured Home, Class B	Planning Ordinance	App. C (note 3)	Added HUD standards date (1976).
5.7.2.9	Residential Development Sales Office (temporary)	n/a	n/a	Temporary residential development sales offices are permitted
5.7.3	Civic, Government & Institutional Uses	n/a	n/a	Section Heading
5.7.3.1	Accessory Structures with Civic, Government, Institutional Principal Use	Planning Ordinance	Sec. 60-5, 60-6A, 60-6B, 60-6C	Accessory structure standards for use category added.
5.7.3.2	School Mobile Unit, Temporary	n/a	n/a	Temporary school mobile units are permitted for 5 years, renewable for 5 years
5.7.4	Recreation & Entertainment Uses	n/a	n/a	Section Heading

5.7.4.1	Accessory Structures with Recreation & Entertainment Principal Use	Planning Ordinance	Sec. 60-5, 60-6A, 60-6B, 60-6C	Accessory structure standards for use category added.
5.7.4.2	Campgrounds/RV Park	Planning Ordinance	155-2	Added maximum length of stay and internal drive standards.
5.7.4.3	Lodging (vacation rental/whole-house lodging)	n/a	n/a	Reference to NCGS Chapter 42A. Regulations added.
5.7.4.4	Sexually Oriented Businesses	Ordinance Regulating Sexually Oriented Businesses in Person County	Whole Ordinance (minus redundant language)	Zoning/Special Use Permit instead of license process.
5.7.5	Office & Service Uses	n/a	n/a	Category heading
5.7.5.1	Office, Retail & Service Uses in RC District	n/a-Implements recommendation of Comprehensive Plan	n/a	Uses in this category that are listed as "Permitted" in the RC district must be located within 1,000 feet of an intersection of major/minor thoroughfares
5.7.5.2	Accessory Structures with Office, Retail, & Service Principal Use	Planning Ordinance	Sec. 60-5, 60-6A, 60-6B, 60-6C	Accessory structure standards for use category added.
5.7.5.3	Construction Office (temporary)	Planning Ordinance	App. B, App. C	Temporary construction offices allowed during permitted construction projects.
5.7.5.4	Itinerant Retail Uses	n/a	n/a	Temporary vendors are permitted for up to 120 days per calendar year at a single location.
5.7.5.5	Yard/Garage/Estate Sales	n/a	n/a	Sale of household goods permitted a site for not more than 24 days in a calendar year.
5.7.6	Industrial, Warehousing, Transportation, & Utility Uses	n/a	n/a	Section Heading
5.7.6.2	Accessory Structures with Industrial, Warehousing, Transportation, & Utility Principal Use	Planning Ordinance	Sec. 60-5, 60-6A, 60-6B, 60-6C	Accessory structure standards for use category added.
5.7.6.2	Industrial, Heavy & Light	Planning Ordinance	App. C (note 2)	Previous regulations provided nothing more than a category, prohibition of acetylene gas and explosives and buffer requirement. The industrial additions section should not be

				different than additions to other uses. NAICS codes for each category are now listed.
5.7.6.3	Junkyards and Automobile Graveyards	Ordinance Regulating Automobile Graveyards and Junkyards in Person County	Whole Ordinance (minus redundant language)	Junkyards are more limited to commercial districts, subject to specific requirements.
5.7.6.4	Power/Utility Systems, Solar Energy	Person County Solar Energy System Ordinance	Whole Ordinance (minus redundant language)	No major changes
5.7.6.5	Water Dependent Structure	Person-Caswell Lake Authority	n/a	Approval required on Hyco Lake prior to Zoning Permit.
5.7.6.6	Wireless Telecommunications Towers, Support Structures	n/a	n/a	Added for compliance with NCGS Chapter 160D, Article 9, Part 3. Permitted based on height.
ARTICLE 6: DEVELOPMENT STANDARDS				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
6.1	General Development Standards	Subdivision Regs. Planning Ordinance	Sec. 53 Sec. 73-2, Sec. 80	Simplifies building group review. Clarifies that one house and accessory structures are allowed on a lot (including an accessory dwelling)
6.2	Density and Dimensional Standards	n/a	n/a	Category Heading
6.2.1	General Development Standards	Subdivision Regs.	Sec. 53-4	Provided guidance on how to measure sight distance, structure height, setbacks, and density with diagrams.
6.2.2	Density & Dimensional Table			To implement recommendations of the Comprehensive Plan, at the recommendation of the Steering Committee, reduced RC district to a density of 0.2 DUA (or 1 dwelling unit per 5 acres) for major subdivisions and 0.5 DUA (or 1 dwelling per 2 acres) for minor subdivisions. Adjusted lot size with water or sewer to be 20,000sf. Adjusted

				lot size with water and sewer to be 10,000sf and increased lot width to 50ft.
6.2.3	Exceptions to Dimensional Standards	Planning Ordinance	Sec. 72 notes	Added Health Department requirement for setback from Hyco & Mayo Lakes.
6.2.4	Conservation Development	Planning Ordinance	Sec. 74	Previously called cluster development Identification of conservation areas added to the process.
6.2.5	Flexibility in Administration	n/a	n/a	Permits the Administrator to make minor 10% adjustments to dimensional standards (not overall density).
6.3	Environmental & Open Space Standards	n/a	n/a	Section Heading
6.3.1	Purpose & Applicability	N/A	N/A	Describes intent of Section 6.3
6.3.2	Watershed Overlay Standards	Planning Ordinance (Watershed Ord.)	Sec. 30	No proposed changes to standards (state law). Conservation Development referenced instead of Cluster. Board of Adjustment acts as Watershed Review Board.
6.3.3	Falls Watershed Overlay Standards	Planning Ordinance (Falls Stormwater Ord.)	Sec. 31	No proposed changes to standards (state law). Review procedures integrated into Development Review Process of Article 4 – Review of Falls Stormwater is supplement to process. “Design Manual” refers to NCDEQ Stormwater Design Manual online. Same variance procedures as other watersheds-BOA as Watershed Review Board.
6.3.4	Flood Damage Prevention Standards	Flood Damage Prevention Ordinance	All	No proposed changes (state law with local options). Floodplain Development Permit supplement to Article 4 development review process.
6.3.5	Open Space Standards	Planning Ordinance	Sec. 74-7, Sec. 80-2(D)	No open space required for densities under 1 DUA. Pulled from NC Model Conservation Ordinance and NC Conservation Subdivision Handbook. Open space must be classified. Options provided for open

				space ownership & maintenance.
6.4	Landscaping & Screening Standards	Planning Ordinance	Sec. 72 (Buffers)	Applicable to new development and expansion of 25% or more. 6 types of landscaping. 2 types of buffer yards-non-industrial and industrial. Planting composition simplified. Street yard landscaping (10ft). Trees around large parking lots. Building yard landscaping based on building size. Screening of waste receptacles and mechanical equipment. One tree for each front yard in major subdivisions. Landscaping installation and maintenance standards with Plant List.
6.5	Parking & Access Standards	Planning Ordinance	Sec. 80-1 (B), Sec. 81-2.1 (11), Sec. 110	Dimensions provided based on aisle direction and angle. Min. parking spaces, front and side yard parking, driveways, & ADA spaces must be paved – everything else can be gravel. Curb & gutter is required for parking lots of more than 50 spaces. Min. number of parking spaces based on use categories, Max. number of spaces-125% of min. Parking connectivity required. Loading area and driveway requirements added.
6.6	Infrastructure Standards	n/a	n/a	Section Heading
6.6.1	Purpose & Applicability	n/a	n/a	Applies to new development and expansions of 25% or more
6.6.2	Conformance with Comprehensive Transportation Plan	General Statute Reference	136-66.2	Reference to conformance with Person-Roxboro CTP
6.6.3	Road Standards	n/a	n/a	Section Heading
6.6.3.1	Designation of Roads as Public or Private	Subdivision Regs.	Sec. 50	Adjust threshold for public roads to match minor subdivision threshold. Private roads allowed for minor subdivisions up to 5 lots.
6.6.3.2	Minimum Construction and Design Standards for Public Roads	Subdivision Regs.	Sec. 51, Sec. 52	NCDOT requirements adopted by reference.

6.6.3.2	Minimum Construction and Design Standards for Private Roads	Minimum Construction Standards for Private Roads Manual	All	Private Road Standards simplified-50 ft R-O-W, 20 feet of paved or gravel surface.
6.6.7	Stormwater Management Standards	State Requirement Reference	NCDOT NCDEQ	Reference to NCDOT's Guidelines for Drainage Studies and Hydraulic Design and NCDEQ's Stormwater Best Management Practices, unless otherwise specified in a Watershed Protection Overlay.
6.6.8	Grading Standards	State Requirement Reference	NCDEQ	General Grading Standards added with reference to NCDEQ Sedimentation and Erosion Control.
6.6.9	Utility and Easement Standards	Subdivision Regs.	Sec. 56, Sec. 57	Reference to City of Roxboro utility extension standards for developments proposing to use public water and/or sewer.
6.6.10	Fire Protection Standards	Planning Ordinance, State Requirement Reference	80-2 (F & G), 81-2.1 (24)	Reference to NC Fire Code
6.6.11	Lighting Standards	Planning Ordinance Subdivision Regs.	80-2 (8), 81-2.1 (12) 56-5	Basic lighting standards proposed to limit glare and light trespass onto adjacent properties.
6.6.12	Solid Waste Collection	N/A	N/A	Provisions added for solid waste collection location and screening for non-residential and multi-family residential development.
ARTICLE 7: SIGN STANDARDS				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
7.1	Purpose & Applicability	Planning Ordinance	Sec. 120, Sec. 121, Sec. 122	Modifications to remove regulation of content to comply with Reid v. Town of Gilbert, AZ US Supreme Court Case
7.2	General Provisions	n/a	n/a	Section Heading
7.2.1	Sign Area	Planning Ordinance	Sec. 131	Provisions added for multiple faced and three-dimensional signs. Diagram provided.
7.2.2	Sign Height	Planning Ordinance	Sec. 131	Provision added to allow decorative finials/spires to extend up to 2 feet above sign height. Diagram provided.

7.2.3	Sign Setbacks (in general)	n/a	n/a	Signs shall not be located in a street right-of-way without an encroachment or agreement from NCDOT or in accordance with NCGS 136-32.
7.2.4	Sign Illumination (in general)	Planning Ordinance	Sec. 130, Sec. 132	Sign illumination next to residential uses limited.
7.2.5	Removal of Signs Authorized	n/a	n/a	Administrator or designee may remove signs from R-O-W or public property .
7.2.6	Removal of Discontinued Signs	n/a	n/a	Signs for business or organizations that are no longer located on the site shall be removed.
7.2.7	Maintenance and Upkeep of Signs	Planning Ordinance	Sec. 133	Provision added to remove signs that are structurally unsafe.
7.2.8	Nonconforming Signs	Planning Ordinance	Sec. 134	Reference to Section 8.5 in Nonconformities Article.
7.3	Temporary Signs	Planning Ordinance	Sec. 123	Section overhauled to comply with Reid v. Town of Gilbert, AZ US Supreme Court Case. Four freestanding temporary sign types. Two building mounted temporary sign types.
7.4	Permanent On-Premise Signs	n/a	n/a	Section Heading. Compliance with City of Austin V. Reagan National Advertising verified.
7.4.1	Building Signs	Planning Ordinance	Sec. 124	Varied sign requirements depending on zoning district (increasing size with increase in district intensity).
7.4.2	Freestanding Signs	Planning Ordinance	Sec. 124	Varied sign requirements depending on zoning district (increasing size with increase in district intensity). Added requirement for turf, landscaped area, and protection from vehicles. Setback distance at least the distance of sign height.
7.4.3	Comprehensive Sign Plan	Planning Ordinance	Sec. 124	Changed required Special Use Permit to an option for larger planned developments if design variations are needed.
7.5	Off-Premise Outdoor Advertising Signs (Billboards)	Planning Ordinance	Sec. 128	Side setback changed to height of sign. Compliance with NCGS 160D-912, NCGS Chapter 136, Article 11 and City of Austin V.

				Reagan National Advertising verified.
7.6	Off-Premise Directional Signs	Planning Ordinance	Sec. 129	Compliance with City of Austin V. Reagan National Advertising verified.
7.7	Prohibited Signs	Planning Ordinance	Sec. 132	List expanded to cover glare, obstruction, placement on public property and utilities infrastructure, and obscene signs. Roof signs, festooned signs, and inflatable signs are prohibited/limited to openings.
ARTICLE 8: NONCONFORMITIES				
Development Ordinance Section #	Topic	Previous Ordinance Title	Previous Ordinance Section Number	Summary of Changes
8.1	Purpose & Applicability	Planning Ordinance	Sec. 100, Sec. 101-3 Sec. 102-1	No change
8.2	Nonconforming Lots	Planning Ordinance	Sec. 101	No change
8.3	Nonconforming Uses & Structures	Planning Ordinance	Sec. 101	Land use classifications replace districts to determined intensity.
8.4	Nonconforming Manufactured Homes & Parks	Manufactured Home Park Ordinance	n/a	Nonconforming manufactured homes on individual lots may only be replaced with conforming ones. Only existing manufactured home parks may be continued or expanded. No new manufactured home parks are permitted. Subdivisions with manufactured homes on individual lots are permitted in accordance with permitted uses table.
8.4	Nonconforming Development Sites	n/a	n/a	Provides a 25% expansion threshold to bring parking landscaping, and infrastructure into compliance to the greatest extent possible given site constraints.
8.5	Nonconforming Signs	Planning Ordinance	Sec. 134	Discontinued nonconforming signs must be removed within 180 days. Nonconforming temporary signs must be removed within 60 days of ordinance adoption.