

367 (B) substantial damage to real property.

368 (d) A county may not adopt a land use ordinance requiring a property owner to
369 revegetate or landscape ~~S→ a single family dwelling disturbance area ←S~~ unless the property is
369a located in a flood zone or geologic hazard except
370 as required in Title 19, Chapter 5, Water Quality Act, to comply with federal law related to
371 water pollution ~~S→ [H→ applicable to single family dwelling disturbance area ←H] ←S~~.

372 (2) The legislative body shall ensure that the regulations are uniform for each class or
373 kind of buildings throughout each zone, but the regulations in one zone may differ from those
374 in other zones.

375 (3) (a) There is no minimum area or diversity of ownership requirement for a zone
376 designation.

377 (b) Neither the size of a zoning district nor the number of landowners within the
378 district may be used as evidence of the illegality of a zoning district or of the invalidity of a
379 county decision.

380 Section 3. Section **17-27a-522** is enacted to read:

381 **17-27a-522. Site plan.**

382 A site plan submitted to a county for approval of a building permit:

383 (1) if modified, may not be used to impose a penalty on a property owner;

384 (2) does not represent an agreement for a specific final layout;

385 (3) does not bind an owner from future development activity or modifications to a
386 development activity on the property; and

387 (4) is H→ [supercede] superceded ←H by the terms of a building permit requirement.