

Zoning Map Amendment Policy

Creating A New Zoning District

A group of property owners may desire to join together and petition to change the zoning classification of a large area. All parcels must be contiguous, regardless of ownership & requested zoning. Each petition will be evaluated on a case by case basis to avoid "spot zoning", when zoning action is applied to a small area. The Board will consider factors such as the size of an area, surrounding land uses, compatibility with the land use plan, and benefits to the community.

Expansion Of An Existing Zoning District

A citizen may petition to change the zoning classification of one parcel or several contiguous parcels adjoining another zoning district. This process is referred to as an expansion of an existing zoning district.

Zoning Amendment Process

The process for creating a new zoning district or expanding an existing district is outlined below:

Petition Requirements

- Submit completed form to Planning Department
- Submit a map, illustrating boundary of the proposed zoning district
- Submit a written legal description or survey of the proposed boundary
- Petitioners should represent 60% of the land owners and 60% of the households
- Verify that petitioners are valid property owners

Commissioners Review

- Planning staff presents the petition
- Commissioners schedule Public Hearing date
- Commissioners may summarily deny the petition as submitted

Planning Board Review

- Review technical merits of the petition
- Review recommendation from Isothermal Planning & Development Commission
- Must be given at least 30 days to make recommendation back to Commissioners

Public Hearing

- Notices mailed to all property owners in the area and adjoining the proposed zoning district
- Legal ads published in a newspaper for two consecutive weeks
- Post "Zoning Hearing" signs in the area
- Public Hearing held during a regular meeting of the County Commissioners
- Commissioners may vote to approve or deny the zoning map amendment
- Ordinance is recorded with the Register of Deeds describing the amendment

Adopted: December 21, 2004

Revised: