

## TABLE OF CONTENTS

### ARTICLE

1.	<u>AUTHORITY, TITLE, PURPOSE AND INTENT</u> .....	1-1
1.1	<u>Authority and Title</u> .....	1-1
1.2	<u>Purpose</u> .....	1-1
1.3	<u>Intent and Application</u> .....	1-2
1.4	<u>Agricultural Exemption</u> .....	1-2
2.	<u>DEFINITIONS</u>	
2.1	<u>Use of Words and Interpretation</u> .....	2-1
2.2	<u>Definitions of Words and Phrases</u> .....	2-2
3.	<u>APPLICATION OF THE REGULATIONS</u>	
3.1	<u>Application</u> .....	3-1
3.2	<u>Dedication of Public Lands and Facilities</u> .....	3-1
3.3	<u>Transfer of Land Ownership</u> .....	3-1
3.3.1	Conditions Applicable to Title Transfers .....	3-1
3.3.2	Sale of Land by Reference to Unapproved Final Plat, Prohibited .....	3-2
3.4	<u>Subdivision Exemptions</u> .....	3-2
3.4.1	General Requirements .....	3-2
3.4.2	Recombinations .....	3-2
3.4.3	Minor Subdivisions .....	3-3
3.4.4	Estate Subdivisions .....	3-3
3.4.5	Non-Residential Project Management .....	3-4
3.4.6	Amnesty Lots .....	3-5
4.	<u>PERMITS REQUIRED FOR DEVELOPMENT OR CONSTRUCTION</u>	
4.1	<u>Authorization Required for Land Disturbance or Development Activities</u> .....	4-1
4.1.1	Permit Required: Exemptions .....	4-1
4.1.2	Plan Review and Approval .....	4-1
4.1.3	Chattahoochee River Corridor Certificate .....	4-1
4.1.4	Interdepartmental Review and Approval .....	4-2
4.1.5	Activities Limited to Permit Authorization .....	4-2
4.1.6	Developer's Responsibility for Compliance .....	4-2
4.2	<u>Land Disturbance Permits</u>	
4.2.1	Clearing Permit, Clearing and Grubbing Permit, and Grading Permit .....	4-2
4.2.2	Development Permit .....	4-4

ARTICLE

4.	4.3	<u>Building Permits</u>	
	4.3.1	Applicable Codes .....	4-5
	4.3.2	Health Department: On-Site Sewage Disposal .....	4-5
	4.3.3	Single-Family and Duplex Residences.....	4-6
	4.3.4	Swimming Pools .....	4-6
	4.3.5	Multi-Family and Non-Residential Structures .....	4-6
	4.3.6	Issuance on Buildable Lots of Record: Exceptions .....	4-7
5.		<u>GENERAL REQUIREMENTS</u>	
5.1		<u>Suitability of the Land</u>	
	5.1.1	Unsuitable Land May Not Be Developed.....	5-1
	5.1.2	Unsuitable Land Must Be Included in Buildable Lots .....	5-1
5.2		<u>Conformance to Comprehensive Plan</u>	
	5.2.1	Public Sites Shown on the Plan to Be Dedicated or Reserved as Approved by Board of Commissioners .....	5-1
	5.2.2	Director May Waive Upon Written Release of the Responsible Public Body.....	5-1
	5.2.3	Director Must Disapprove Projects That Do Not Incorporate Required Public Sites.....	5-1
	5.2.4	Incorporation of Public Land Area Into Buildable Lots .....	5-1
5.3		<u>Zoning and Other Regulations</u>	
	5.3.1	Discrepancy Between Minimum Standards: What Applies .....	5-2
	5.3.2	Building Setbacks to Conform to Zoning Resolution .....	5-2
5.4		<u>Required Public Improvements</u>	
	5.4.1	General Requirements .....	5-2
5.5		<u>Lots</u>	
	5.5.1	Lots to Conform to the Zoning Resolution .....	5-2
	5.5.2	Double Frontage and Reverse Frontage Lots Are Required Along Major Thoroughfares .....	5-2
5.6		<u>Survey Monuments</u>	
	5.6.1	Lot Corner Monumentation.....	5-3
	5.6.2	Floodplain Elevations .....	5-3
5.7		<u>Standard Drawings</u>	
	5.7.1	Department to Maintain Standard Drawings on File.....	5-3
	5.7.2	Standard Drawings to Illustrate Standards.....	5-3
	5.7.3	Standard Drawings Incorporated as Part of Development Regulations .....	5-3
5.8		<u>Buffers, Landscaping, and Tree Preservation</u>	
	5.8.1	General Applicability.....	5-3
	5.8.2	General Requirements .....	5-3
	5.8.3	Tree Protection Ordinance Requirements.....	5-5
	5.8.4	Landscaping Performance Surety .....	5-5

ARTICLE

5.9	<u>Recreation Areas</u>	
5.9.1	Recreation Areas .....	5-6
5.10	<u>Supplementary Development Requirements</u> .....	5-7
6.	<u>ACCESS AND RIGHT-OF-WAY REQUIREMENTS AND STREET</u>	
6.1	<u>Access</u>	
6.1.1	Large Parcels to Provide Future Street Access.....	6-1
6.1.2	Landlocking of Adjacent Property Prohibited.....	6-1
6.1.3	Minimum Lot Frontage Required.....	6-1
6.1.4	Private Streets to be Constructed Pursuant to Roadway Construction Standards .....	6-1
6.1.5	Vehicular Access Easements .....	6-1
6.2	<u>Streets</u>	
6.2.1	Dedication of Street Right-of-Way .....	6-2
6.2.2	Street Improvements .....	6-2
6.3	<u>Minimum Right-of-Way and Street Improvements</u>	
6.3.1	Right-of-Way and Pavement Widths .....	6-2
6.3.2	Street Rights-of-Way .....	6-3
	<u>Table 6-A</u> Minimum Right-of-Way and Roadway Widths for New Streets and Widening.....	6-4
	<u>Table 6-B</u> Street Classifications .....	6-5
6.3.3	Street Widening – Single-Family Detached Residential Subdivisions .....	6-6
6.3.4	Street Widening – Single-Family Attached, Multi-Family, and Non-Residential Developments.....	6-7
6.3.5	New Streets .....	6-8
6.3.6	Substandard Streets.....	6-9
6.3.7	Improvements Along State Highways.....	6-10
6.4	<u>General Layout Requirements</u>	
6.4.1	Conformance to Comprehensive Plan.....	6-10
6.4.2	Local Streets and Minor Collectors .....	6-10
6.4.3	Cul-de-sac Streets .....	6-11
6.4.4	Other Dead-End Streets.....	6-11
6.4.5	Service Roads.....	6-12
6.4.6	Half-Streets .....	6-12
6.4.7	Reserve Strips.....	6-12
6.4.8	Alleys.....	6-13
6.4.9	Street Jogs .....	6-13
6.5	<u>Traffic Control Devices</u>	
6.5.1	Traffic Control Signals .....	6-13
6.5.2	Street Name Signs .....	6-13
6.5.3	Traffic Signals and Signs.....	6-14
6.5.4	Striping Requirements.....	6-14
6.5.5	Payment of Fees .....	6-14
6.5.6	Street Lights .....	6-14

ARTICLE

6.6	<u>Specifications</u> .....	6-15
6.7	<u>Subgrade Preparation for All Streets</u>	
6.7.1	Subgrade in Accordance With Georgia DOT and These Regulations .....	6-15
6.7.2	Removal of Unsuitable Material .....	6-15
6.7.3	Compaction .....	6-15
6.7.4	Brought to Line and Grade .....	6-15
6.7.5	Utility Trenches to be Compacted .....	6-15
6.7.6	Roll Testing Required.....	6-16
6.7.7	Temporary Traffic Surface.....	6-16
6.7.8	Provisions to Drain Low Points.....	6-16
6.8	<u>Road Widening</u>	
6.8.1	Sections Wider Than 4 Feet in Width .....	6-16
6.8.2	Sections Less than 4 Feet in Width .....	6-16
6.9	<u>New Local and Minor Collector Streets</u>	
6.9.1	New Local and Minor Streets Within a Residential Subdivision .....	6-16
6.9.2	Local Residential-Rural Roads.....	6-17
6.9.3	Non-Residential Subdivision or Development Streets.....	6-17
6.10	<u>New Major Thoroughfares</u>	
6.10.1	Construction Standards: Major Thoroughfares.....	6-18
	<u>Table 6-C Construction Standards – Major Thoroughfares</u> ....	6-18
6.11	<u>Curb and Gutter</u>	
6.11.1	Curb and Gutter Required .....	6-18
6.11.2	Residential Curbing .....	6-18
6.11.3	Industrial or Commercial Curbing.....	6-19
6.11.4	Principal Arterial and Major Arterial Curbing .....	6-19
6.11.5	Curbing not in Public Right-of-Way .....	6-19
6.11.6	Construction Methods .....	6-19
6.12	<u>Underground Utilities</u>	
6.12.1	Installation and Compaction Required Before Pavement or Base .....	6-20
6.12.2	After Base Installed, Utilities to Be Bored.....	6-20
6.12.3	Manholes Flush With Finished Grade .....	6-20
6.12.4	Standard Drawings Apply .....	6-20
6.13	<u>Sidewalks</u>	
6.13.1	Where Required .....	6-21
6.13.2	Location Requirements .....	6-21
6.13.3	Construction Standards.....	6-21

ARTICLE

7. UTILITIES AND EASEMENTS

7.1	<u>Placement of Utilities</u>	
7.1.1	Underground Utilities to Be in Right-of-Way or Easement .....	7-1
7.1.2	Private Underground Utilities Require Department Approval if in the Right-of-Way .....	7-1
7.2	<u>Water System and Fire Hydrants</u>	
7.2.1	Connection of Public Water Main Required.....	7-1
7.2.2	Water, Fire Hydrants, etc., to Be Designed According to Applicable Standards, and Plans and Specifications .....	7-1
7.2.3	Water Mains to Be Installed After Curbs But Before Paving .....	7-1
7.3	<u>Sanitary Sewage Disposal</u>	
7.3.1	Connection to Sewage Disposal System Required.....	7-2
7.3.2	If Sewer is Available, Septic Not Allowed .....	7-2
7.3.3	Septic Field Must Be Located Out of the 100-Year Floodplain .....	7-2
7.3.4	Health Department Notations on Plats .....	7-2
7.4	<u>Easements</u>	
7.4.1	Dedication Requirement.....	7-2
7.4.2	Cleared, Opened, and Stabilized .....	7-3
	<u>Table 7-A</u> Easements for Storm Drain Pipes and Improved Ditches .....	7-3
7.4.3	Width of Permanent Sanitary Sewer Easements .....	7-4
7.4.4	Provision for Common Sanitary Drainage Easements .....	7-4
7.4.5	Watercourse Easements .....	7-4
7.4.6	Off-Street Right-of-Way Easements .....	7-4
7.4.7	Cleared Easements to be Grassed .....	7-4
7.5	<u>Street Cuts</u>	
7.5.1	Review and Approval by the Department .....	7-4
7.5.2	Fees Required.....	7-4
7.5.3	Trenches to Be Backfilled.....	7-4
7.5.4	Trenches Under Paving.....	7-5
7.5.5	Utility Extension Contact Information.....	7-5

ARTICLE

8. SITE GRADING, STORMWATER DETENTION, CULVERTS AND PIPED DRAINAGE SYSTEMS AND SOIL SEDIMENT CONTROL REQUIREMENTS

8.1	<u>Site Grading</u>	
8.1.1	Compliance With Line and Grade Required .....	8-1
8.1.2	Contour Interval of 2 Feet Required .....	8-1
8.1.3	Consistent With Metropolitan River Protection Act.....	8-1
8.1.4	Embankment Layering .....	8-1
8.1.5	Maximum Slopes.....	8-1
8.1.6	Special Conditions for Soils With Low Shearing Resistance and Cohension .....	8-2
8.1.7	Grading Plans.....	8-2
8.1.8	Grading for Roads and Ditches .....	8-2
8.2	<u>Stormwater Detention</u>	
8.2.1	Stormwater Management Report Required.....	8-2
8.2.2	Storm Detention Required.....	8-6
8.2.3	Detention Design Criteria – General.....	8-8
8.2.4	Detention Facility Location Criteria.....	8-11
8.2.5	Detention Facility Easement Requirements .....	8-13
8.2.6	Detention Facility Maintenance .....	8-14
8.2.7	Detention Facility Construction Standards .....	8-15
8.2.8	Detention Facility Engineer’s Certification and Record Drawings.....	8-16
8.3	<u>Culverts and Piped Drainage Systems</u>	
8.3.1	Drainage Improvements Required .....	8-16
8.3.2	Standard Specifications.....	8-17
8.3.3	Design Criteria – General.....	8-17
8.3.4	Design Criteria – Culverts .....	8-17
8.3.5	Piped Collection Systems.....	8-18
8.3.6	Energy Dissipation .....	8-19
8.3.7	Minimum Pipe and Pipe Coating .....	8-19
8.3.8	Pipe Length .....	8-21
8.3.9	Pipe Installation.....	8-21
8.3.10	End Finish .....	8-22
8.3.11	Junction Boxes and Catch Basins .....	8-22
8.3.12	Other Structures.....	8-22
8.4	<u>Surface Drainage</u>	
8.4.1	Design Standards.....	8-23
8.4.2	Construction Standards.....	8-23
8.5	<u>Erosion Control</u>	
8.5.1	Design Standards.....	8-24
8.5.2	Construction Standards.....	8-24
8.5.3	Abandoned Projects.....	8-24

8.6	<u>Dams</u>	
8.6.1	New Dams Subject to Requirements of Georgia.....	8-25
8.6.2	New Dams Subject to Regulation by City of Buford .....	8-26
8.6.3	Existing Dams .....	8-28
8.6.4	Existing Category II Dams.....	8-28
8.7	<u>Extended Detention</u>	
8.7.1	Wet Extended Detention Facility Design Requirements .....	8-28
8.7.2	Dry Extended Detention Facilities .....	8-34
8.7.3	Reserved .....	8-36
8.7.4	Stream Buffers and Impervious Surface Setbacks .....	8-36
8.7.5	Wet and Extended Detention Facility Maintenance .....	8-36
8.8	<u>Reserved</u>	
8.9	<u>Water Quality Best Management Practices</u>	
8.9.1	Treatment of Runoff.....	8-37
8.9.2	Facility Location Criteria .....	8-38
8.9.3	Facility Easement Requirements.....	8-38
8.9.4	Facility Maintenance.....	8-39
8.9.5	Facility Certification and Record Drawings.....	8-40
8.9.6	Existing Subdivisions with Regional Water Quality Facilities .....	8-40
8.9.7	Existing Subdivisions without Regional Water Quality Facilities .....	8-40
8.9.8	Retrofitting of Existing Detention Facilities for Water Quality Treatment .....	8-40
8.9.9	Retrofitting of Existing Water Quality Facilities .....	8-41
8.9.10	Redevelopment and Improvements.....	8-41

## 9. PERFORMANCE GUIDELINES

9.1	<u>General</u>	
9.1.1	Purpose.....	9-1
9.1.2	Constraints .....	9-1
9.1.3	Documentation Required.....	9-1
9.2	<u>Lots</u>	
9.2.1	Lot Design, HLP, RDP, RDS .....	9-1
9.2.2	Side Lot Lines .....	9-3
9.2.3	Corner Lots .....	9-3
9.3	<u>Blocks</u>	
9.3.1	Length, Width, and Shape.....	9-3
9.3.2	Pedestrian Access .....	9-3
9.4	<u>Access</u> .....	9-4
9.5	<u>Roadway Design</u>	
9.5.1	Street Grades and Design Speeds.....	9-4
	<u>Table 9-A</u> Minimum Design Speed and Maximum Grades .....	9-5
9.5.2	Vertical Street Alignment.....	9-5
	<u>Table 9-B</u> Constant (K) Values for Vertical Curves .....	9-6
9.5.3	Horizontal Street Alignment.....	9-6
	<u>Table 9-C</u> Horizontal Curves.....	9-6

	<u>Table 9-D</u> Tangents .....	9-8
	9.5.4 Horizontal and Vertical Clearances .....	9-8
9.6	<u>Street Intersections</u>	
	9.6.1 Angle of Intersection.....	9-9
	9.6.2 Maximum Grade.....	9-9
	9.6.3 Intersection Approaches: Horizontal.....	9-9
	9.6.4 Intersection Approaches: Vertical.....	9-10
	<u>Table 9-E</u> Approach Distances at Major Intersections.....	9-10
	9.6.5 Intersection Radii .....	9-10
	<u>Table 9-F</u> Intersection Radii.....	9-11
	9.6.6 Islands.....	9-11
	9.6.7 Intersection Corner Sight Distances.....	9-11
	9.6.8 Obstructing Visibility at Intersections.....	9-12
	9.6.9 Turning Lanes at Intersections .....	9-12
9.7	<u>Driveway Intersections</u>	
	9.7.1 Angle and Improvements .....	9-13
	9.7.2 Driveway Design Standards .....	9-13
	9.7.3 Auxiliary Lanes.....	9-14
	9.7.4 Corner Sight Distance .....	9-14
	9.7.5 Separation and Spacing .....	9-14
9.8	<u>Stormwater Detention Guidelines</u>	
	9.8.1 General .....	9-15
	<u>Table 9-G</u> Ration Method Runoff Coefficients.....	9-17
	9.8.2 Dam Design and Construction Criteria .....	9-17
	9.8.3 Detention Facility Outlet Devices .....	9-19
	9.8.4 Emergency Overflow Requirements.....	9-20
	9.8.5 Parking Lot Detention Facilities.....	9-22
	9.8.6 Underground and Rooftop Detention .....	9-23
	9.8.7 Sediment Basins .....	9-23
	9.8.8 Ponds and Lakes Not Used for Detention .....	9-24
9.9	<u>Culverts and Pipe Collection System Guidelines</u>	
	9.9.1 Culverts.....	9-24
	9.9.2 Piped Collection Systems.....	9-24
	9.9.3 Outlet Location – Culverts and Piped Systems .....	9-25
	9.9.4 Energy Dissipation .....	9-25
	9.9.5 Discharge of Concentrated Flows .....	9-25
	<u>Table 9-H</u> Maximum Flows into Streets .....	9-26
9.10	<u>Post-Development Stormwater Management for New Development and Redevelopment</u> .....	9-26
	9.10.1 General Provisions.....	9-27
	9.10.2 Definitions .....	9-30
	9.10.3 Permit Procedures and Regulations.....	9-34
	9.10.4 Post-Development Stormwater Management Performance Criteria .....	9-41
	9.10.5 Construction Inspections of Post-Development Stormwater Management System .....	9-44
	9.10.6 Ongoing Inspection and Maintenance of Stormwater Facilities and Practice .....	9-45



9.10.7	Violations, Enforcement and Penalties .....	9-46
9.10.8	Effective Date .....	9-48

10. PLAN AND PLAT SPECIFICATIONS

10.1	<u>Sketch Plan Specifications</u>	
10.1.1	Size .....	10-1
10.1.2	Freehand Drawing (Approximate Scale) .....	10-1
10.1.3	List of What is Required to be Shown .....	10-1
10.2	<u>Subdivision Development Plans</u>	
10.2.1	What a Development Permit for a Subdivision Consists of .....	10-3
10.2.2	Conformation to Sketch Plan.....	10-3
10.2.3	Scale .....	10-3
10.2.4	Certified Boundary Survey .....	10-3
10.2.5	List of What is Required to be Shown .....	10-4
10.2.6	Certificate of Development Plans Approval .....	10-6
10.2.7	Other Development Plans to Accompany Preliminary Plat .....	10-7
10.2.8	Encroachments .....	10-9
10.3	<u>Final Plat Specifications</u>	
10.3.1	Size .....	10-9
10.3.2	Certified Boundary Survey .....	10-9
10.3.3	Conformation to Preliminary Plat.....	10-9
10.3.4	List of What is Required to be Shown .....	10-9
10.3.5	Warranty Deed .....	10-12
10.3.6	Property Owner's Association .....	10-12
10.3.7	Certificates .....	10-12
10.4	<u>House Location Plan (HLP)</u>	
10.4.1	Size and Description .....	10-15
10.4.2	May be Drawn by an Individual .....	10-16
10.4.3	List of What is to be Shown.....	10-16
10.4.4	Certificate of Occupancy .....	10-17
10.5	<u>Residential Drainage Plan (RDP)</u>	
10.5.1	Certified Boundary Survey Required.....	10-17
10.5.2	List of What is Required to be Shown .....	10-17
10.5.3	Residential Drainage Study (RDS).....	10-18
10.5.4	Certificate of Occupancy – Conditions .....	10-18
10.5.5	Certificate – Department Approval .....	10-19
10.6	<u>Site Development Plans</u>	
10.6.1	What a Development Permit for a Site Plan Consists of .....	10-19
10.6.2	Conformation to Sketch Plan.....	10-19
10.6.3	Scale .....	10-19
10.6.4	Project Boundary Data .....	10-19
10.6.5	List of What is Required to be Shown .....	10-19
10.6.6	Certificate of Development Plans Approval .....	10-22
10.6.7	Other Development Plans to Accompany Site Plan .....	10-22
10.6.8	Encroachments .....	10-25

10.7	<u>Tree Protection Plan Specifications</u>	
	10.7.1 When Required .....	10-25
	10.7.2 In Accordance With Tree Protection Ordinance .....	10-25
10.8	<u>Buffer and Landscape Plan Specifications</u>	
	10.8.1 When Required .....	10-25
	10.8.2 Shown on Site Plan or Boundary Survey .....	10-26
	10.8.3 List of What is Required to be Shown .....	10-26

## 11. PROCEDURES

11.1	<u>Subdivision Review Procedures</u>	
	11.1.1 Pre-Application Conference .....	11-1
	11.1.2 Concept Plan Approval.....	11-1
	11.1.3 Development Plans Approval for Subdivisions.....	11-2
	11.1.4 Final Plat Approval .....	11-4
11.2	<u>Non-Subdivision Review Procedures</u>	
	11.2.1 Pre-Application Conference .....	11-7
	11.2.2 Sketch Plan Approval.....	11-8
	11.2.3 Site Development Plan Approval.....	11-8
	11.2.4 Certificate of Development Conformance Approval Process .....	11-10
11.3	<u>Assignment of Names and Addresses</u>	
	11.3.1 Subdivision or Development Names .....	11-13
	11.3.2 Street Names .....	11-13
	11.3.3 Street Address Assignments .....	11-14
11.4	<u>Initiation of Development Activities</u>	
	11.4.1 Initial Activities Required .....	11-15
	11.4.2 Tree Protection Areas .....	11-16
	11.4.3 Development Inspections .....	11-16
	11.4.4 Responsibility for Quality and Design.....	11-17
	11.4.5 Stop Work Orders.....	11-18
	11.4.6 Stabilization for Erosion Control .....	11-18
11.5	<u>Approval of Development Conformance</u>	
	11.5.1 Prerequisite to Final Plat or C.O.....	11-18
	11.5.2 Submission Requirements .....	11-18
	11.5.3 Approval .....	11-19
11.6	<u>Project Closeout and Continuing Maintenance</u>	
	11.6.1 Development Performance and Maintenance Agreement.....	11-19
	11.6.2 Maintenance and Performance Surety .....	11-20

## 12. FEES

12.1	<u>Fees Set by Board of Commissioners.....</u>	12-1
12.2	<u>Prerequisite to Issuance of Permit(s) .....</u>	12-1
12.3	<u>Fees Non-Refundable .....</u>	12-1
12.4	<u>Sanitary Sewer, Curb Cut, etc., Fees.....</u>	12-1
12.5	<u>Traffic Control Fees .....</u>	12-1
12.6	<u>Recording Fees.....</u>	12-1

13. ADMINISTRATION, APPEAL, AND VIOLATIONS

- 13.1 Administration
  - 13.1.1 Administered by Director of Department of Planning and Development ..... 13-1
  - 13.1.2 Director Authorized to Suspend or Stop Work and Direct Corrections ..... 13-1
- 13.2 Regulations to be Published ..... 13-1
- 13.3 Modifications ..... 13-1
- 13.4 Appeal and Waiver of the Regulations
  - 13.4.1 Appeals ..... 13-2
  - 13.4.2 Waivers ..... 13-2
- 13.5 Violation and Penalty
  - 13.5.1 Responsible Party ..... 13-2
  - 13.5.2 Court Empowered to Fine or Imprison..... 13-4
  - 13.5.3 Other Legal Remedies ..... 13-4

14. ADOPTION AND AMENDMENT

- 14.1 Effective Date
  - 14.1.1 Effective on Adoption ..... 14-1
  - 14.1.2 Grandfather Provisions: Development Permit Application Received Prior to Adoption ..... 14-1
  - 14.1.3 Grandfather Provisions: Development Permit Issued Prior to Adoption ..... 14-1
  - 14.1.4 Grandfather Provisions: Clearing, Clearing and Grubbing, Grading..... 14-1
  - 14.1.5 Building Permits ..... 14-1
- 14.2 Amendments
  - 14.2.1 By Board of Commissioners ..... 14-2
  - 14.2.2 Grandfather Provisions: Development Permit Application Received Prior to Adoption ..... 14-2
  - 14.2.3 Grandfather Provisions: Development Permit Issued Prior to Adoption ..... 14-2
  - 14.2.4 Grandfather Provisions: Clearing, Clearing and Grubbing, Grading..... 14-2
  - 14.2.5 Building Permits ..... 14-2
- 14.3 Severability ..... 14-2
- 14.4 Conflicting Regulations ..... 14-3