

# ATTACHMENT

Proposed Changes to Article 4-Williamson County Zoning Ordinance regarding Transitional Rules.

## Add New Section 4.09: Effect of Map and Text Amendments on Pending Applications

### **Section 4.09: Effect of Map and Text Amendments on Pending Applications**

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**(A) EFFECTIVE DATE**

Any amendments to this Ordinance or to the Official Zoning Map following January 1, 2013, shall have an effective date as specified in the Resolution adopting the amendment. If no effective date is specified, then the amendment is effective upon approval by the County Commission.

**(B) COMPLETED APPLICATIONS**

(1) Any application submitted and accepted as complete before the effective date of an amendment to this Ordinance or the Official Zoning Map, but still pending final action as of that date, shall be reviewed and decided in accordance with the regulations and/or zoning classification in effect when the application was accepted. To the extent such an application is approved and proposes development that does not comply with this Ordinance, the subsequent development, although permitted, shall be nonconforming and subject to the provisions of Article 21: Nonconformities.

(2) Completed applications shall be processed in good faith and shall comply with any time frames for review, approval, and completion of the development as established in the regulations in effect at the time of application acceptance. If the application fails to comply with the required time frames, it shall expire and future development shall be subject to the requirements of this Ordinance.

(3) An applicant with a pending application accepted before the effective date of an amendment to this Ordinance or the Official Zoning Map, may opt to have the proposed development reviewed and decided under the amended standards of this Ordinance by withdrawing the pending application and submitting a new application in accordance with the standards of this Ordinance, as amended.

**(C) APPROVED APPLICATIONS**

(1) Any development approvals granted before the effective date of an amendment to this Ordinance or the Official Zoning Map, in accordance with the procedures outlined in the previous Ordinance and/or the Williamson County Subdivision Regulations, shall remain valid until their expiration date. Developments with valid approvals or permits may be carried out in accordance with the terms and conditions of their approval and the development standards in effect at the time of approval, provided the permit or approval is valid and has not expired.

- (2) If the prior approval expires or is revoked (i.e., for failure to comply with the terms and conditions of approval), any subsequent development of the site shall comply with the procedures and standards of this Ordinance, with the development standards in effect as of the date the new application is filed.
- (3) To the extent a prior-approved application proposes development that does not comply with this Ordinance, the subsequent development, although permitted, shall be nonconforming and subject to the provisions of Article 21:  
Nonconformities.

**(D) NONCONFORMITIES**

If any use, structure, lot, or sign legally existed on the effective date of this Ordinance, or any relevant amendment thereto, but does not fully comply with the standards of this Ordinance, then that use, structure, lot, or sign shall be considered nonconforming under this Ordinance and shall be subject to the provisions of Article 21:  
Nonconformities.

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