

Department of Planning and Zoning

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TO: Department of Planning & Zoning
FROM: Scott Gustin
DATE: June 14, 2012
RE: Natural Resource Overlay Review Procedures

At their June 4, 2012 meeting, the Conservation Board amended their bylaws to authorize administrative permit review for properties affected by the Natural Resource Protection Overlay District and involving applications within the following categories:

- A. Zoning permit applications that **do not** involve "construction and construction activity" as defined in Chapter 26: Wastewater, Stormwater, and Pollution Control (i.e. 400 square feet or more of earthwork).
- B. Zoning permit applications that **do not** include new outdoor lighting.
- C. Zoning permit applications that **do not** increase the degree of existing encroachment into the applicable Overlay.
- D. Zoning permit applications for properties that are affected only by an Overlay buffer and are physically separated from the Natural Resource area by existing streets as defined in Article 13, Definitions, of the Comprehensive Development Ordinance.
- E. Zoning permit applications that **do not** otherwise require review by the Development Review Board per Article 3, Applications, Permits, and Project Reviews, of the Comprehensive Development Ordinance.

All other applications affected by the Overlay are subject to the standard review procedures involving both the Conservation Board and Development Review Board.