

## SCHEDULE A

### List of Municipal Zoning and Subdivision Matters subject to exemption from review by the Monroe County Department of Planning and Development.

- A. Variances; conditional or special use permits; and temporary, temporary and revocable and seasonal use permits for:**
- 1. Front, side and rear setback variances as long as such variances do not permit any property improvement to be closer to a County or State highway right-of-way line than currently permitted by a municipal zoning ordinance or local law.
  - 2. Lot area, lot coverage and/or lot dimensions.
  - 3. Floor area for principal and accessory structures.
  - 4. Heights of structures excluding signs, as long as the height will not exceed fifty (50) feet above finished grade elevation at the structure location.
  - 5. First floor elevation to be lower than the crown of the fronting street.
  - 6. Buffer and/or landscaping requirements.
  - 7. Type of use, as long as the use does not have direct access to a County or State road.
  - 8. Reduction in parking lot aisle and/or parking space size.
  - 9. Increase building-mounted or window-mounted sign face size or area. This exemption does not apply to signs which face a County or State road or other County or State property.
  - 10. Number of building-mounted or window-mounted signs. This exemption does not apply to signs which face a County or State road or other County or State property.
  - 11. Freestanding sign heights and sign face area. Such items are also exempt from review where they are next to or face a County or State road or other County or State property as long as the height and/or sign face area will not exceed the specifications listed in Appendix 1.
  - 12. Sign, canopy, or awning illumination as long as signs, canopies or awnings visible from County or State roads or other County or State property are illuminated from a constant source, and do not include flashing, intermittent, pulsating, alternating, strobe or other forms of non-constant illumination.
  - 13. On-site directional and information signs as long as these signs are designed exclusively to provide information to persons already on the site and are not located or designed so as to be readable by or attract the attention of motorists on a County or State road.

14. Temporary signs as long as the signs will not be in the right-of-way of a County or State Road or on other County or State property
- 15. Temporary structures as long as the structure will not be located in the right-of-way of a County or State road or on other County or State property.
16. Height, type and location of fences as long as the fence: (1) is not to be located closer than ten (10) feet to the right-of-way line of a County or State road or other County or State property, or (2) will not be located in a clear vision zone of an intersection involving a County or State Road. A clear vision zone is a triangular area defined by the point of intersection of right-of-way lines with the point extended along the lines for a distance of thirty-five (35) feet from the intersection.
17. Fences to be located over easements as long as the applicant receives written permission by the easement owner.
- 18. Temporary or seasonal displays; temporary events such as amusement rides, carnivals and field days, antique and arts and craft shows, bazaars, charity and promotional events, grand openings, and tent sales as long as the proposal is not located in the right-of-way of a County or State road or on other County or State property. Events such as "walk-a-thons" along County or State roads are also exempted from review as long as permission is received from the appropriate County, State and/or local law enforcement agencies.
19. Keep animals as pets. However, applications involving birds, pigeons and the like, are not exempt from review.
- 20. Permits to change from an existing permitted use listed in a zoning district to another permitted use listed in the same zoning district.
- 21. Utility substations, as long as access is not to a County or State road.
- 22. Home occupations as long as the use does not have direct access to a County or State road.
23. Permit renewals, unless such renewal is contrary to a prior recommendation or condition by a County or State agency.
- 24. Relief from prior stipulations placed on uses, structures or property by a municipal board or official, unless such stipulation was the result of a County or State recommendation or condition.
- 25. Continuance of a legal non-conforming use, structure or sign unless such continuance is contrary to a prior recommendation or condition by a County or State agency; expansion of legal non-conforming uses unless such expansion is contrary to a prior recommendation or condition by a County or State agency or unless the expansion has direct access to a County or State road or is adjacent to other County or State property.
- 26. Changes in ownership of use or property.

- 27. Re-use of non-residential floor space. However, the new use is not exempt from review if it will result in a substantial increase in traffic over the previous use, and its parking area has direct access to a County or State road.
- 28. Applications involving architectural review.
- 29. Applications involving interpretation of zoning ordinance and/or subdivision regulation provisions.
- 30. Applications involving changes to zoning ordinance or subdivision regulation fees and administrative provisions (i.e., general provisions, permit application and review procedures, powers and duties of boards and other municipal officials, public hearing requirements, amendment procedures and penalties).

**B. Subdivisions and Site Plans:**

- 1. Final plats as long as the preliminary plat was reviewed by the County Planning and Development Department (Department) and Monroe County Development Review Committee (DRC), and any substantial changes between the preliminary and final plats are not in conflict with the Department's and/or DRC's report.
- 2. Preliminary plats previously reviewed by the Department and the DRC where filing or other deadlines have lapsed and any substantial changes to the plat are not in conflict with the Department's and/or DRC's report.
- 3. Alteration of existing lot lines as long as no additional lots are created along a County or State road.
- 4. Concept or sketch plans for uses which do not propose to have direct access to a County or State road.
- 5. Site plans for interior/exterior structure remodeling.
- 6. Site plans for accessory structures or minor building additions.

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- Before any of these matters are approved, they should be reviewed by the Monroe County Health Department if: (1) the site involves an existing or proposed sewage disposal (septic) system or, (2) the matter is next to a parcel which involves an existing or proposed sewage disposal system.
  - All events and/or vendors proposing to serve food to the public (temporary food service establishments) may first need to obtain a permit from the Monroe County Health Department. For additional information, contact the Health Department's Food Protection Section at 274-6061.

## APPENDIX 1

<u>Type of Highway</u>	Area Surrounded by Business or Industrial Uses			Area Surrounded by Residences, Institutions or Rural Areas		
	<u>Speed (mph)</u>	<u>Area (sq. ft)</u>	<u>Height (ft)</u>	<u>Area (sq. ft)</u>	<u>Height (ft)</u>	
Two (2) lanes	15-25	15	5	10	5	
	30-40	35	6	20	6	
	45-55	75	20	50	16	
Four (4) lanes	15-25	20	6	15	6	
	30-40	50	18	35	11	
	45-55	120	22	80	18	
Six (6) lanes	15-25	25	16	20	14	
	30-40	65	20	40	16	
	45-55	130	24	90	20	
Expressways	50-55	230	32	150	28	

**SOURCE:** Street Graphics and the Law, Daniel R. Mandelker and William R. Ewald, American Planning Association, reprinted 1977, pp. 77, 79.