

Meeting of February 06, 2017

**South Portland City Council
Position Paper of the Interim City Manager**

Subject:

ORDER #124-16/17 – Requiring the City Council to review the amendments to Chapter 27, “Zoning,” evidenced by Ordinance # 11-16/17 on or before February 6, 2019. Passage requires majority vote.

Position:

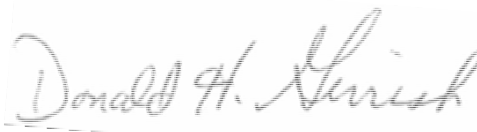
This order would require the City Council to review the Zoning Ordinance amendments to be adopted as Ordinance #11-16/17 within two years, and the Planning Director to provide the City Council with quarterly reports and relevant information on any new residential building permits issued for non-conforming lots.

The first reading of Ordinance #11-16/17 was held on January 18, 2017, and the Council requested this order be added to the meeting agenda on February 6, 2017 in conjunction with the second reading. The purpose of this order is to create a process that allows the Council to monitor development of non-conforming lots and to revisit the ordinance to verify that the amendments have produced the intended results.

The City Council discussed acting on this order before it conducts the public hearing/second reading on Ordinance #11-16/17. However, in order to comply with the Council Rules, this order is listed on the agenda under “Action on old and new business”, which is after “Public hearings and action”, and, therefore, Staff is recommending the Council simply move to take this item out of order ahead of Ordinance #11-16/17, if it so desires.

Requested Action:

Council passage of Order #124-16/17.



Interim City Manager



CITY OF SOUTH PORTLAND

PATRICIA A. SMITH
Mayor

DON GERRISH
Interim City Manager

EMILY F. SCULLY
City Clerk

SALLY J. DAGGETT
Jensen Baird Gardner & Henry

District One
CLAUDE V. Z. MORGAN

District Two
PATRICIA A. SMITH

District Three
EBEN C. ROSE

District Four
LINDA C. COHEN

District Five
BRAD FOX

At Large
MAXINE R. BEECHER

At Large
SUSAN J. HENDERSON

IN CITY COUNCIL

ORDER #124-16/17

ORDERED, that if Ordinance #11-16/17 is adopted on February 6, 2017 and becomes effective in 20 days under the terms of the City Charter, the City Council shall review the amendments to the Zoning Ordinance evidenced by Ordinance #11-16/17 within two years, *i.e.*, on or before February 6, 2019, to determine whether any additional amendments to the Zoning Ordinance are necessary or desirable;

BE IT FURTHER ORDERED, that, starting with the quarter commencing July 1, 2017, the Planning Director provide the City Council with quarterly reports summarizing the number of new single family home building permits issued by the Building Inspector in the prior quarter; the location of the properties for which building permits were issued in the prior quarter by street address, map/lot number, zoning district, and neighborhood if located within the AA or A zoning district; and any written comments received by the Planning and Development Department about the issuance of building permits in the prior quarter.

Fiscal Note: Less than \$1,000

Dated: February 6, 2017