



# Planning Commission Agenda Item

**Meeting Date:** 9/12/23  
**From:** Josh White, Principal Planner  
**Item:** Zoning Regulations Amendments discussion

**Purpose:** Zoning Regulations Amendments discussion

**Background:**

The recently completed Comprehensive Plan directs staff to amend the Subdivision and Zoning Regulations. Staff has begun the process of proposing amendments to the regulations both in response to the Comprehensive Plan directives and to modify some items based on practice and trends as well. This discussion is likely to take place over several meetings so as not to have too many items to discuss at one meeting.

Last month we ended our discussion with Article 21 Nonconformities. The discussion was around tiny homes being placed on otherwise nonconforming lots. Upon further research, staff feels that the section has been misinterpreted. Lots that were split prior to the current regulations are buildable under Zoning Regulations Section 21-201. As we discussed at the meeting, setbacks would still have to be met as would maximum lot coverages as prescribed in Article 6. If the setbacks or maximum lot coverages cannot be met, the property owner would have to request a variance from the Board of Zoning Appeals. Therefore, staff does not recommend any further changes.

With that being said, staff believes we are ready to set a public hearing date which could be handled at the October meeting.

**Action:**

Discuss the proposed amendments and set a public hearing date.

**Attachments:**

**Summary of changes**