

Identification of Issues for Land Development Code Update (Discovery)

Planning & Zoning Board	Comments
<p>Add language regarding zoning interpretations and appeal of interpretations</p>	<p>Example: Whenever there is any uncertainty as to the classification of a use, the Planning and Zoning Official shall determine the classification, if any, within which the use falls, based on its characteristics and similarity to other uses in the district. If a use has characteristics similar to more than one classification, the use shall be construed as the classification having the most similar characteristics. In the event that a particular use is determined not to be within an allowed defined use, then the particular use shall be prohibited.</p>
<p>Should decisions of the administrative official regarding Chapter 158 be appealed to the Planning and Zoning Board rather than the Board of Adjustment?</p>	<p>A good reason to not have these decisions appealed to the P&Z Board is that this body could be the review body for the request depending on the outcome of the appeal.</p>
<p>Should Planning & Zoning Board decisions be appealed to Town Commission rather than Circuit Court?</p>	
<p>What is a wind wall?</p>	<p>Because of current fencing requirements for pools, standards for wind walls can be eliminated.</p>
<p>The Code should require more handicapped accessible parking above current Code and ADA standards.</p>	
<p>Address regulation of building heights in residential districts including restriction on the number of stories.</p>	
<p>Address how zoning standards affect traffic, specifically current restrictions on construction hours.</p>	
<p>Address placement of antennas in the right-of-way.</p>	

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Consider the addition of administrative variances with notice to surrounding owners. Consider percent threshold. 15 percent? 25 percent?	

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