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.

<table>
<thead>
<tr>
<th>Amendment #</th>
<th>Resolution</th>
<th>Effective Date</th>
<th>Summary of Changes</th>
</tr>
</thead>
</table>
| 1           | 19-17      | April 8, 2019   | Zoning Regulations, Article I:  
• Additions to the Enforcement or Rubbish, Trash, or Junk section  
Zoning Regulations, Article II:  
• Addition of the “Rezone Exhibit” in the General Requirements Table  
• Correction of notification templates  
• Addition of a Mailing Notice Template for Community Meetings  
• Addition of certification language for mailed notices  
Zoning Regulations, Article III:  
• Added language for the requirement of a building permit for a temporary construction office  
Zoning Regulations, Article IV:  
• Added a sentence, for clarification, to the descriptions for Light and General Industrial  
Zoning Regulations, Article V:  
• Added “Accessory Enclosure” as an accessory use in all agriculture districts  
• Added “Greenhouse (non-commercial)” as an accessory use in all agriculture and residential districts  
• Added exception to 1,200 square foot rule for ADU when completed as a finished basement  
• Added supplemental standards for “Accessory Enclosure”  
Zoning Regulations, Article XIII:  
• Added language for “Group Event Permitting”  
Zoning Regulations, Appendix A—Definitions:  
• Added definitions for “Accessory Enclosure”, “Cash-in-Lieu of Open Space”, and “Residential Subdivision”  
• Revised “Dwelling, Single-Family” definition |
| 2           | 19-31      | July 25, 2019   | Zoning Regulations, Article II:  
• Removed “will be made” in “Notice of Administrative Decision” since it was a duplicative phrase  
Zoning Regulations, Article III:  
• 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” |
and “hazard areas” are already called out in Subpart k—Site Plan

- Added “Duration of Validity” language to MSUR, SUR, SDP, and EDZ SDP

**Zoning Regulations, Article IV:**

- Removed “non” from “noncommercial farming” under the Agriculture Residential (AR) description

**Zoning Regulations, Article V:**

- Added a “P” to the Land Use Table for “Farming” under the RA District
- Revised “Day Care Center” to distinguish as a commercial use
- Added “Family Child Care Home (1-6 children)” as a use permitted by right in Districts A through MH
- 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
- Changed “Schools, Public or Private”, “Religious Institution”, and “Cemetery” as a use by right in most districts
- Added “Heliport, Private” as a Minor Special Use by Review in the A, C, LI, and GI Districts
- Removed “No ADU shall be leased or rented for less than 30 days” from supplemental standards pertaining to ADUs
- 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
- Revised requirement regarding painting an accessory enclosure to state “Containers shall not contain any prominent commercial markings”
- Revised supplemental standards for heliports to allow for a setback for 500’ from the nearest residential structure
- 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

**Zoning Regulations, Appendix A—Definitions:**

- Added a definition for “Accessory Dwelling Unit (ADU)”
- Added definitions for “Family Child Care Home” and “Family Child Care Home, Large”
- Added “Family child care home (1-6 children) shall be allowed as a home
occupation” to the end of the “Home Occupation” definition

| Subdivision Regulations, Article II: | Added language regarding mineral and surface ownership |
| Subdivision Regulations, Article XII: | Added language requiring the dedication of rights-of-way when developments adjoin or contain Section lines |
| | Removed “Elbert County” as an entity to have open space dedicated to |

<table>
<thead>
<tr>
<th>2b</th>
<th>19-46</th>
<th>October 11, 2019</th>
<th>Zoning Regulations, Article XIII:</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Changed the minimum number of individuals requiring a group event permit from 100 to 250</td>
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<tr>
<td></td>
<td>Exempted “Not-for-profit events involving less than 250 individuals and not charging admission”</td>
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<td>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)</td>
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</tbody>
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<thead>
<tr>
<th>3</th>
<th>19-60</th>
<th>November 18, 2019</th>
<th>Zoning Regulations, Article II:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Added the project address to the “Notice of Public Hearing” and “Notice of Administrative Decision” letters template</td>
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<tr>
<td></td>
<td>Added “one paper copy” to the submittal documentation for recordation</td>
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</tbody>
</table>

| Zoning Regulations, Article III: | Added “and Notary” to required signature blocks and certifications for the Special Use by Review Exhibit |
| Corrected “Designing Engineer” to “County Engineer” for signature blocks and certifications for the Site Development Plan Exhibit |
| Added “, except that the signature blocks and Certifications shall include “approval of County Commissioners.”” To how EDZ Site Development Plan shall be prepared |

| Zoning Regulations, Article V: | 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 |
| Added “Adult/Sexually Oriented Business” as a use permitted with a Special Use by Review in Districts C, LI, and GI with supplemental standards |
| Added “Asphalt or Concrete Batch Plant” as a use permitted with a Special Use by Review in Districts A, LI, GI and EDZ |
|   |   |   | • Added “Asphalt or Concrete Batch Plant, Temporary” as a use permitted with a Minor Special Use by Review in Districts LI, GI, and EDZ  
|   |   |   | • Added “Hemp Processing” as a use permitted with a Special Use by Review in Districts A, LI, GI and EDZ  
|   |   |   | • Added “Drug Rehabilitation Center/Facility” as a use permitted with a Special Use by Review in Districts A, A-2, and EDZ  
|   |   |   | • Added supplemental standards for Adult/Sexually Oriented Business  

Zoning Regulations, Appendix A:  
• Added definitions for “Adult/Sexually Oriented Business”  
• Added a definition for “Heliport”  
• Organized and refined Lot and Yard definitions  

Zoning Regulations, Appendix B:  
• Added “Approval of County Commissioners (EDZ Site Development Plan)”  

Subdivision Regulations, Article II:  
• Added project address to “Notice of Public Hearing” and Notice of Administrative Decision” letters template  

|   |   |   | 3b 19-67 December 16, 2019  
|   |   |   | Zoning Regulations, Article V:  
|   |   |   | • Accessory Enclosure  
|   |   |   |   ○ Revised to allow for exemptions on Agricultural Properties  

|   |   |   | 3c 19-76 December 23, 2019  
|   |   |   | Zoning Regulations, Article V:  
|   |   |   | • Added “Exotic Animals, Not Unregulated” and “Exotic Animals, Unregulated” to land use table  

Zoning Regulations, Article XI:  
• Revised Signs Article for clarity; added tables and created separate sections for exempt and prohibited signs  

Zoning Regulations, Appendix A:  
• Removed “Exotic Animals” definition  
• Removed “Pets” definition since there was a better and slightly duplicative definition of “Household Pets”  
• Added “Wildlife, Native” and “Wildlife, Non-native/Exotic” definitions based upon C.R.S.