

Land Use Regulations: Conflicting language of Section 3.1 (B) (4) and Section 3.4 (E) (3) (d)

There exists a conflict in the land use regulations between Section 3.1 (B) (4) and Section 3.4 (E) (3) (d). Section 3.1 (B) (4) states that driveways which, in any 50-foot section, exceed an average grade of 15% shall use best construction practices and submit an erosion control plan (Section 3.1 (B) (4)). Section 3.4 (E) (3) (d) states that no driveway can exceed 15% in grade over any 50-foot section. (Section 3.4 (E) (3) (d)). It was not the intent of the Planning Commission to prohibit any driveway from exceeding 15% in grade over any 50-foot segment. This memorandum intends to clarify this discrepancy in the meantime until the Planning Commission revises the land use regulations. **Section 3.5 (E) (3) (d) should read:** *Driveways and roads which exceed 15% in grade over any 50-foot section, shall follow the natural contours of the land, and shall meet the standards set forth in Section 3.1 (B) (4). See Section 3.1 (B) (4).*