

MEMORANDUM

TO: Chad Williams, Project Manager
FROM: Clarion Associates
DATE: October 23, 2015
RE: Module 1 Errata Sheet/Technical Changes

Below is an Errata Sheet of technical/word changes for the Module 1 draft that will be incorporated in the next set of revisions to the document.

Technical Changes for Division 27-3: Zones and Zone Regulations*

- Module-wide: Revise all references to the "Agricultural and Open Space" zones to read "Rural and Agricultural" zones to more clearly reflect the intended focus and purposes of these zones.
- Page 27-3—38: Revise notes 1 and 2 to change references from the "Traditional Attached Residential" or "TAR" Zone to the "Single-Family Residential – Attached" or "SFR-A" Zone.
- Page 27-3—94: Revise notes 1 and 2 to change references from the "CC" Zone to the "SC" Zone.

Technical Changes for Division 27-4: Use Regulations

- Pages 27-4—6 and 27-4—12: Revise the "Adult care facility" names to read "Adult day care facility" for consistency with the use definition.
- Page 27-4—18: Revise "Medical or dental clinic or lab" to "Medical or dental office or lab" for consistency with other use tables.
- Page 27-4—21: Combine the "Distribution warehouse" use with the "Cold storage plant" use, and replace "Land fill municipal" with "Landfill, sanitary" for consistency with other use tables.
- Page 27-4—64 through Page 27-4—71: Confirm accessory uses are listed in alphabetical order.
- Page 27-4—69: Revise the Helipad use to read: "Helipad (as an accessory use [to a hospital])" for consistency with other use tables.
- Page 27-4—70: Change the use indicators for the "Produce stand (as accessory to farm or community garden)" from "P" to "A" for consistency with other use tables.
- Page 27-4—85: Revise standard 27(a) to read: "In the RE, RR, [SFR-A, SFR-B, and TAR] SFR-4.6, SFR-6.7, and SFR-A zones...."

* Note: Text surrounded by [brackets] indicates text to be deleted. Underlined text indicates text to be added.

- Page 27-4—91 through Page 27-4—93: Delete the references to Special Exceptions from the table headers as none of the listed Temporary Uses or Structures are proposed to be subject to Special Exception review.
- Page 27-4—92: Add a column for the NC Zone, with the same use permissions and indicators as the GCO Zone.
- Page 27-4—93: Revise the header for Table 27-4.402.D to more clearly identify which use indicators correspond only to overlay zones, and revise the text for the starred check-mark to read: "Allowed without a Temporary Use Permit..."

Technical Changes for Division 27-8: Interpretation and Definitions

- Page 27-8—2: Revise Section 27-8.109 to clarify that the terms "may only" and "shall not" are mandatory in nature, not permissive