

CHAPTER 23:

RESTRICTIVE DEVELOPMENT OVERLAY ZONE (RD)

23.1. PURPOSE.

To provide for protection of property owners in areas of existing zones which are subject to development constraints as a result of environmental conditions.

23.2. PERMITTED USES.

No uses are specifically permitted in this zone.

23.3. CONDITIONAL USES.

All potential uses are subject to a Conditional Use Permit granted by the Virgin Town Council.

23.4. OTHER PROVISIONS.

23.4.1. Areas falling under the provisions of this section are shown generally on the official zoning map for the Town of Virgin. Specific boundaries of this district shall be determined by the Virgin Town Planning and Zoning Commission and approved by the Virgin Town Council.

23.4.2. Applicants for Conditional Use Permits within this zone must present detailed engineering studies as required by the Virgin Town Planning and Zoning Commission relating to potential problems of developing these areas.

23.4.3. Applicants for Conditional Use Permits within this zone must show what measures will be employed to mitigate flood and flash flood dangers in these zones. Such measures must be developed through consultation with an engineer, planner, architect, Arm Corps of Engineers, State Division of Comprehensive Emergency Management, and other professionals experienced with development proposals.