

Recommended Amendments to the City of Trinity Land Management Ordinance.

Text to be added is represented in red. Text to be deleted is represented by strike-through.

1. SL 2024-45. Revise Article 6 Sec. 6.1.K. Nonconformities as follows:

1. Nonconformities.
 1. Signs not meeting the standards of Section 6.1 that were in place prior to the incorporation of the City of Trinity in 1997 shall be considered nonconforming.
 2. Minor repairs and maintenance of nonconforming signs, sign as repainting and electrical repairs, shall be permitted.
 3. A nonconforming sign may only be replaced by a conforming sign. However, the substitution or replacement of panels used in cabinet-type signs, or the replacement of similar demountable materials on nonconforming signs shall be permitted.
 4. Lawfully erected on-premises signs may be relocated or reconstructed on the same parcel if:
 - a. The sign complies with the rules that applied when it was originally constructed;
 - b. The "total advertising surface area" of the sign does not increase; and,
 - c. Any relocation construction work begins within twenty-four months of the sign's removal. If the parties disagree as to whether a sign was lawfully erected, the local government has the burden of proving that it was not.

2. SL 2024-57. Revise Article 4 Sec. 4.3.A. Down-Zoning as follows:

- A. Down-Zoning
No amendment to zoning regulations or a zoning map that down-zones property shall be ~~initiated nor is it enforceable~~ initiated, enacted, or enforced without the written consent of all property owners whose property is the subject of the down-zoning amendment. ~~unless the down-zoning amendment is initiated by the City of Trinity.~~ For purposes of this Section, "down-zoning" means a zoning amendment that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning amendment or land development regulation to fewer uses than were allowed under its previous usage.
3. By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element."

3. SL 2025-94. Remove Article 4 Sec. 4.3.G. as follows:

~~G. Resubmission of Application~~

~~Should a petition for the amendment of these regulations and/or maps be denied by action of the City Council, the applicant may resubmit an application for rezoning for the same tract or parcel within the same calendar year so long as the Planning Director determines that the request for rezoning is substantially dissimilar to the original request denied by the City~~

~~Council. Should the second request be denied by the City Council, the applicant must withhold all petitions for rezoning said tract or parcel for a period of twelve (12) months from the date of the second denial~~