



STAFF REPORT

CASE # 20-011

Subject Matter: Amendments to the Official Zoning Ordinance

Planning Commission: March 23, 2020

Board of Aldermen
Public Hearing: April 6, 2020

Description:

Consideration of Amendments to the Official Zoning Ordinance: Community Development staff has analyzed the Official Zoning Ordinance, adopted on March 21, 2016, as amended (amendments last incorporated on December 17, 2017); and has recognized numerous grammatical, referencing, formatting, conflicts, and oversight errors that we are recommending be corrected.

We are further recommending other amendments as summarized below (See attached 'Proposed Zoning Ordinance Amendments' for all proposed amendments):

1. Modifications to the setback requirements for both main and accessory buildings in certain zones.
2. Defining several new uses and establishing additional use standards and the zoning districts in which said uses are permitted.
3. Changes to certain defined uses in the Permitted Uses Table and their associated additional use standards.
4. Inclusion and modification to the Alternative Compliance provision of the Zoning Ordinance as it relates to the established Development Standards.
5. Minor modifications to the Development Standards Table.
6. Clarifications to certain sections of the Parking Requirements.
7. Minor revisions to the Non-Conforming sign provisions.
8. Revisions and clarifications concerning the posting of property and the notification of adjacent property owners of the Public Hearing Notices and Procedures provisions of the ordinance.
9. Modifications to the sign regulations of the zoning ordinance as it pertains to political signs.
 - a. On March 2, 2020 the Mayor and Board of Aldermen adopted an ordinance adopting a temporary moratorium on the enforcement of the sign regulations of the zoning ordinance of the city with respect to political signs. Since such time, the city staff and city attorney have evaluated the zoning ordinance with respect to political signs and is recommending the changes presented in this staff report in an effort to ensure compliance with applicable state and federal laws.

Planning Commission Recommendation:

Application # 20-011
Date Received: N/A
Subject Property: Amendments to Official Zoning Ordinance
Applicant: City of Brandon

Staff Recommendation:

City staff recommends the proposed amendments to the Official Zoning Ordinance as detailed in this staff report.

Notice Filed in Paper: March 18, 2020

Report Prepared By: Matthew Dodd, Community Development Director

Exhibits:

- A) Proposed Zoning Ordinance Amendments
- B) DRAFT Official Zoning Ordinance, Proposed Amendments Incorporated