



STAFF REPORT

CAROLINE COUNTY PLANNING COMMISSION DECEMBER 16, 2020 REGULAR MEETING

CASE NAME/NUMBER: TXT-22-2020 ARTICLE XV, SECTION 3, EXCEPTION TO HEIGHT REQUIREMENTS

REQUEST:

STAFF IS BRINGING FORWARD A TEXT AMENDMENT TO CLARIFY AND REVISE THE EXCEPTIONS TO THE HEIGHT REQUIREMENTS SET FORTH IN ARTICLE XV, SECTION 3 OF THE ZONING ORDINANCE.

DISCUSSION

THE PURPOSE OF THIS AMENDMENT IS TO CLARIFY AND REVISE THE HEIGHT EXCEPTIONS OF SECTION 3, TO ENSURE SUCH EXCEPTIONS ARE APPLICABLE TO ASPECTS OF PRINCIPAL STRUCTURES AND USES THAT ARE NECESSARY TO MEET OPERATIONAL REQUIREMENTS OF THE PRINCIPAL STRUCTURE/USE.

THE PROPOSED AMENDMENT IS AS FOLLOWS:

(EXISTING LANGUAGE)

THE HEIGHT LIMITATIONS SPECIFIED IN ARTICLE XII OF THIS ORDINANCE DO NOT APPLY TO SPIRES, BELFRIES, CUPOLAS, ANTENNAS, COMMUNICATION TOWERS, SILOS, BARNs, WATER TOWERS, VENTILATORS, CHIMNEYS, MONUMENTS, FLAGPOLES, OR OTHER APPURTENANCES USUALLY REQUIRED TO BE PLACED ABOVE THE ROOF LEVEL AND NOT INTENDED FOR HUMAN OCCUPANCY.

(PROPOSED MODIFICATIONS)

*THE HEIGHT LIMITATIONS SPECIFIED IN ARTICLE XII OF THIS ORDINANCE DO NOT APPLY TO SPIRES, ~~BELFRIES, CUPOLAS, ANTENNAS, COMMUNICATION TOWERS,~~ SILOS, BARNs, ~~WATER TOWERS,~~ **PUBLIC FACILITIES AND UTILITIES, VENTILATORS, INDUSTRIAL HVAC AND DUST CONTROL EQUIPMENT,** CHIMNEYS, ~~MONUMENTS, FLAGPOLES,~~ OR ~~OTHER~~ **SIMILAR** APPURTENANCES ~~USUALLY~~ REQUIRED TO BE PLACED ABOVE THE ROOF LEVEL **NECESSARY FOR OPERATIONAL REQUIREMENTS** AND NOT INTENDED FOR HUMAN OCCUPANCY, **OR AS QUALIFIED ELSEWHERE IN THIS ORDINANCE.***

(CLEAN VERSION OF DRAFT)

THE HEIGHT LIMITATIONS SPECIFIED IN ARTICLE XII OF THIS ORDINANCE DO NOT APPLY TO SPIRES, SILOS, BARNs, PUBLIC FACILITIES AND UTILITIES, INDUSTRIAL HVAC AND DUST CONTROL EQUIPMENT, CHIMNEYS, OR SIMILAR APPURTENANCES REQUIRED TO BE PLACED ABOVE THE ROOF LEVEL NECESSARY FOR OPERATIONAL REQUIREMENTS AND NOT INTENDED FOR HUMAN OCCUPANCY, OR AS QUALIFIED ELSEWHERE IN THIS ORDINANCE.

STAFF WILL BE PRESENT TO ADDRESS THIS ISSUE AT THE DECEMBER 16, 2020 PLANNING COMMISSION MEETING.