

Material reviewed at this meeting: Part 1 (all chapters)
Material to be reviewed at the next meeting: Part 4

NOTES BY SECTION

CHAPTER 100. LEGAL FRAMEWORK

Section 1001. Title, Enactment and Authority. No changes made.

Section 1002. Authority. No changes made.

Section 1003 Purpose. Define “smart growth principles.” No changes made.

Section 1004. Equal Treatment of Housing. No changes made.

Section 1005 Applicability. No changes made.

Section 1006. Relationship with Other Laws or Regulations. No changes made.

Section 1007. Effective Date. No changes made.

Section 1008. Amendment or Repeal. No changes made.

Section 1009. Severability. No changes made.

Section 1010. Disclaimer of Liability. No changes made.

CHAPTER 110. EXEMPTIONS

Section 1101. General Exemptions. Add a cross reference to exempt signs (will be listed in sign section). Change “structure” to “building” in Paragraph (13) and (14). Define “essential services.”

Section 1102. Agriculture and Forestry. Define farm structure and accepted practices.

Section 1103. Utility, Energy and Telecommunications Infrastructure. No changes made.

CHAPTER 120. VESTED RIGHTS AND PRE-EXISTING CONDITIONS

Section 1201. Prior Permits and Approvals. No changes made.

Section 1202. Complete Applications. No changes made.

Section 1203. Nonconforming Lots. No changes made.

Section 1204. Nonconforming Structures. No changes made.

Section 1205. Nonconforming Uses. No changes made at this time. PC wants to give Subsections B & C further consideration. How much flexibility should the DRB have to allow for expansion, extension, intensification, or replacement of nonconforming uses? Should there be more specific standards or limits?

Section 1206. Abandonment and Discontinuance. No changes made.

Section 1207. Incomplete Land Development. No changes made. This section will have to be looked at again once the zoning permit language in Part 4 is drafted.

Section 1208. Damaged or Destroyed Structures. PC requested that Brandy revise to clarify that a property owner is only required to act within 60 days if the damaged or destroyed structure poses a hazard. Should this be increased to 90 days?

Section 1209. Demolition. No changes made.