

Zoning Ordinance Information

The Zoning Ordinance designates all land within the City's planning jurisdiction as within one of a number of general use zoning districts or one of a number of planned use zoning districts. For each general use zoning district, the Zoning Ordinance specifies permitted land uses and contains regulations controlling the intensity and design of new development. Planned use zoning districts are created only on request of landowners who are willing to subject future development of their land to different standards than would be applicable in the corresponding general use district - standards the landowner defines through volunteered conditions or plans.

If necessary to implement current City policy or reflect changing City policy, the City Commission may, after review by the Planning and Zoning Board, amend the Zoning Ordinance map of zoning district boundaries. When major policy changes are to be implemented, the City itself will initiate a broad-based rezoning that may affect a large number of parcels. The City also considers rezonings in reaction to an individual property owner's petition to have the zoning classification applicable to his or her property changed - usually to a zoning classification that authorizes a different type or intensity of development than allowed by the property's current zoning. It is strongly recommended that any person seeking the rezoning of their property first contact the Planning Department staff, who will explain the review process and potential issues, and provide the necessary forms and checklists. Review of rezoning proposals occurs in accord with defined review cycles that accommodate comprehensive review by City staff and outside agencies, preparation of a staff report and recommendation, review and a recommendation by the Planning and Zoning Board, and a hearing, review, and decision by the City Commission.

Initiation

Rezoning proposals may be initiated by the Planning Director or through a directive to the Planning Director from the City Commission. They may also be initiated by an owner of property in Parkland through submittal of a rezoning petition to the Planning Department, in accord with defined review cycles. Proposals to rezone land to a planned use district may be initiated only by the owner(s) of the land. After preparing a petition, the petitioner must submit it to Planning staff by one of the prescribed submittal deadlines.

Staff Review

After a petition is accepted as complete (or a City-initiated rezoning proposal is prepared), the Planning staff distributes the petition/proposal to staff of City and outside agencies involved in development review (Development Review Committee), who review it for consistency with the Land Use Plan and in relation to other public interest issues. At the same time, planning staff mails the owners of properties adjoining the site notice of the proposed rezoning and the upcoming Planning and Zoning Board meeting at which it is expected to be reviewed. Planning and Zoning Department staff notify the petitioner of the Development Review Committee findings and municipal concerns, if appropriate (e.g., with proposed conditional use zoning), invite him/her to revise the application to address them. Planning and Zoning Department staff prepare a staff report containing staff findings and recommending approval or denial of the petition/proposal, then submit the petition/proposal and staff report to the Planning and Zoning Board.

Planning and Zoning Board Review

The Planning and Zoning Board hears presentations of the staff report, comments from the petitioner, and comments from other interested parties. It then discusses the petition/proposal and decides to recommend its approval or denial to the City Commission.

City Commission Review

The City Clerk's Office will mail owners of properties adjoining the site notice of the upcoming City Commission meeting at which a public hearing on the petition/proposal is scheduled, and cause such notice to be published in a local newspaper of general circulation in the area of the site. They then submit the staff report and the recommendations of the Planning and Zoning staff and the Planning and Zoning Board to the City Commission for consideration at the public hearing. The Commissioners hear presentations of the staff report, comments from the petitioner, comments from other interested parties, and the recommendations of the staff and Planning and Zoning Board. They close the hearing, then discuss the petition/proposal and decide to approve or deny it. The Commissioners may continue the hearing if they deem it necessary to hear further comments or additional information. If the petition/proposal is approved, Planning and Zoning staff revise the City Zoning Map and the rezoned land is subject to the regulations applicable in the new zoning district(s). If a rezoning petition is denied, Planning staff may not accept a new petition proposing the same or similar rezoning for a 1-year period (unless the Commissioners first waive this limitation).