

Improperly removed provisions

Mandatory trails for subdivisions
Site Plan Review
Discourage concrete drainage facilities (AV Area Plan)
Discouraged sidewalks, curbs and gutters (AV Area Plan)
Noxious weed removal
Signage must be unobtrusive

Requests that were denied

Separate trails and pedestrian paths for commercial & industrial development (per AV Plan)
Commercial Development Standards (setbacks, FAR, site distance/safety).
Industrial Development Standards (setbacks, FAR, landscaped, fenced, site distance/safety assessments)
"Local Serving" commercial development assessments (AV Plan)
4 dogs without a facility permit, more dogs require minor CUP
No commercial dog breeding and restrictions on boarding facilities.
Number of animals allowed based on ratio of developed area to lot size
Buffering between residential and animal/agricultural uses
No manure spreading/stockpiling
No cannabis-based businesses.
Removal of unpermitted billboards.
Redundant signs and realtor signs removed within 72 hours of sale
Filming subject to County's existing film standards
Home Based Occupations authorization is nuisance-based.

Unwanted additions:

Hillside provisions compel 70% of property to be given away.
Hillside provisions mandate biological fee and review
Trails are solely at discretion of Parks and Rec regardless of community trail objectives or AV Area Plan Requirements
Trails must be mapped; no unmapped trails will ever be secured even though County Plan & AV Plan require feeder and connector trails that are explicitly unmapped.
Trails must comply with adopted trail standards.
Odd requirements imposed on cargo containers
Mandatory health department inspections on all home-based occupations
Mandatory fence configuration requirements

Asked for and got:

Shade structures do not for impervious surface area calculations
Oleanders prohibited but not everywhere?
Architectural standards were affirmed for industrial development
Parking in rear for industrial and commercial development
Industrial landscaping did it give us what we wanted? I can't remember
Cargo containers are permitted
Home-based occupations permitted in accessory structures and some additional uses authorized
Vegetation preservation and a minor CUP if more than 10% removed except for equestrian uses.?