

Zoning Modification (ZMOD)

Department of Planning and Zoning - Legislative Land Use Review

A Zoning Modification is a landowner-initiated request to change the Zoning Ordinance regulations that apply to their property. Unlike a ZMAP that changes the zoning district, the ZMOD changes specific regulations of the existing zoning district. Typically, a ZMOD is used to change such requirements as setbacks or buffers.

The ZMOD process allows an applicant to propose an alternative design that exceeds the public purpose of the original Ordinance requirement. An example might be reducing a required buffer yard by adding additional planting or a wall. The Planning Commission and Board will consider if the proposal is an innovative design, improves on the existing regulations or otherwise exceeds the public purpose of the original regulation. No modifications are granted solely for achieving maximum density on a property.