

Introductory Provisions, Administration, + Nonconformities

The introductory provisions, administration, and nonconformities articles of the land use code are central to how the code is administered. They lay the foundation for interpretation of the code, as well as processes for the City's land use-related boards. The changes in these articles are designed to standardize processes and simplify interpretation.

What is proposed in the introductory provisions?

The introductory provisions of the land use code establish the applicability of the code, its relationship with other laws, its enforcement mechanisms, and the process for amendments.

- 1 Added explicit statement that the code applies to all land, uses, and structures in the city
- 2 **Modified noticing requirements** for map amendments in industrial zones

What changes are proposed in administration?

The administration article sets the general rules for the three boards that play a role in administering the code - the Planning Board, the Historic Preservation Board, and the Zoning Board of Appeals.

- 1 **Standardized procedural language** across all three bodies
- 2 **Clarified roles and responsibilities** of the Historic Preservation Board, as well as standard of review for administrative appeals
- 3 **Added state-mandated shoreland language** to Zoning Board of Appeals sections
- 4 **Simplified variance section** by removing some prohibitions and inconsistencies in island residential zones

What is proposed in nonconformities?

The nonconformities article establishes the rules around uses, lots, and structures that met the requirements of the code at the time when they were created, but don't meet the current standards of the land use code.

- 1 **Added general language** to support clear interpretation
- 2 **Clarified rules for nonconforming uses**, including expansions, changes of nonconforming uses, and discontinuance
- 3 **Defined nonconforming lot**, and simplified sections related to the development of nonconforming lots
- 4 **Standardized rules for reconstruction** of nonconforming structures and reorganized provisions regarding alterations and extensions