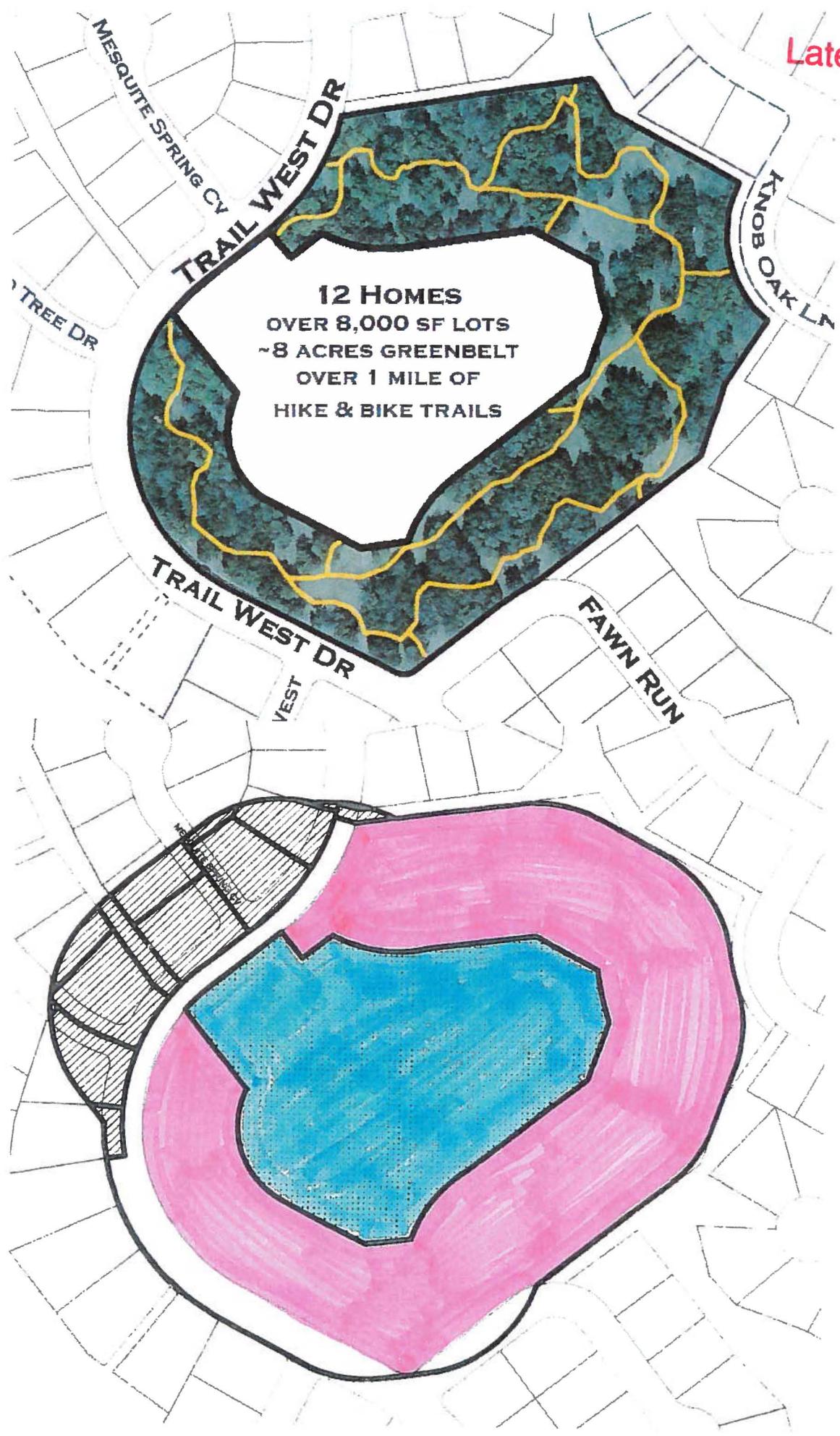


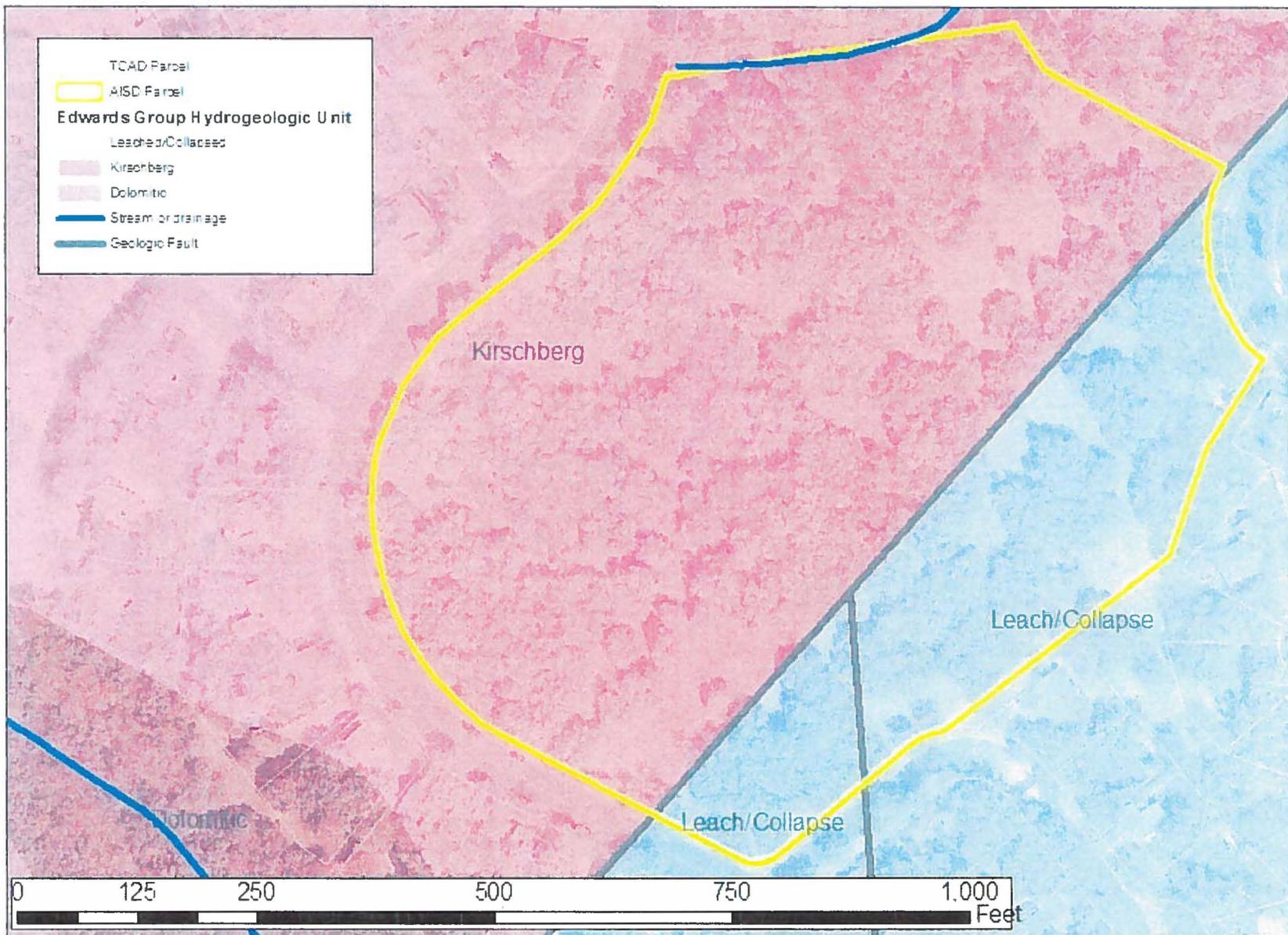
4000 TRAIL WEST DR

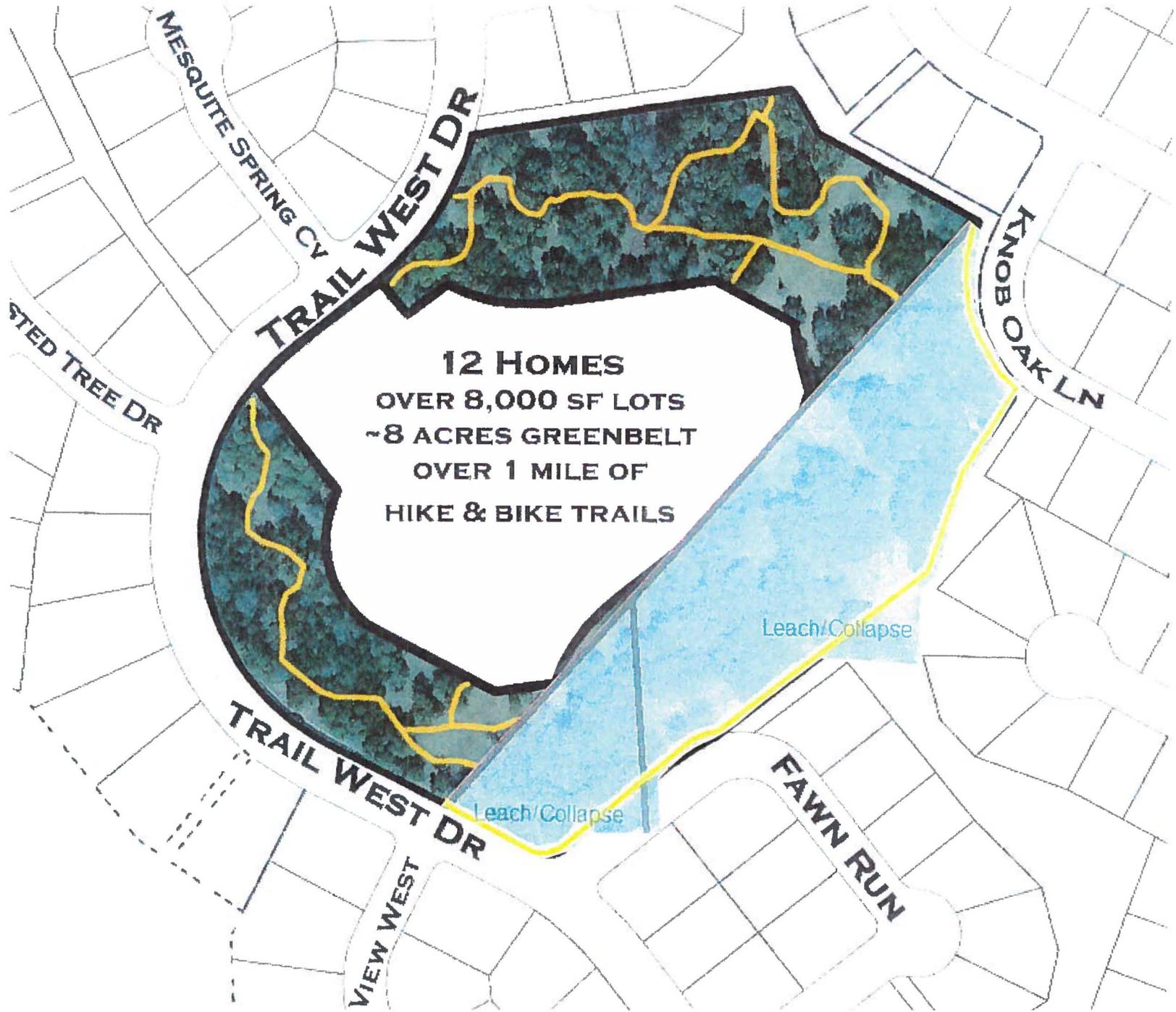
111 + 112

MAXIMIZING LAND PRESERVATION. MINIMIZING DEVELOPMENT.

Late Backup







25-8-1 DEFINITIONS.

In this subchapter:

(5) **CRITICAL ENVIRONMENTAL FEATURES** are features that are of critical importance to the protection of environmental resources, and include bluffs, canyon rimrocks, caves, sinkholes, springs, and wetlands.

(7) **FAULTS AND FRACTURES** is limited to significant fissures or cracks in rock that may permit infiltration of surface water to underground cavities or channels.

(9) **POINT RECHARGE FEATURE** means a cave, sinkhole, fault, joint, or other natural feature that lies over the Edwards Aquifer recharge zone and that may transmit a significant amount of surface water into the subsurface strata.

25-8-281 CRITICAL ENVIRONMENTAL FEATURES.

(A) Drainage patterns for proposed development must be designed to protect critical environmental features from the effects of runoff from developed areas, and to maintain the catchment areas of recharge features in a natural state. Special controls must be used where necessary to avoid the effects of erosion, or sedimentation, or high rates of flow.

(B) A residential lot may not include a critical environmental feature or be located within 50 feet of a critical environmental feature.

(C) This subsection prescribes the requirements for critical environmental feature buffer zones.

(1) A buffer zone is established around each critical environmental feature described in this subchapter.

(a) Except as provided in Subsection (C)(1)(b), the width of the buffer zone is 150 feet from the edge of the critical environmental feature.

(b) For a point recharge feature, the buffer zone coincides with the topographically defined catchment basin, except that the width of the buffer zone from the edge of the critical environmental feature is:

- (i) not less than 150 feet; and
- (ii) not more than 300 feet.

(2) Within a buffer zone described in this subsection:

- (a) the natural vegetative cover must be retained to the maximum extent practicable;
- (b) construction is prohibited; and
- (c) wastewater disposal or irrigation is prohibited.

(3) If located at least 50 feet from the edge of the critical environmental feature, the prohibition of Subsection (C)(2)(b) does not apply to:

- (a) a yard or hiking trail; or
- (b) a recharge basin approved under Section 25-8-213 (Water Quality Control Standards) that discharges to a point recharge feature.

(D) The director may grant an administrative variance to a requirement. An applicant for a variance must demonstrate that the proposed measures preserve all characteristics of the critical environmental feature.

§ 25-2-624 PUBLIC (P) DISTRICT USES.

(A) In a public (P) district, the following are permitted uses:

- (1) governmental, civic, public service, and public institutional uses;
- (2) residential uses associated with educational, military, medical, or similar public uses;
- (3) commercial or industrial uses that are accessory to or in support of a principal public use on the same site;
- (4) agricultural uses; and
- (5) temporary uses.

(B) A telecommunication tower use is a permitted or conditional use, as determined in accordance with Section 25-2-839 (*Telecommunication Towers*).

Source: Section 13-2-227; Ord. 990225-70; Ord. 000302-36; Ord. 031211-11.