

1 **Section 2. Amendment to Section 045-010.** Section 045-010, "Zoning
2 districts," is hereby amended as follows:

3 The following shall constitute agricultural zoning districts for the purposes of
4 the ULDC:

District	Title
A-1	Agricultural Estate
A-2	General Agricultural

5 The following shall constitute rural and estate zoning districts for the
6 purposes of the ULDC:

District	Title
RE	Rural Estate
RR	Rural Ranches
RR-A	Rural Ranches-A

7
8 **Section 3. Amendment to Section 045-020.** Section 045-020, "Purpose and
9 intent of districts," is hereby amended as follows:

- 10 (A) A-1, agricultural estate, and A-2, general agricultural districts are intended to
11 apply to those areas of the town designated agricultural or rural ranches on
12 the future land use plan map of the comprehensive plan, the present or
13 prospective use of which is primarily rural estates or agricultural. The
14 regulations of these districts are intended to protect, preserve and enhance
15 the rural character and life-style of existing very low density areas and
16 agricultural uses.
- 17 (B) The RE, rural estate district is intended to apply to areas which are primarily
18 residential estates and agricultural uses. The regulations of this district are
19 intended to protect, preserve and enhance the character and life-style of
20 existing low density areas in compliance with the rural estate and estate land
21 use plan designations of the comprehensive plan.
- 22 (C) The RR, rural ranches district is intended to apply to areas designated rural
23 ranches on the future land use plan map of the comprehensive plan, and is
24 intended to protect, preserve and enhance the rural character and life-style of
25 existing very low density neighborhoods predominately for one (1) family
26 dwelling, with ranches and related agricultural uses.
- 27 (D) The RR-A, rural ranches-A district is intended to apply to areas designated
28 rural ranches on the future land use plan map of the comprehensive plan to

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New text is underlined and deleted text is ~~stricken~~

1 protect, preserve and enhance the rural character and lifestyle of the Town
2 by requiring larger plots and more open space than other districts.

3 **Section 4. Amendment to Sec. 045-070.** Section 045-070, "Minimum plot
4 size and dimensions," is hereby amended as follows:

5 * * *

6 (D) Rural ranches-A district. Every plot in a RR-A district shall be not less than
7 one-hundred twenty-five (125) feet in width and shall contain not less than
8 two and one-half (2.5) net acres in area.

9
10 **Section 5. Amendment to Section 045-080.** Section 045-020, "Plot coverage,
11 floor area ratio and pervious area," is hereby amended as follows:

12 (A) The combined area occupied by all buildings and roofed structures shall not
13 exceed twenty (20) percent of the area of a plot in A-1, A-2, and RE districts,
14 ~~and ten (10) percent of the area of a plot area in the RR district, and eight~~
15 (8) percent of the area of a plot in the RR-A district, less any public or private
16 street right-of-way.

17 (1) Plot coverage for enclosed structures on plots designated agricultural on
18 the future land use plan map shall not exceed ten percent (10%), in
19 accordance with the maximum permitted floor area ratio of one-tenth
20 (0.10) as established by the adopted comprehensive plan.

21 (2) The aforesaid limitations shall not apply to nonresidential farm buildings.
22 To the extent that a noncommercial farm applicant needs to exceed the
23 plot coverage limitation, the applicant must follow the review procedures
24 set forth in article 155, "Noncommercial farm special exceptions." The
25 noncommercial farm applicant must demonstrate that the requirement
26 prohibits, restricts, or otherwise limits a generally accepted farming
27 practice.

28 * * *

29 **Section 6: Codification.** The Town Clerk shall cause this ordinance to be
30 codified as a part of the ULDC during the next codification update cycle.

31 **Section 7: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts
32 of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of
33 such conflict.

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New text is underlined and deleted text is ~~stricken~~

1 **Section 8: Severability.** Should any section or provision of this Ordinance or
2 any portion thereof, any paragraph, sentence or word hereof be declared unconstitutional
3 or invalid, the invalidity thereof shall not affect the validity of any of the remaining
4 portions of this Ordinance.

5 **Section 9: Effective Date.** This Ordinance shall take effect immediately upon
6 passage and adoption.

7 **PASSED ON FIRST READING** this 28th day of July, 2022 on a motion made
8 by V/m Jablonski and seconded by C/m Kuczenski.

9 **PASSED AND ADOPTED ON SECOND READING** this 11th day of August
10 2022, on a motion made by V/m Jablonski and seconded by
11 C/m Kuczenski.

12
13 Breitkreuz [Signature]
14 Jablonski [Signature]
15 Allbritton [Signature]
16 Hartmann [Signature]
17 Kuczenski [Signature]
18

Ayes 5
Nays 0
Absent 0
Abstaining 0

19
20
21 [Signature]
Steve Breitkreuz, Mayor

22 ATTEST:
23
24 [Signature]

25 Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

26
27 Approved as to Form and Correctness:
28
29 [Signature] For:

30 Keith Poliakoff, J.D., Town Attorney
31 1001.141.01