Updating of Zoning Ordinance Chapter 17 Clarification

The following is posted for the purposes of clarifying possible confusion with the creation of additional Zoning Districts in the Town of Polk.

1. The addition of Zoning Districts has been done to define more accurately parcels and properties that did not fit the standard R-1 residential definitions. This situation has been most commonly found concerning parcels around the lakes in the Town.
2. No person or property owner is being or will be forced to Re-Zone their property. The Town will provide opportunity for a one-time re-zoning for these types of parcels in the near future. All potentially affected property owners will be notified of any actions with adequate time to respond. It is very important for the property owner to have their parcel compliant in the new Zoning District compared to the non-compliance in the old Zoning District in terms of a future sale or loan application. Persons owning parcels in compliance with the new ordinance will find that when it comes time to sell their property, there will be no issues for Title Companies conducting the transfer of ownership since all zoning issues are in compliance. Additionally, the new zoning district has relaxed setback requirements which will make applications for building permits easier to process. The proposed changes are a strong incentive to be part of the Zoning Change for these parcels.
3. The Public Hearing regarding the adoption of the Updated Zoning Ordinance is to be held on June 4, 2024 at the Town Hall at 7:00 PM. Those wishing to speak at the Public Hearing are requested to register at the Hearing and each individual will be given 2 minutes to present their views. If you have more detailed information which will take longer than 2 minutes to present, the Town requests these ideas be written down and presented at the Hearing. Written comments carry the same weight as verbal testimony.
4. Due to asbestos abatement and remodeling projects the Town Hall has been closed for the past 10 days. The staff have been working from home. We are planning to be back at the Town Hall on Monday June 3rd. Anyone having specific questions regarding the re-zoning procedure should contact the Town Zoning Administrator for additional information.