



STAFF REPORT

Meeting Date: May 5, 2014

Agenda Item #: _____

TO: Mayor and Town Council

FROM: Carol Santavicca, Planning Board Chairwoman and Sandy Wood, UDO Administrator

THRU: Susan Parker, Town Administrator

TITLE: Planning Board Recommendations – Section 10.05 and Transient Definition

During the April 15, 2014 Work Session the Town Council requested the Planning Board to reevaluate Section 10.05 Individual Single Family Residential Landscape of Lots Less Than One Acre as the Council felt the ordinance was too restrictive. The Council also requested the Planning Board to research the definition for Transient in regard to “90 days”.

During the April 17, 2014 Meeting the Planning Board and Staff discussed Section 10.05 in detail. Staff advised the Planning Board that this is the regulations that the Building Inspections Department is currently using since the Section was omitted from the UDO in error. Staff also advised of the difficulties they are experiencing due to the climatic differences and lot sizes on the island. The Planning Board reviewed the minimum landscaping requirements and discussed feasible landscaping requirement for the island.

The Planning Board recommends that the minimum landscaping requirements section (E) be amended to add a column for the Island, to increase the point values for sod and to add point values for irrigation systems being installed.

Concerning the Transient definition, the Planning Board reviewed the dictionary definition. The Board discussed possible reasons that the less than ninety (90) days section was included and determined that the 90 days statement seems to be tied to accommodations tax which the UDO doesn't speak to and that the definition is irrelevant in the UDO sections where the word does appears.

The Planning Board recommends that the “of less than ninety (90) days” portion of the definition be removed.