

Draft amendment to Section 9 General Provisions of the ZEO – would require approval of all structures greater than 65’ (not specifically exempted by the ordinance) to be approved by the BZA as a Special Exception

- (4) In addition to (not in lieu of) all other restrictions and standards set out in this ordinance, all proposed structures not exempted by Section 38-9 of this Code that are greater than sixty-five (65) feet in height, in any district, shall be subject to review and approval by the Board of Zoning Appeals as a Special Exception, before any County permits are issued for such structures. In addition to such structures having to meet all of the requirements for Special Exceptions established in Section 38-7.2 of the Code, as amended, the Board shall issue findings on each of the following criteria as part of its review and approval process:
- a. projected traffic associated with the structure, as proposed and ability of existing roadways to accommodate the increase
 - b. anticipated cost of any specialized emergency response equipment and training required to serve the structure
 - c. potential noise, light, fumes, shadows, obstruction of air flow, and other negative secondary effects associated with the proposed structure that may impact existing uses and/or adjacent properties
 - d. the aesthetic and cultural character of the environs, specifically regarding any potential degradation of scenic views, historic sites, significant landmarks, and other sensitive areas by the proposed structure
 - e. appropriateness of proposed structure in relation to the existing character of the community