

STAFF REPORT

Council Work Session May 23, 2017

Proposed Zoning Ordinance Amendments

Staff Report: Zoning Issues Draft

During April 25, 2017 Work Session, the Council discussed the proposed changes to the Zoning Ordinance and reconciliation of some terms in the subdivision ordinance to match. These proposed changes from you were dated March 24, 2017.

During the discussion, some members were concerned with the use of the word adjacent in that it included across the street or ROW. They mentioned that in some places of the code (the sign ordinance was mentioned specifically) that adjacent across the street was not the intent of the Council for such things as sandwich board signs, etc.

The concern was that once a definition of "adjacent" was made, it should be used that way throughout the entire Town Code.

One member recommended that we consider using the words adjacent and abut, defining each, and using as appropriate in various places in the Code.

Below is the response from Jason Botkins:

Here are a couple of options:

1. Add a definition for "abut" and revise the proposed definition of "adjacent" to reflect the overlap:

Abut: Lots that share a common boundary.

Adjacent: Lots that abut one another ~~share a common boundary line~~ or are separated only by a street, alley, right-of-way, or easement.

2. Narrow the proposed definition of "adjacent" to eliminate the need for the additional term:

Adjacent: Lots that share a common boundary line ~~or are separated only by a street, alley, right-of-way, or easement.~~

Option 1 works best if Council wants to use the broader definition of "adjacent" for some purposes but not others. Option 2 might be preferable if the narrower definition for "adjacent" works for applications.

Thanks,
Jason

The May 10, 2017 Planning Commission approved the changes in The Zoning Issues Draft 4 by a vote of 5 with one abstaining.