INDEX TO THE MODEL CODE

A

Abandoned Vehicle: Defined as nuisance, §5-3-2; Made unlawful, §5-3-7.2 (see also junked vehicle, §6-19)

Access: §4-1-21; §4-1-10.2; In interchange area developments, §7-5-7; Design guidelines for, §9-3-11; In conservation character districts, §9-6-3.6; In conventional residential character districts, §9-6-4.3; In highway business character districts, §9-6-8.9

Accessory Dwelling Unit: §6-2; §7-4 Table 1

Accessory structures: §6-1; §7-4 Table 1; In flood hazard areas, §3-3-38; In downtowns, §9-1-11.2; In conservation character districts, §9-6-3.10; In conventional residential character districts, §9-6-4.2

Adoption: §1-11-5

Administration: §1-8; in subdivision and land development regulation §4-1-32

Adult businesses: §6-3; §7-4 Table 1;

Affordable housing: §8-5

Agricultural Land Use Intensity District: §7-4-6.1

Agricultural Lands: §7-1

Agricultural Use Notice and Waiver: §7-2

Agricultural Waste Impoundment Sites: In groundwater recharge areas, §2-1-14

Alleys: §4-1-19.6; §4-1-20.5; §4-2-3.1

Amendment: §10-1-2; Of subdivision regulations, §4-1-32.6

Americans With Disabilities Act (ADA): Defined, §4-2-2; Compliance with, §4-2-4.2

Animal Feeding Operations: §6-5

Appeal of Administrative Decision: §1-10-8

Architectural Requirements: For planned unit developments, §6-30-6.2; In interchange area developments, §7-5-10.2; For downtowns, §9-1-8; Definitions, §9-2-7; Design guidelines, §9-3-7 and §9-3-8; In form-based codes, §9-5-2 (definitions); In character districts, §9-6-2 Table 1; In conservation character districts, §9-6-3.8, §9-6-3.9, §9-6-3.10; In highway business character districts, §9-6-8.4, §9-6-8.5, §9-6-8.6

Arterial Corridor Overlay District: §7-8
B

Best Management Practices: Defined, §3-1-2; Required §3-1-4.2

Bicycle Facility Standards: §4-3

Blocks, Design Requirements for: §4-1-9; Definitions, §9-5-2; Size maximums, §9-5-4.6

Board of Appeals: §1-10-2

Boundary line adjustments: §4-1-8

Bridges: §4-1-20.1

Buffer: Defined, §2-2-3; Required in water supply watersheds, §2-2; Required for water supply reservoirs, §2-2-9; Required in protected river corridors, §2-4-5; Required by soil erosion control, §3-1-3.5; Required, §4-5-7; Required by use, §5-2-7.3; Specifications for, §4-5-8; Required adjacent to agricultural operations, §7-3; Minimum width by land use intensity district, §7-4 Table 2; §7-4-7.7; In interchange area development areas, §7-5-8; For streams and wetlands in interchange area developments, §7-5-13

Build-to Lines: In form-based codes, §9-5-4.2

Building Code: Intergovernmental agreement for administration of, §10-5-1.1

Building colors: In hillside and ridgeline areas, §3-4-16.8; In downtowns, §9-1-8.5; Samples required for design review, §9-2-11.1; as a criterion, §9-2-12; submittal with certificate of appropriateness, §9-4-19.1

Building frontage, minimum: §9-5-4.3

Building setbacks: By land use intensity district, §7-4 Table 2; Along interchange area access roads, §7-5-8.2

C

Campus: As a character district, §9-6-6

Central Business Land Use Intensity District: §7-4-6.8; §7-4 Table 1; §7-4 Table 2

Certificate of Appropriateness: §9-4-17; (See also Historic Preservation)

Character areas: Districts established, §9-6 (see also form-based codes and design guidelines)

Citation: §1-9-8

Codification: §1-11-4

Community Benefit Statement, for Planned Unit Developments: §6-30-6.7
Community Water System: §4-1-28.4

Complaints: §1-9-10

Conservation: As a character district, §9-6-3

Convenience stores, in highway business character districts, §9-6-8.2

Corridor, Arterial (Overlay District): §7-8

Corridor, Scenic (Overlay District): §7-7

Corridor Map: §8-2

Cul-de-sacs: §4-1-19.4; §4-1-20.5; §4-2-3.7; In conservation character districts, §9-6-3.6

Curbs and Gutters: §4-1-24; §4-1-20.5; In character districts, §9-6-2 Table 1

D

Dedications: Of streets and public lands, §4-1-16; As part of a development agreement, §8-3-6.12

Definitions: For all ordinances, §1-3-1; in subdivision and land developments, §4-1-3 (note: several sections have their own definitions)

Density: Residential, maximum by land use intensity district, §7-4 Table 2; §7-4-7.3

Design Guidelines: §9-3

Design Review Board: §9-2

Development Agreement: §8-3

Development Permit: §4-1-14

Downtown Development Authority: §10-4-6

Downtown Specific Plans: §9-1

Drainage: In hillside and ridgeline areas, §3-4-13; In subdivisions and land developments, §4-1-27; In manufactured home parks, §6-23-5.8; Design guidelines, §9-3-5; In character districts, §9-6-2 Table 1; Retention and detention ponds in highway business character districts, §9-6-8.7

Driveways: In hillside and ridgeline areas, §3-4-15

E

Easements: Generally, §4-1-11; For drainage, §4-27.8; For private streets, §4-1-26.5

Effective Date: §1-11-5
Electromagnetic Interference: §5-1-6

Eminent Domain: In downtown redevelopment, §10-4-10(a), §10-4-10(b)

Enforcement: §1-9; In flood hazard areas, §3-3-56; Of affordable housing requirements, §8-5-6.2; Of design review requirements, §9-2-16; Of historic preservation commission actions, §9-4-28

Environment, Natural: Guidelines for protecting, §9-3-3

Environmental Impact Review: §3-5

Environmental Planning Criteria: Part Two

F

Fees: For land-disturbing activity, §3-1-7; For design review, §9-2-11.4

Fences: §6-14; In conservation character districts, §9-6-3.13

Fire Hydrants: §4-1-28.5

Fire Protection: In hillside and ridgeline areas, §3-4-17

Flood Damage Prevention: §3-3; As it relates to soil erosion, §3-1

Flood Insurance Studies: Adopted by reference, §3-3-47

Floodplains: §3-3

Floodways: §3-3

Floor-area Ratio: Defined, §9-5-2; Maximum by character area using form-based code, §9-5-4.4


Future Urban Residential Growth Area: Established: §8-4-3

G

Grading: §3-2; In hillside and ridgeline areas, §3-4-9; Within street right-of-way, §4-1-20.2; Of lots, §4-1-27.5; Design guidelines, §9-3-4; In conservation character districts, §9-6-3

Groundwater Recharge Areas: §2-1

H

Hazardous Materials Handling Facilities: In groundwater recharge areas, §2-1-13; In water supply watersheds, §2-2-7
Hearing Examiner: §10-3

Height of Buildings Limited: §5-2-5; Height performance standard, §5-2-5.4; Maximums by land use intensity district, §7-4 Table 2; §7-4-7.2; In downtowns, §9-1-7; In form-based codes, §9-5-4.1

Highway Business Character District: §9-6-8

Highway Business Land UseIntensity District: §7-4-6.7; §7-4 Table 1; §7-4 Table 2

Hillside and Ridgeline Protection: §3-4

Historic Preservation: §9-4

Historic Preservation Commission: §9-4

Home Business Uses: §6-18; §7-4 Table 1

Hyrdologic Atlases: §2-1-4, 2-1-5

I

Impervious Surface: Limited in hillside and ridgeline areas, §3-4-10; Restrictions by character area using form-based codes, §9-5-4.5

Improvements to Abutting Land: §4-1-14.6

Infill: Residential development: §7-9

Inspections: Regarding soil erosion, §3-1-13; Of subdivisions and land developments, §

Interchange Area Development: §7-5

Interim Development Regulations: §8-4

Interparcel Access: §4-1-21.4

Intergovernmental Agreement for Services: §10-5

Intra-Family Land Transfer: Defined, §4-1-3; Exempted §4-1-6; §7-4 Table 1

L

Land Development: Generally, §4-1

Land Disturbance: See Grading; See also Development Permit

Land Use Guidance (Point) System: §5-5

Land Use Intensity Districts and Map: §7-4; §7-4 Table 1; §7-4 Table 2
Land Use Intensity Ratios: §5-2-8

Land Use Permit: Defined, §1-3-1; Exemptions, §1-5-1; Required, §1-6-1; Suspension of, §1-9-6

Landscape Strips: Required, §4-5-4; §4-5-6; By use, §5-2-7; By land use intensity district, §7-4 Table 2; §7-4-7.7

Landscaping: §4-5; Plan Required, §4-5-10; Maintenance bond, §4-5-13; Lists of Approved Materials, §4-5-14; In Parking Lots, §4-5-5, §9-3-13; §9-6-8.10, §9-6-8.11; Minimum landscaped open space by land use intensity district, §7-4 Table 2; In interchange areas, §7-5-9; For parking lots in interchange areas, §7-5-9.3; Landscaping plan required for design review, §9-2-11.3; In character districts, §9-6-2 Table 1; In conservation character districts, §9-6-3.12

Legal status provisions: §1-12

Light Industrial Land Use Intensity District: §7-4-6.9; §7-4 Table 1; §7-4 Table 2; In downtowns, §9-1-11.1; Design guidelines for, §9-3-10

Lighting, Outdoor: §5-1-1; In interchange development areas, §7-5-12; Design guidelines for, §9-3-12; Of signs in character districts, §9-6-2 Table 1; In conservation character districts, §9-6-3.7; in highway business character districts, §9-6-8.15

Live/work Units: §9-6-9.3

Loading: §7-4-10; In downtowns, §9-1-11.3; In character districts, §9-6-2 Table 1

Lot(s): Types of defined, §4-1-3; Design requirements: §4-1-10

Lot, flag: §4-1-10.9

Lot, mortgage: §4-1-10.13; §6-26

Lot combinations: §4-1-7

Lot coverage: Maximums by land use intensity district, §7-4 Table 2; §7-4-7.6

Lot size minimums: §4-1-10.6; In hillside and ridgeline areas, §3-4-10; By land use intensity district, §7-4 Table 2; In future urban residential growth areas, §8-4-6.2

Lot width minimums: §4-1-10.7; by land use intensity district, §7-4 Table 2; in rural cluster areas, §8-1-7.2

M

Manufactured/mobile homes: In groundwater recharge areas, §2-1-10; Within flood hazard areas, §3-3-40 and §3-3-31; Compatibility Standards, §6-22; §7-4 Table 1;

Manufactured Home Parks: §6-23; §7-4 Table 1;
Manufacturing: See light Industrial Land Use Intensity District, §7-4-6.9; §7-4 Table 1; §7-4 Table 2

Mitigation: Defined, §3-5-3

Mixed Use: District established, §7-6; Required in downtowns, §9-1-9.2; Character district established, §9-6-9; In traditional neighborhood character districts, §9-6-5.6; Recommended mixes in mixed use activity center character district, §9-6-9.2

Monuments: In surveying, §

Mountain Protection: §2-5

Multi-use Trail: Defined, §4-3-2

N

Neighborhood Commercial Land Use Intensity District: §7-4-6.6; §7-4 Table 1; §7-4 Table 2

Noise: §5-1-2; As a nuisance, §5-3-7.4

Nonconformities: In Land Use Districts, §7-4-8; In flood hazard areas, §3-3-33

Nuisance: §5-3; Home Occupations as Nuisances, §6-18-11

O

Odor: §5-1-4; Setbacks for Animal Feeding Operations, §6-5-6

Office-Residential Land Use Intensity District: §7-4-6.5; §7-4 Table 1; §7-4 Table 2

Open Space Required: For manufactured home parks, §6-23-5.3; For planned unit developments, §6-30-4.1; Minimum landscaped open space by land use intensity district, §7-4 Table 2; §7-4-7.6; Retention in rural cluster areas, §8-1-10; Ownership of in rural cluster developments, §8-1-12; Requirements by character area using form-based codes, §9-5-4.7; In traditional neighborhood character districts, §9-6-5.5

P

Parking: §7-4-9; In hillside and ridgeline areas, §3-4-15; For home business uses, §6-18-10; In downtowns, §9-1-10; On-street required, §9-5-5.2; Parking decks, §9-5-5.3; In character districts, §9-6-2 Table 1; Surfaces in conservation character districts, §9-6-3.14

Pedestrian: System standards, §4-2-4; Amenities in downtowns, §9-1-8.6; Streetscape requirements, §9-5-7; Pedestrian retail character district established, §9-6-7; Streetscape recommendations in traditional neighborhood character districts, §9-6-5.2, §9-6-5.3; In highway business character districts, §9-6-8.12

Penalties: §1-9; Regarding historic preservation commission actions, §9-4-29

Performance Standards: For Off-site Impacts, §5-1
Permit: See Land Use Permit and Development Permit

Permit, Major: Required, §5-4

Permitted uses: In land use intensity districts, §7-4 Table 1; In wetlands, §2-3-8; In protected river corridors, §2-4-10; In downtown specific plans, §9-1-5.1; In form-based codes, §9-5-3

Petroleum storage tanks: In groundwater recharge areas, §2-1-12

Planning Commission: §10-2; Delegation of Powers to, §4-1-4.2; Review of preliminary plats, §4-1-13.4; Authority to require rural clustering, §8-1-5.1; Role in reviewing applications, §10-1-12

Plat, final: §4-1-15; Distribution of recorded final plat, §4-1-15.4

Plat, preliminary: §4-1-13; §4-1-5.6; Requirements for denying in rural cluster areas, §8-1-5.3

Plat, shadow: For interim development, §8-4-7

Point Rating System for Development: §5-5-5

Preamble: For all ordinances, Part One

Procedures: §10-1

Prohibited uses: In wetlands, §2-3-9; In protected river corridors, §2-4-9

Protected mountains: §2-5

Public Hearing Requirements: §10-1-6; Regarding historic preservation, §9-4-11, §9-4-21

R

Recreational vehicles: §7-4 Table 1; In flood hazard areas, §3-3-39

Regulating Plan: For downtown specific plan, §9-1-4; For character areas using form-based codes, §9-5-1

Residential, Rural: Land Use Intensity District, §7-4-6.2; §7-4 Table 1; §7-4 Table 2

Residential, Suburban: Land Use Intensity District, §7-4-6.3; §7-4 Table 1; §7-4 Table 2; Character area established in form-based code, §9-5-1; Conventional residential character district, §9-6-4

Residential, Urban: Land Use Intensity District, §7-4-6.4; §7-4 Table 1; §7-4 Table 2

Rivers, Protected River Corridors: §2-4

Roads: In hillside and ridgeline areas, §3-4-15 (see also “Streets”)
Rules Governing Boundaries: §7-4-5

Rules of Procedure: For historic preservation commissions, §9-4-7

Rural Character: Design guidelines, §9-3-6; Rural/exurban character area established in form-based code, §9-5-1; Road specification for, §9-5-6, §9-6-3.5, §9-6-3.6

Rural Clustering: §8-1

Scenic Corridor Overlay District: §7-7

Screening: §4-5-8; Of towers and wireless telecommunications facilities, §6-38-4; In interchange access areas, §7-5-9.4; Of rooftop mechanical equipment, §9-6-8.14

Septic tanks: §4-1-29.4; In character districts, §9-6-2 Table 1

Setbacks, Building: By land use intensity district, §7-4 Table 2; Along interchange area access roads, §7-5-8.2; In downtowns, §9-1-6; In character districts, §9-6-2 Table 1; Maximum building setback in traditional neighborhood character districts, §9-6-5.4

Sewer: §4-1-19; §4-1-29; As part of development rating system, §5-5-5; In character districts, §9-6-2 Table 1

Sidewalks: §4-1-25; See also Pedestrian System Standards, §4-2-4; In character districts, §9-6-2 Table 1

Signs or Signage: §6-36; For home business uses, §6-18-15; In interchange development areas, §7-5-11; For downtown specific plans, §9-1-12; In character districts, §9-6-2 Table 1; In conservation character districts, §9-6-3.15; In pedestrian retail character districts, §9-6-7.4

Site Planning: Design guidelines for, §9-3-2

Soil Erosion and Sedimentation Control: Generally, §3-1; In hillside and ridgeline areas, §3-4-14

Slum: Defined, §10-4-5

Smoke or Particulate Matter: §5-1-5

Special Temporary Outdoor Event: §6-35; §7-4 Table 1;

State Routes: Review of subdivisions along, §4-1-5.10

Stormwater management: In groundwater recharge areas, §2-1-14; In subdivisions and land development, §4-1-27

Streets: Types of defined, § and §; Dedication of public streets, §4-1-16; Requirements for configuring new streets, §4-1-19; Requirements for, §4-1-20; Private Streets, §4-1-26 (see also §6-23-5.5 for private roads within manufactured home parks); Alternative Specifications, §4-2; Types in form-based codes, §9-5-6
Street Grades: §4-1-20.4
Street, Marginal Access: §4-1-19.5
Street Lighting: §4-1-22; In character districts, §9-6-2 Table 1
Street Pavement Requirements: §4-1-20.5; In character districts, §9-6-2 Table 1
Street Radius: §4-1-20.3
Street Right-of-Way Requirements: §4-1-20.5
Street Signs: §4-1-23; For Private Streets, §4-1-26.4
Streetscape Requirements (See Pedestrian)
Subdivision plats: In protected river corridors, §2-4-12;
Subdivision Improvement Guarantees: §4-1-17
Subdivisions: In flood hazard areas, §3-3-46;
Subdivisions, minor: Limitations §4-1-18
Survey monumentation: §4-1-12

T

Traditional Neighborhood: Character district established, §9-6-5; Character area established in form-based code, §9-5-1; street specification for, §9-5-6
Traffic Impact Studies: §5-6
Trees: Definitions, §4-4-2; Planting Guidelines, §4-5-12
Tree protection: Generally, §4-4-3; In mountain protection areas, §2-5-6; In hillside and ridgeline areas, §3-4-11; In interchange areas, §7-5-9
Trees, street: Required, §4-4-4; §4-5-4

U

Urban Redevelopment Plan: §10-4-8
Uses, Conditional: §7-4 Table 1; Criteria for, §10-1-10
Uses, Permitted: §7-4 Table 1 (See also permitted uses)
Uses, Prohibited: §7-4 Table 1
Utilities: Requirements, §4-1-30; Oversizing of, §4-1-31; Within manufactured home parks, §6-23-5.7; In interchange area developments, §7-5-10.4

V

Variances: Defined, §1-3-1; Generally, §1-10; Board of Appeals Authority to Grant, §1-10-4; Conditions and Criteria for Granting, §1-10-6; Within flood hazard areas, §3-3-47 through §3-3-54; In hillside and ridgeline areas, §3-4-18; For subdivisions and land developments, §

Vegetation: Species selection in hillside and ridgeline areas, §3-4-12; See also “Landscaping”

Vibration: §5-1-3

Violations: Of soil erosion control requirements, §3-1-4.2; §; Within flood hazard areas, §3-3-56

Visibility at Intersections: §7-4-7.8

W

Walls: §6-14; In conservation character districts, §9-6-3.4, §9-6-3.13; Retaining walls in highway business character districts, §9-6-8.8

Water: §4-1-28; As part of development rating system, §5-5-5; In character districts, §9-6-2 Table 1

Water Supply Reservoirs: § 2-2

Water Supply Watersheds: §2-2

Wetlands: §2-3

Wildlife habitat: Design guidelines for protection of, §9-3-3

Wireless Telecommunications Facilities: §6-38

Y

Yard Sales: §6-39

Yards Required: §5-2-6; §7-4-7.4; By land use intensity district, §7-4 Table 2 (See also Setbacks and Building Setbacks)