



To: Chairman Allen Lea, and Commissioners
From: Wendy Withers, Town Secretary
CC: Jim Shepherd, Town Attorney
Date: 12/08/2014
Re: Amendments to the Zoning Ordinance

ACTION REQUESTED: Discuss changes to the Zoning Ordinance (256-05-13) specifically item Article 2.1 Zoning Classifications Section (J) (ii) Accessory Structures and possibly amending the definitions section of the Zoning Ordinance. Review the proposed changes and make a recommendation to City Council. Discuss other revisions to the Zoning Ordinance including the revision of zoning areas and their definition.

BACKGROUND INFORMATION: There are several buildings in town that do not conform to the current Zoning Ordinance Requirements. A requirement of 75% masonry on a 100 square foot accessory building has caused a hardship for many residents.

The ordinance does not address accessory structures that are not permanent in nature (without a foundation). The Commission reviewed the ordinance and made suggestions for its revision at the November 13, 2014 meeting. Tonight we will be presenting a revised proposal for the ordinance.

Other topics of discussion include changing the zoning definition of certain areas of the town. The current zoning for all properties in R2000 which requires a 2000 square foot home. Tonight's discussion will center around the need for change to the definitions for specific areas of town.

STAFF RECOMMENDATION- Review the current guidelines for accessory buildings to determine if they are too restrictive. Consider adding a provision exempting "portable" storage buildings from the permitting process (portable could be defined as being without a foundation and size limit could be put in place)

Consider increasing the square footage required to have 75% masonry on an accessory building.

Review the current document and conduct a discussion regarding the creation of new zoning areas and a zoning map.

SUPPORTING DOCUMENTS:

1. Ordinance 256-05-2013 (with changes)