

The current Elbert County Zoning and Subdivision Regulations were approved on January 23, 2019, by Resolutions 19-06 and 19-07, respectively. Their effective date was February 1, 2019. The table below provides a summary of amendments that have happened since that time. It includes the Amendment #, Resolution #, effective date, and a summary of changes related to that amendment.

Amendment #	Resolution	Effective Date	Summary of Changes
1	19-17	April 8, 2019	<p>Zoning Regulations, Article I:</p> <ul style="list-style-type: none"> <li>• Additions to the Enforcement or Rubbish, Trash, or Junk section</li> </ul> <p>Zoning Regulations, Article II:</p> <ul style="list-style-type: none"> <li>• Addition of the “Rezone Exhibit” in the General Requirements Table</li> <li>• Correction of notification templates</li> <li>• Addition of a Mailing Notice Template for Community Meetings</li> <li>• Addition of certification language for mailed notices</li> </ul> <p>Zoning Regulations, Article III:</p> <ul style="list-style-type: none"> <li>• Added language for the requirement of a building permit for a temporary construction office</li> </ul> <p>Zoning Regulations, Article IV:</p> <ul style="list-style-type: none"> <li>• Added a sentence, for clarification, to the descriptions for Light and General Industrial</li> </ul> <p>Zoning Regulations, Article V:</p> <ul style="list-style-type: none"> <li>• Added “Accessory Enclosure” as an accessory use in all agriculture districts</li> <li>• Added “Greenhouse (non-commercial)” as an accessory use in all agriculture and residential districts</li> <li>• Added exception to 1,200 square foot rule for ADU when completed as a finished basement</li> <li>• Added supplemental standards for “Accessory Enclosure”</li> </ul> <p>Zoning Regulations, Article XIII:</p> <ul style="list-style-type: none"> <li>• Added language for “Group Event Permitting”</li> </ul> <p>Zoning Regulations, Appendix A—Definitions:</p> <ul style="list-style-type: none"> <li>• Added definitions for “Accessory Enclosure”, “Cash-in-Lieu of Open Space”, and “Residential Subdivision”</li> <li>• Revised “Dwelling, Single-Family” definition</li> </ul>
2	19-31	July 25, 2019	<p>Zoning Regulations, Article II:</p> <ul style="list-style-type: none"> <li>• Removed “will be made” in “Notice of Administrative Decision” since it was a duplicative phrase</li> </ul> <p>Zoning Regulations, Article III:</p> <ul style="list-style-type: none"> <li>• Removed “No build areas that restrict building in hazardous areas shall be indicated” from list of items to include on Rezone Exhibit because “no build areas”</li> </ul>

			<p>and “hazard areas” are already called out in Subpart k—Site Plan</p> <ul style="list-style-type: none"> <li>• Added “Duration of Validity” language to MSUR, SUR, SDP, and EDZ SDP</li> </ul> <p>Zoning Regulations, Article IV:</p> <ul style="list-style-type: none"> <li>• Removed “non” from “noncommercial farming” under the Agriculture Residential (AR) description</li> </ul> <p>Zoning Regulations, Article V:</p> <ul style="list-style-type: none"> <li>• Added a “P” to the Land Use Table for “Farming” under the RA District</li> <li>• Revised “Day Care Center” to distinguish as a commercial use</li> <li>• Added “Family Child Care Home (1-6 children)” as a use permitted by right in Districts A through MH</li> <li>• Added “Family Child Care Home, Large (7-12 children)” as a Minor Special Use by Review (MSUR) for Districts A through MH, and permitted by right in Districts B and C</li> <li>• Changed “Schools, Public or Private”, “Religious Institution”, and “Cemetery” as a use by right in most districts</li> <li>• Added “Heliport, Private” as a Minor Special Use by Review in the A, C, LI, and GI Districts</li> <li>• Removed “No ADU shall be leased or rented for less than 30 days” from supplemental standards pertaining to ADUs</li> <li>• Removed requirement that accessory enclosure only be located in the rear of the property, revised to state that they must be located within a building envelope if one is defined</li> <li>• Revised requirement regarding painting an accessory enclosure to state “Containers shall not contain any prominent commercial markings”</li> <li>• Revised supplemental standards for heliports to allow for a setback for 500’ from the nearest residential structure</li> <li>• Added a supplemental standard for Family Child Care Home that requires a 25’ setback for enclosed outside play areas from any side or rear property lines</li> </ul> <p>Zoning Regulations, Appendix A—Definitions:</p> <ul style="list-style-type: none"> <li>• Added a definition for “Accessory Dwelling Unit (ADU)”</li> <li>• Added definitions for “Family Child Care Home” and “Family Child Care Home, Large”</li> <li>• Added “Family child care home (1-6 children) shall be allowed as a home</li> </ul>
--	--	--	--

			<p>occupation” to the end of the “Home Occupation” definition</p> <p>Subdivision Regulations, Article II:</p> <ul style="list-style-type: none"> <li>• Added language regarding mineral and surface ownership</li> </ul> <p>Subdivision Regulations, Article XII:</p> <ul style="list-style-type: none"> <li>• Added language requiring the dedication of rights-of-way when developments adjoin or contain Section lines</li> <li>• Removed “Elbert County” as an entity to have open space dedicated to</li> </ul>
2b	19-46	October 11, 2019	<p>Zoning Regulations, Article XIII:</p> <ul style="list-style-type: none"> <li>• Changed the minimum number of individuals requiring a group event permit from 100 to 250</li> <li>• Exempted “Not-for-profit events involving less than 250 individuals and not charging admission”</li> <li>• Changed the appeals process from the Board of Adjustments to the County Manager and then the Board of County Commissioners (should an appeal of the County Manager’s decision be sought)</li> </ul>
3	19-60	November 18, 2019	<p>Zoning Regulations, Article II:</p> <ul style="list-style-type: none"> <li>• Added the project address to the “Notice of Public Hearing” and “Notice of Administrative Decision” letters template</li> <li>• Added “one paper copy” to the submittal documentation for recordation</li> </ul> <p>Zoning Regulations, Article III:</p> <ul style="list-style-type: none"> <li>• Added “and Notary” to required signature blocks and certifications for the Special Use by Review Exhibit</li> <li>• Corrected “Designing Engineer” to “County Engineer” for signature blocks and certifications for the Site Development Plan Exhibit</li> <li>• Added “, except that the signature blocks and Certifications shall include “approval of County Commissioners”.” To how EDZ Site Development Plan shall be prepared</li> </ul> <p>Zoning Regulations, Article V:</p> <ul style="list-style-type: none"> <li>• Added “Hemp Production” as a use permitted by right in Districts A, A-2, and AR with supplemental standards being the requirement of an Industrial Hemp Permit</li> <li>• Added “Adult/Sexually Oriented Business” as a use permitted with a Special Use by Review in Districts C, LI, and GI with supplemental standards</li> <li>• Added “Asphalt or Concrete Batch Plant” as a use permitted with a Special Use by Review in Districts A, LI, GI and EDZ</li> </ul>

			<ul style="list-style-type: none"> <li>Added “Asphalt or Concrete Batch Plant, Temporary” as a use permitted with a Minor Special Use by Review in Districts LI, GI, and EDZ</li> <li>Added “Hemp Processing” as a use permitted with a Special Use by Review in Districts A, LI, GI and EDZ</li> <li>Added “Drug Rehabilitation Center/Facility” as a use permitted with a Special Use by Review in Districts A, A-2, and EDZ</li> <li>Added supplemental standards for Adult/Sexually Oriented Business</li> </ul> <p>Zoning Regulations, Appendix A:</p> <ul style="list-style-type: none"> <li>Added definitions for “Adult/Sexually Oriented Business”</li> <li>Added a definition for “Heliport”</li> <li>Organized and refined Lot and Yard definitions</li> </ul> <p>Zoning Regulations, Appendix B:</p> <ul style="list-style-type: none"> <li>Added “Approval of County Commissioners (EDZ Site Development Plan)”</li> </ul> <p>Subdivision Regulations, Article II:</p> <ul style="list-style-type: none"> <li>Added project address to “Notice of Public Hearing” and Notice of Administrative Decision” letters template</li> </ul>
3b	19-67	December 16, 2019	<p>Zoning Regulations, Article V:</p> <ul style="list-style-type: none"> <li>Accessory Enclosure <ul style="list-style-type: none"> <li>Revised to allow for exemptions on Agricultural Properties</li> </ul> </li> </ul>
3c	19-76	December 23, 2019	<p>Zoning Regulations, Article V:</p> <ul style="list-style-type: none"> <li>Added “Exotic Animals, Not Unregulated” and “Exotic Animals, Unregulated” to land use table</li> </ul> <p>Zoning Regulations, Article XI:</p> <ul style="list-style-type: none"> <li>Revised Signs Article for clarity; added tables and created separate sections for exempt and prohibited signs</li> </ul> <p>Zoning Regulations, Appendix A:</p> <ul style="list-style-type: none"> <li>Removed “Exotic Animals” definition</li> <li>Removed “Pets” definition since there was a better and slightly duplicative definition of “Household Pets”</li> <li>Added “Wildlife, Native” and “Wildlife, Non-native/Exotic” definitions based upon C.R.S.</li> </ul>
4	20-16	July 27, 2020	<p>Zoning Regulations, Article II:</p> <ul style="list-style-type: none"> <li>Added “Concept Plan” requirements into Zoning Regulations out of Subdivision Regulations and adjusted as needed.</li> <li>Added notice requirements for “Concept Plan”.</li> </ul>

		<ul style="list-style-type: none"> <li>• Added “Cut-off of Public Comments” paragraph to submittal process to clarify that comments received by staff to be forwarded to the Planning Commission must be submitted at least two business days prior to the public hearing date.</li> </ul> <p>Zoning Regulations, Article III:</p> <ul style="list-style-type: none"> <li>• Removed “Deed or other proof of ownership” as a requirement for Pre-application.</li> <li>• Added “and Notary” as a required signature block for Rezone and Site Development Plan Exhibits.</li> <li>• Added “Concept Plan” process.</li> </ul> <p>Zoning Regulations, Article IV:</p> <ul style="list-style-type: none"> <li>• Combined LI (Light Industrial) and GI (General Industrial) into I (Industrial).</li> </ul> <p>Zoning Regulations, Article V:</p> <ul style="list-style-type: none"> <li>• Combined LI and GI into I in the Land Use Table.</li> <li>• Added “Recreational Vehicle and Boat Storage” as a use allowed in Agriculture (A) with an approved SUR.</li> <li>• Added condition for accessory enclosure that “Containers less than 200 square feet are not required to be registered”.</li> </ul> <p>Zoning Regulations, Article VI:</p> <ul style="list-style-type: none"> <li>• Changed side and rear setback in the Agriculture (A) District from 50’ to 60’ to eliminate contradiction between Zoning Regulations and Building Codes for unlimited sized structures in the A District.</li> <li>• Combined setback requirements for LI and GI into I and eliminated confusing or contradictory setback information.</li> </ul> <p>Zoning Regulations, Article VII:</p> <ul style="list-style-type: none"> <li>• Added “PC and BOCC Work Session” as a normal step in the process for PUDs prior to submittal of formal application and after the required Community Meeting.</li> <li>• Added “and Notary” to the required signature blocks.</li> </ul> <p>Zoning Regulations, Article VIII:</p> <ul style="list-style-type: none"> <li>• Changed “downcast” to “full cutoff-type”.</li> </ul> <p>Zoning Regulations, Article XI:</p> <ul style="list-style-type: none"> <li>• Added “All requests for a sign permit shall include an attachment to indicate that the local building code is being met” to address concerns that have been raised by the Building Inspectors regarding sign permits.</li> <li>• Combined LI and GI into I.</li> </ul> <p>Zoning Regulations, Article XII:</p> <ul style="list-style-type: none"> <li>• Combined LI and GI into I.</li> </ul> <p>Zoning Regulations, Article XIV:</p>
--	--	---

		<ul style="list-style-type: none"> <li>Removed R-1 from list of agriculture zones that allow animal units of 1 unit per ½ acre to eliminate contradiction between C.1 and C.2, where a 4 acre piece of property zoned R-1 could only have 2 equine in C.1 but was allowed up to 4 under C.2.</li> </ul> <p>Zoning Regulations, Article XVI:</p> <ul style="list-style-type: none"> <li>Added “PC and BOCC Work Session” as a normal step in the process for Special Districts prior to submittal of formal application and after the required Community Meeting.</li> <li>Removed repetitive portion of sentence under Subpart D.</li> </ul> <p>Zoning Regulations, Appendix A:</p> <ul style="list-style-type: none"> <li>Added “Concept Plan” definition.</li> </ul> <p>Zoning Regulations, Appendix B:</p> <ul style="list-style-type: none"> <li>Added Fire Protection District as a required signature block for all Rezone Exhibits, Planned Unit Development Exhibits, Special Use by Review Exhibits, and Minor Special Use by Review Exhibits.</li> </ul> <p>Subdivision Regulations, Article II:</p> <ul style="list-style-type: none"> <li>Removed “Concept Plan Exhibit” requirements.</li> <li>Removed “Concept Plan” from notice table.</li> <li>Added “Exemption Plat” and “Public Easements, and Plats” to notice table.</li> <li>Removed “Concept Plan” from paragraph on Community Meeting and added “Major Plat (Preliminary or Final)”.</li> <li>Added “Cut-off of Public Comments” paragraph to submittal process to clarify that comments received by staff to be forwarded to the Planning Commission must be submitted at least two business days prior to the public hearing date.</li> </ul> <p>Subdivision Regulations, Article III:</p> <ul style="list-style-type: none"> <li>Removed “Deed or other proof of ownership” as a requirement for Pre-application.</li> </ul> <p>Subdivision Regulations, Article IV:</p> <ul style="list-style-type: none"> <li>Removed entire article (Concept Plan) and transferred to Zoning Regulations, updating as necessary to fit within the Zoning Regulations.</li> <li>Caused Preliminary Plat to become the new Article IV.</li> <li>Added “Community Meeting” to process for Preliminary Plat and added “Review and...” to “Referral”.</li> </ul> <p>Subdivision Regulations, Article VI:</p>
--	--	--

			<ul style="list-style-type: none"> <li>• Added “Community Meeting” to process for Final Plat and added “Review and...” to “Referral”.</li> </ul> <p>Subdivision Regulations, Article VII:</p> <ul style="list-style-type: none"> <li>• Added “Review and...” to “Referral” in Minor Subdivision Plat process.</li> </ul> <p>Subdivision Regulations, Article VIII:</p> <ul style="list-style-type: none"> <li>• Added “...no more than three (3) new lots with known specific uses” to the Economic Development Zone Subdivision Plat.</li> <li>• Added “Approved and Recorded EDZ Site Plan” to the first portion of the process for EDZ Plat.</li> <li>• Added “Review and...” to “Referral”.</li> </ul> <p>Subdivision Regulations, Article X:</p> <ul style="list-style-type: none"> <li>• Added “The Board of County Commissioners delegates the review and approval of Exemption Plats to the CDS Director through the administrative process”.</li> <li>• Revised process to reflect administrative review and decision.</li> </ul> <p>Subdivision Regulations, Article XIII:</p> <ul style="list-style-type: none"> <li>• Changed reference to “Subdivision Regulations” to “Zoning Regulations” for Concept Plan.</li> </ul> <p>Subdivision Regulations, Appendix B:</p> <ul style="list-style-type: none"> <li>• Added Fire Protection District as a required signature block for all Preliminary Plat and Final Plat Exhibits.</li> <li>• Corrected reference to “Acceptance by County Commissioners” to include both Minor and EDZ Subdivision Plats.</li> </ul> <p>Subdivision Regulations, Appendix C:</p> <ul style="list-style-type: none"> <li>• Removed “Concept Plan” from Definitions.</li> </ul>