



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** October 4, 2022

**ITEM TITLE:** Public Hearing-ZTA-22-10

**ITEM SUMMARY:**

At the May 19, 2022 Planning Board meeting, the Board recommended approval of a revised version of ZTA-22-06 which established mixed use group development of commercial and residential buildings as a Special Use in the C, General Commercial zoning district. Some of the recommended revisions included some of the dimensional requirements from the C, General Commercial zoning district. On June 7, 2022, the Town Council adopted ZTA-22-06 with most of the language recommended by the Board, including a requirement for maximum building height, which is established in the dimensional requirements for the C, General Commercial zoning district.

The maximum building height requirement for the C, General Commercial zoning district (and all other zoning districts) states: Maximum building height shall be 35 feet, measured from the average of the existing, undisturbed grade at the building corners. If the average of the existing, undisturbed grade at the corners of the building is less than eight feet above mean sea level, the maximum building height may be measured from up to eight feet above mean sea level. Only the first sentence from that requirement was included in the Planning Board's recommendation and what was ultimately adopted by the Town Council. Town Staff believes that omitting the second sentence was an oversight, and that it should be included in the requirements for mixed use group development of commercial and residential buildings as it is a part of the maximum building height requirement for all zoning districts.

**STAFF RECOMMENDATION:**

Approval of ZTA-21-10.

**REQUESTED ACTION:**

Motion to approve ZTA-21-10.