

Article 1. GENERAL PROVISIONS

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13 **1.01 AUTHORITY**

14 Under authority granted by Section 11-52-31 of the Code of Alabama, recompiled 1975, which is hereby made a part
15 of these regulations, the Town of Vincent at its meeting on _____ adopted by resolution the following
16 subdivision regulations, a copy of which has been certified to the Probate Judge of Shelby County, Alabama.

17 **1.02 JURISDICTION**

18 From and after the date of adoption, these regulations shall govern each and every subdivision of land in all areas
19 within the corporate limits of the municipality.

20 **1.03 PURPOSE**

21 These regulations have the following purposes. To:

- 22 **A.** Implement the Town of Vincent Comprehensive Plan and any other plan or program officially adopted under
23 the guidance of the Comprehensive Plan.
- 24 **B.** Allow for development in the Town of Vincent to be coordinated across areas and over time, that promotes
25 plans for physical, social, and economic growth as will best promote the public health, safety, morals,
26 convenience, prosperity, and general welfare.
- 27 **C.** Create development patterns with an orderly system of blocks and lots for efficient development and
28 redevelopment of the Town, that are more resilient to long-term cycles of development and redevelopment
29 within the Town of Vincent.
- 30 **D.** Prevent premature subdivisions that predetermine long-term development patterns or lack appropriate
31 infrastructure, both of which may result in inefficient use of land and resources that later require excessive
32 expenditures of public funds to correct.
- 33 **E.** Establish standards for the connection of streets, pedestrian facilities, utilities and other systems within
34 individual subdivisions of land, between adjacent land areas, in relation to existing and planned facilities,
35 and in coordination with the overall plan of the Town of Vincent, that allows for efficient movement of
36 vehicles, pedestrians, other modes of transportation, and goods and services.
- 37 **F.** Create context-based options for street designs that support multiple users and multiple modes of
38 transportation within the rights-of-way, and through which the design of streets may transition along their
39 length to better support anticipated and adjacent land use

- 1 **G.** Maintain a record-keeping system for the division, official recording, and conveyance of land that is in
2 compliance with these regulations.
- 3 **H.** Ensure that all development blocks and lots are served by necessary infrastructure services, including
4 utilities, public safety, and community facilities, but recognize that necessary service levels may differ based
5 on the context, character, and intensity of development.
- 6 **I.** Encourage more efficient development by analyzing adjacencies and identifying off-site opportunities for
7 infrastructure or facility systems that operate independent of lot and subdivision boundaries.
- 8 **J.** Ensure adequate and convenient open spaces for pedestrian, bicycle, and vehicle traffic, for utilities, for
9 access of fire-fighting apparatus, and for recreation, light and air.
- 10 **K.** Promote good civic design and arrangement, including development that relates to public facilities,
11 recreation areas, open spaces, natural resources, sensitive lands, and flood prone areas.
- 12 **L.** Promote wise expenditure of public funds.
- 13 **M.** Ensure adequate provision of public utilities and other public requirements.

14 **1.04 SEPARABILITY AND SEVERABILITY**

15 The provisions of this Act are severable. Should any article, section, sub-section or provision of these regulations be
16 declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not effect the validity
17 or constitutionality of these regulations as a whole or any part thereof other than the part so declared to be invalid or
18 unconstitutional.

19 **1.05 AMENDMENTS**

20 The planning commission may, from time to time, recommend to the council amendments to the regulations herein
21 that will tend to increase the effectiveness of these regulations or expedite the approval of plats of subdivisions of
22 land that conform to these regulations or the Comprehensive Plan. These regulations and amendments thereto may
23 be changed or amended by the Town of Vincent after a public hearing by giving due notice as required by law.

24 **1.06 EXEMPTIONS**

25 The following are exempt from these regulations:

- 26 **A.** Subdivisions resulting from court ordered, or testamentary or intestate provisions are exempt from these
27 regulations; and,
- 28 **B.** Divisions of land where all resulting parcels are 20 acres or more and no roadway, drainage or other
29 improvements are needed, and where all parcels are to be used for agriculture or single-dwelling residential
30 purposes only.

31 **1.07 LOTS OF RECORD**

32 Lots of record that were recorded in the Office of the Judge of Probate on or after March 8, 1971, the date of the
33 implementation of Subdivision Regulations in Shelby County, shall be subject to the procedures and policies herein.

34 Lots of record, located in subdivisions that were recorded in the Office of the Judge of Probate prior to March 8, 1971,
35 the date of the implementation of Subdivision Regulations in Shelby County, shall, upon application for any
36 development approval be reviewed on their own merits by the Zoning Officer of the Town of Vincent and the County
37 Engineer. An agreement shall be executed between the Town of Vincent and the developer to describe the
38 responsibilities of each. Any party aggrieved by the interpretation of the Zoning Officer of the Town of Vincent and
39 the County Engineer may appeal this decision to the Planning Commission of the Town of Vincent.

40 *[NOTE: Prior to implementing subdivision regulations in Shelby County (March 8, 1971), no regulatory oversight of*
41 *the subdivision of real property existed. Between that date and adoption of the Town of Vincent Subdivision*
42 *Regulations on October 23, 1990, cases were reviewed by the Shelby County Planning Commission prior to*
43 *recording in the office of the Judge of Probate.]*

44 **1.08 PENALTY**

45 The Town Attorney shall initiate any appropriate action or procedure to prevent such unlawful subdivision of land and
46 to prevent the occupancy of such subdivision of land under the authority conferred by Section 11-52-33 of the Code
47 of Alabama, as recompiled in 1975.

1 **1.09 DEFINITIONS**

2 The following words or phrases shall have the specific meaning given below when interpreting and administering
3 these regulations:

4 **AASHTO**

5 American Association of State Highway and Transportation Officials.

6 **Access Street**

7 (See Street Functional Classification)

8 **Administrative Subdivisions**

9 Subdivisions involving five lots or less and do not require infrastructure improvements. Additionally, a resurvey of
10 previously recorded lots may be reviewed administratively, provided that no additional lots are created.

11 **Agriculture**

12 The use of land for crop production or raising of livestock including generally accepted outdoor farm animals (i.e.
13 cows, goats, horses, pigs, barnyard fowl, etc.) not to include cats, dogs and other house pets.

14 **ALDOT**

15 Alabama Department of Transportation

16 **Already Developed**

17 Land on which development has already occurred, but due to present or expected market forces, there exists the
18 strong likelihood that current development will be converted to more intensive uses in the near future.

19 **Applicant**

20 Any legally authorized person or group of persons who has officially submitted a complete application subject to
21 these regulations.

22 **Arterial Street**

23 (See Street Functional Classification)

24 **Best Management Practices**

25 Any activities, prohibitions, practices, procedures, programs, or other measures designed to prevent or reduce the
26 discharge of pollutants directly or indirectly into waters of the United States. Shall include but are not limited to those
27 measures specified in the Alabama stormwater best management practice handbooks for municipal,
28 industrial/commercial, and construction activity and those measures identified by applicable federal, state or local
29 agencies.

30 **Block**

31 A lot, parcel, or group of lots or parcels bounded entirely by the centerline of public rights-of-way, except any access
32 alleys internal to the block, or by public property, or by natural features that prevent future development as specified
33 in these regulations.

34 **Centralized sewer system**

35 A sanitary sewer collection system in which sewage is carried from individual lots by a system of pipes to a central
36 treatment and disposal plant.

37 **Clearing**

38 The removal of trees and brush from the land, not including the ordinary mowing of grass or the maintenance of
39 previously cleared land. (See Page 94)

40 **Collector Street**

41 (See Street Functional Classification)

42 **Comprehensive Plan**

43 The official general development plan for the Town of Vincent adopted by the Planning Commission and the Town
44 Council on July 1, 2008, including any official specific development plan, program, or policy adopted by the Town
45 under the guidance of the general development plan.

1 **Concept Plan**

2 A plan that demonstrates overall and general development concepts prior to preparation of a master plan. The
3 Concept Plan shall be developed in concurrence with municipal representatives and Shelby County Development
4 Services staff.

5 **Condominium**

6 Real estate, portions of which are designated for separate ownership and the remainder of which is designated for
7 common ownership solely by the owners of those portions. Real estate is not a condominium unless the undivided
8 interests in the common elements are vested in the unit owners.

9 **Condominium Subdivision**

10 A division of land on the basis of condominium ownership, requiring submission of a final plat for recording which
11 depicts the size, location, area, horizontal and vertical boundaries, and volume of each condominium unit contained
12 in the condominium subdivision, as well as the nature, location and size of common areas.

13 **Conservation Area**

14 Any parcel or undeveloped land conserved in its natural state for perpetuity through conservation easements or other
15 legal means.

16 **Conservation Easement**

17 A nonpossessory interest of a holder in real property imposing limitations or affirmative obligations, the purposes of
18 which include retaining or protecting natural, scenic, or open-space values of real property, assuring its availability for
19 agricultural, silvicultural, forest, recreational, or open-space use, protecting natural resources, maintaining or
20 enhancing air or water quality, or preserving the historical, architectural, archaeological, paleontological, or cultural
21 aspects of real property.

22 **Conservation Subdivision**

23 A grouping or clustering of buildings on small lots, with the largest part of the site remaining in open land or
24 conservation areas.

25 **Coosa River**

26 The mainstem or highest order stream into which all other streams located in the Coosa River Basin flow.

27 **Core Area**

28 The mixed-use activity center or “downtown” of each community.

29 **Curb Cut**

30 The opening along a curb line at which point vehicles may enter or leave a roadway.

31 **Dedication**

32 The appropriation of land or an easement by gift, donation, or condition of development by the land owner for the use
33 of the public and accepted for such use by or on behalf of the public.

34 **Development Approvals**

35 Approvals for the development of land including, but not limited to, building permits, building inspections, Certificates
36 of Completion, site plan approvals, subdivision approvals, and zoning approvals.

37 **Development Pattern**

38 The arrangement of streets, blocks, lots, and open spaces that impacts the use of private or public lands, provision of
39 public services, and the efficiency of development that may be occurring at different times or among different
40 landowners and developers in the same area. These regulations recognize the following specific development
41 patterns which are further described and specified in these regulations: Conventional; Conservation; and Form-
42 based, including a core area, focus area, transition area, and rural area.

43 **Dwelling Unit**

44 A building or portion of a building designed for the principal residence of a single housekeeping unit.

45 **Easement**

46 The right to use property owned by another for specific purposes.

1 **Engineer**

2 A professional engineer licensed by the State of Alabama Board of Registration for Professional Engineers and
3 Surveyors to practice engineering in the State of Alabama.

4 **Exception**

5 The approval of an alternative means of meeting the intent of specific subsections of these regulations. Exceptions
6 are granted by staff after written application and justification from the applicant. Exceptions are authorized in the
7 Streets Networks, Block and Lot Standards in Article 3 and 4 and may also be allowed in the Engineering and
8 Technical Standards in the appendices.

9 **Family Subdivision**

10 A subdivision of land into no more than five parcels, including remnant parcels, for the purpose of dividing land
11 among the following designated legally related family members: spouse, siblings, children, grandchildren, parents,
12 grandparents, or step-related individuals of the same status. Application for a family subdivision must include an
13 affidavit acknowledging that subdivided lots may only be transferred, sold or leased to the above referenced family
14 members.

15 **Final Development Plan – (Preliminary Plat)**

16 Professionally prepared documents including the full engineering drawings necessary to construct all required
17 improvements for the subject division of land. Where there are no improvements required, the preliminary plat shall
18 demonstrate the general layout of the proposed division of land.

19 **First Order Stream – (1st Order Stream)**

20 A stream that carries water flow year-round in a typical (non-drought) year and are channels which have no tributaries
21 feeding into them.

22 **Final Plat**

23 The record map delineating the layout of lots, streets, and utilities when land is subdivided; the legal record-keeping
24 document that is recorded in the Office of the Judge of Probate.

25 **Focus Area**

26 An intensely developed area adjacent to and supporting the core area.

27 **Functional Classification**

28 *(See Street Functional Classification).*

29 **Grading**

30 Any act by which soil is cleared, stripped, stockpiled, excavated, scarified, or filled or any combination thereof.

31 **Horticulture**

32 The use of land for the growing of fruits, vegetables, flowers, or ornamental plants.

33 **Infrastructure Improvements**

34 Infrastructure improvements may include, but are not limited to, street construction, drainage structures, utility lines,
35 turn lanes, traffic signals, or any other improvement that may impact the public, as determined by the municipal or
36 county engineer.

37 **Internal Access Street**

38 A street internal to a site or parcel that is larger than a typical block, which street mimics the design standards and
39 design elements of public streets and divides the site into development blocks to better serve the purpose and intent
40 of these regulations.

41 **ISO Rating**

42 In each fire district, Insurance Services Office (ISO) analyzes relevant data and assigns a Public Protection
43 Classification (ISO RATING) — a number from 1 to 10. Class 1 represents exemplary fire protection, and Class 10
44 indicates that the area's fire-suppression program does not meet ISO's minimum criteria.

1 **Land Disturbance**

2 Activities including but not limited to grading, scraping, excavating or filling of land, clearing of vegetation, and any
3 construction, rebuilding, or significant alteration of a structure.

4 **Land Trust**

5 A private, non-profit conservation organization formed to protect natural resources, such as productive farm and
6 forest land, natural areas, historic structures, and recreational areas. Land Trusts purchase and accept donations of
7 conservation easements.

8 **Link**

9 A portion of a street defined by two nodes.

10 **Local Street**

11 (See Street Functional Classification)

12 **Lot**

13 A parcel of land proposed to be platted and available for sale according to these regulations.

14 **Lot Type**

15 The design specifications for lots is based upon the type and intended function of the lot, the proposed development
16 pattern and context of the block in which lots are proposed to be platted, and the general context of the subdivision.

17 **Lot Lines**

18 The legal perimeter or boundary of a lot:

19 <i>Front</i>	The line of a lot abutting the right-of-way and toward which the design of the site and 20 buildings on the lot are primarily oriented.
21 <i>Rear</i>	The line which is opposite, most distant, and more or less parallel to the front lot line. 22 Where no such line exists due to the irregular shape, the rear lot line shall be interpreted 23 as furthest point on the lot at which an imaginary line at least as wide as the minimum lot 24 frontage and which is parallel to the front lot line can occur within the boundaries of the lot.
25 <i>Side</i>	Any lot line that is not a front or rear lot line.

26 **Lot Standards**

27 The minimum planning requirements for proposed lots. These regulations establish lot standards with respect to:

28 <i>Lot Area</i>	The measurement of the surface bounded by the lot lines.
29 <i>Frontage</i>	The linear dimension of the lot line fronting on a public right-of-way.
30 <i>Setbacks</i>	The line that is associated with a lot line that establishes the minimum distance from which 31 any structure shall be permitted. Where a setback is stated as a range with a minimum 32 and maximum, it shall be interpreted as a "build-to" line within which a building line for 33 structures on the lot shall be established.
34 <i>Access</i>	A means of vehicular entrance onto the lot from a public street, private street or other 35 access street (driveways, drive aisles, internal access streets and access easements).

36 **Manager**

37 Manager of the Shelby County Department of Development Services.

38 **Master Plan**

39 A plan depicting the proposed development of property including the physical and functional interrelationships
40 between uses and facilities that are proposed to be phased over a period of time.

41 **Minor Subdivision**

42 A division of previously unplatted land into five lots or less, including remnant parcels, and includes no street,
43 drainage, or other public improvements.

44 **Node**

45 The intersection of two or more streets, or a cul-de-sac. A stub to adjacent property shall not count as a node.

1 **Non-Administrative Subdivisions**

2 Subdivisions involving more than five lots, or requiring infrastructure improvements, or otherwise require Planning
3 Commission approval.

4 **On-site sewer system**

5 A septic tank or similar installation on an individual lot that uses an aerobic bacteriological process or equally
6 satisfactory process for the elimination of raw sewage, subject to the approval of the Alabama Shelby County Public
7 Health.

8 **On-site water system**

9 A well or other similar installation on an individual lot which provides a water supply to any structures or uses upon
10 the lot, subject to the approval the Alabama Shelby County Public Health.

11 **Open Space**

12 An area of a site, lot, block, or development that is set aside from development of structures other than structures
13 accessory and essential to the function of the open space, and which area is designed to serve a specific function
14 associated with the development of sites, lots or blocks. These regulations recognize the following categories of
15 open space which are further described and specified in these regulations: Formal; Natural; and Remnant.

16 **Parent Parcel**

17 A parcel of land as it existed on the 1982 Shelby County tax maps.

18 **Planning Commission**

19 The Planning Commission of the Town of Vincent.

20 **Plat**

21 A map or plan, prepared by a surveyor licensed in the state of Alabama, which proposes a subdivision. These
22 Regulations recognize the following types of plats which are further described and specified in these regulations:
23 Administrative; Major Subdivisions; Development Plans; and Exemptions.

24 **Plat Correction**

25 The correction of surveyed lots for individual ownership based upon actual construction of buildings, the corrected
26 survey plat shall be in conformance with an approved plan, a recorded final plat, and result in no additional units, lots
27 or tracts.

28 **Pre-application Conference**

29 A meeting between a potential applicant and municipality and Shelby County Development Services staff used to
30 discuss the subject property, development ideas, and the review process.

31 **Preliminary Plat – (Final Development Plan)**

32 Professionally prepared documents including the full engineering drawings necessary to construct all required
33 improvements for the subject division of land. Where there are no improvements required, the preliminary plat shall
34 demonstrate the general layout of the proposed division of land.

35 **Public or Community Facilities**

36 Facilities and infrastructure necessary to serve the broader general welfare of the public or specific development or
37 community, such as schools, library, community recreation centers, parks and open space, fire, police, emergency
38 management facilities.

39 **Reservation**

40 The setting aside of land or an easement for the future acquisition by the public, whether by dedication, purchase or
41 other legal means, for future use of the public.

42 **Resurvey**

43 A type of subdivision wherein two platted lots are combined into one lot, or the movement of lot lines that affects the
44 size and shape of not more than five lots and results in no additional lots.

1 **Riparian Buffer**

2 A tract of land on either side of all 1st, 2nd and 3rd Order Streams. The Riparian Buffer is measured by a line
3 extending for a fixed linear surface distance of fifty feet from the stream bank for 1st, 2nd and 3rd Order Streams.

4 **Rural Area**

5 Areas outside of municipalities and suburbanized areas that enjoy established rural characteristics.

6 **Rural Subdivision**

7 Subdivision of land into five lots or less which might not front on a paved public road or require infrastructure
8 improvements. Each lot in a rural subdivision must total at least 10 acres.

9 **Second Order Stream (2nd Order Stream)**

10 A stream that results from the confluence of two 1st order streams or one 1st order and one 2nd order stream and
11 carries water flow year-round in a typical (non-drought) year.

12 **Silviculture**

13 The care and cultivation of forest trees, including site preparation, planting, pruning, thinning and harvesting.

14 **Staff**

15 Personnel under the direction of the Vincent Town Council assigned to review and make recommendations regarding
16 development applications for the town. Pursuant to the current Development Services Agreement, the Shelby
17 County Department of Development Services shall serve as staff.

18 **Stream or River**

19 A course of running water usually flowing in a particular direction in a definite channel and discharging into some
20 other course of running water or body of water. Includes all of the following:

- 21 a) Any perennial stream or river or portion thereof; and
22 b) Any intermittent stream or river or portion thereof; and
23 c) Any lake, impoundment, or similar standing body of water that does not lie entirely within a single parcel of
24 land.

25 **Stream Bank**

26 The uppermost limit of the active stream channel, usually marked by a break in slope, as determined by an Alabama
27 Licensed Surveyor or Professional Engineer.

28 **Street Functional Classification**

29 A category identifying the general purpose and continuity of the street in relation to the Countywide street network.
30 (See *Street Design Type*). These regulations recognize the following functional classifications which are further
31 described and specified in these regulations: Arterial; Collector; Local; and Access.

32 **Street or Right-of-way**

33 The area of land dedicated or deeded to the public for common usage by the public for travel, and associated design
34 elements that establish the character of the area for public use.

35 **Street Classifications**

36 *Arterial* A street of considerable continuity that provides accessibility to other portions of the County or
37 the region, but also provides connections and access to points along its route. Arterial streets
38 are characterized by few interruptions, except at major community destinations.

39

1 **1.10 ADMINISTRATION AND INTERPRETATION**

2 **A. General Administration**

3 **1. Administration**

4 Shelby County Development Services (hereinafter referred to as staff) shall administer all provisions of
5 these regulations pursuant to the Development Services Agreement in consultation with the County
6 Engineer. It shall be the staff's responsibility to accept applications on behalf of the municipality according
7 to these regulations, and to keep records of all proceedings under these regulations.

8 **2. Enforcement**

9 It shall be the duty of the municipality to enforce these regulations in consultation with the staff and the
10 County Engineer.

11 **3. Duties**

12 All officials and employees of the municipality, Shelby County Development Services or the County Engineer
13 charged with the duty or authorized to issue permits, utility connections, licenses or certificates shall conform
14 to the provisions of these regulations. No permit, utility connection, license or certificate for any use,
15 building or purpose shall be issued if it conflicts with the provisions of these regulations, and any such
16 issuance shall be null and void.

17 **B. General Interpretation**

18 **1. Rules of Construction**

19 Unless the context clearly indicates otherwise, the following rules of construction shall apply to these
20 regulations:

- 21 a. All words shall have the customary dictionary meaning, unless specifically defined in these
22 regulations.
- 23 b. The present tense includes the future tense and the future tense includes the present tense.
- 24 c. The singular includes the plural and the plural includes the singular.
- 25 d. Lists of examples prefaced by "including the following," "such as," or other similar preface shall not
26 be construed as exclusive and shall not preclude an interpretation of the list including other similar
27 and non-mentioned examples.
- 28 e. A reference to an administrative official shall refer to that official or his or her designee.

29 **2. Graphics and Commentary Notes**

30 Graphics and commentary notes used in these regulations are to aid interpretation of the text, unless
31 otherwise specifically stated. In the event of a conflict or ambiguity between a graphic or commentary note
32 and the text, the text shall control.

33 **3. Computations of Time**

34 Unless specifically stated in individual sections, wherever these regulations state a time period, it shall be
35 interpreted as follows:

- 36 a. The day of the act, event, or other means which commences the time period shall not be counted.
- 37 b. The last day of the time period shall be included in the time period, unless it is a Saturday, Sunday,
38 or legal holiday, in which case the next working day shall end the time period.
- 39 c. Whenever the time period is expressed to require a formal submittal to staff, the time period shall
40 end at 4:00 P.M. on the last day of the time period.
- 41 d. Any time period expressed in years shall include a full calendar year from the act, event or other
42 means which commences the time period.

43 **4. Resources, Guides, and Industry Standards**

- 44 a. Resources, guides, and industry standards, recognized as authority in the planning and design of
45 communities may be used as a supplement to interpreting these regulations. Any use of such
46 resources guides, and industry standards shall be subject to the approval of the staff upon a
47 determination that the content is consistent with the Comprehensive Plan, and the purpose and
48 intent of these regulations.
- 49 b. These materials shall only be used to aid in the interpretation and application of these regulations,
50 and shall not be used to modify, contradict, or in any way change the standards and requirements
51 of these regulations.

- 1 c. Any resource, guide, or industry standard approved by the staff shall be listed in Appendix C and at
- 2 least one copy shall be kept on file with staff.

3 **C. Official Interpretation**

4 Staff shall make all interpretations under these regulations necessary to administer and implement the regulations.

5 **1. Authority**

6 Staff, in consultation with the County Engineer and Town Attorney, may make an official interpretation and
7 applicability statement in instances where it is determined that the plain language of the regulations, when
8 applied to a specific circumstance, could lead to two or more reasonable interpretations which result in
9 substantively different outcomes.

10 **2. Process**

11 An official interpretation and applicability statement shall:

- 12 a. Be made in writing and filed with the Planning Commission by placing it on the agenda of a
- 13 regularly scheduled meeting;
- 14 b. Be effective immediately following Planning Commission approval, unless a longer period is stated
- 15 in the interpretation or unless the Planning Commission tables the Interpretation and applicability
- 16 statement and calls a public hearing to amend the regulations which are subject to the
- 17 interpretation;
- 18 c. Be incorporated into this ordinance in Appendix B and upon its effective date control all future
- 19 situations similar to the specific circumstance;
- 20 d. Be effective until:
 - 21 (1) It is replaced by a different official interpretation and applicability statement;
 - 22 (2) It is overruled by an appeal according to these regulations; or
 - 23 (3) It is amended, altered, or repealed by a text amendment to the section of the regulations that
 - 24 the interpretation addressed.

25 **3. Criteria**

26 In making an official interpretation and applicability statement, the following criteria shall apply:

- 27 a. Sound professional planning and engineering standards and principles;
- 28 b. The Comprehensive Plan and any other official plans or programs developed under the guidance of
- 29 the Comprehensive Plan;
- 30 c. The purposes and intent statements of these regulations with priority given to any specific intent
- 31 statements associated with the section or chapter in which the interpretation issue arose; and
- 32 d. Any resources, guides, or industry standards cited in these regulations or consistent with the
- 33 Comprehensive Plan goals, or purpose and intent statements of these regulations.

34 **D. Waivers and Exceptions**

35 The Planning Commission is the only authority that may grant waivers. Exceptions, on the other hand, require
36 approval by staff and/or the County Engineer. Requests for waivers or exceptions must be submitted in writing to
37 staff and/or the County Engineer, as appropriate. The granting of a waiver or exception must not violate the
38 intent of these regulations.

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