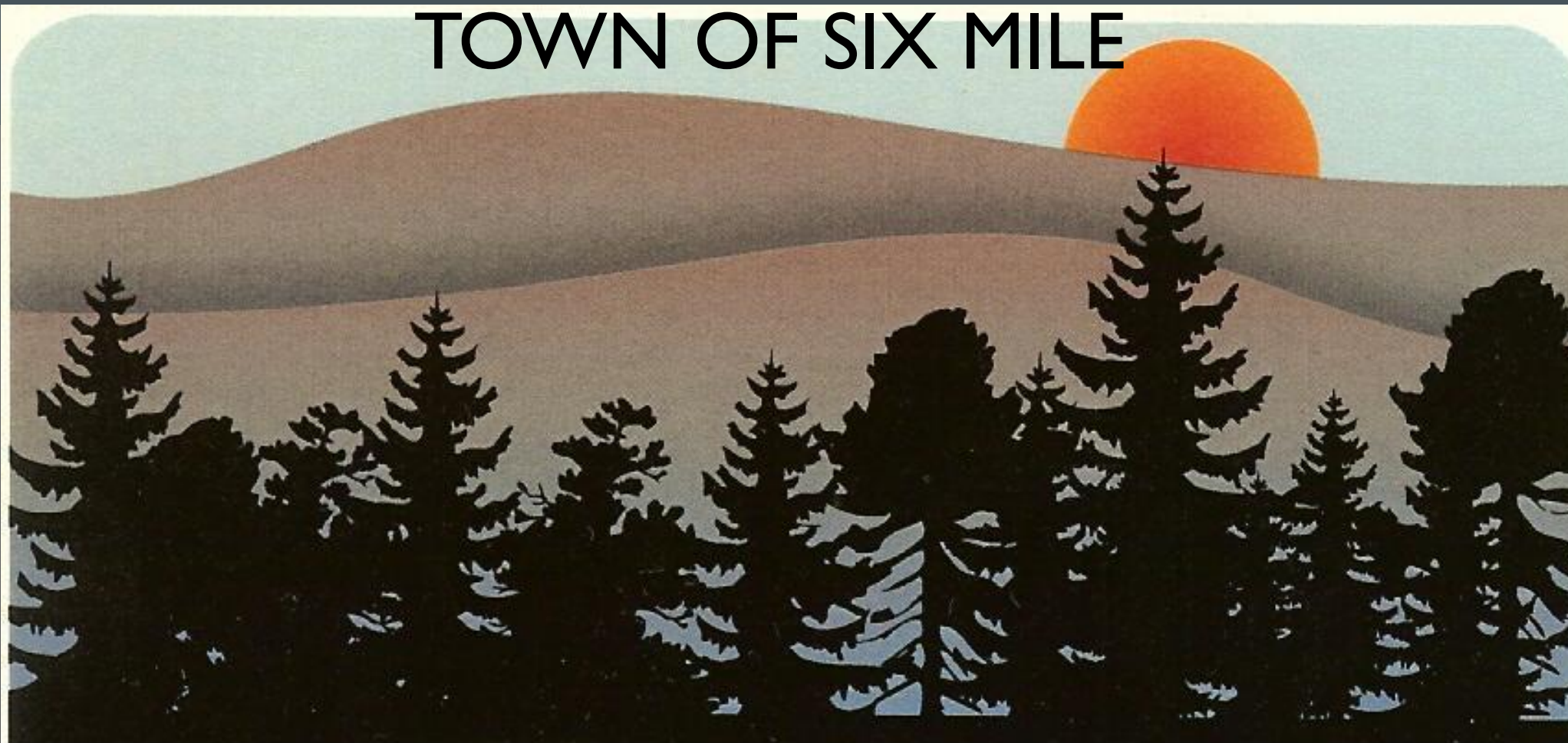


TOWN OF SIX MILE



EASY GUIDE TO ZONING ORDINANCE

- The Zoning ordinance is a primary tool of local government. Before Six Mile adopted the ordinance, public opinion, public meetings and public input was required and obtained. This same process will occur for any amendments. When amendments occur, existing situations are grandfathered. The most recent copy of the Town Zoning ordinance is located on this website in the Forms” section.

ZONING DISTRICTS AND BOUNDARIES

- The town of Six Mile is divided into zoning districts.
- Boundaries have been established and marked on the Official Zoning Map located at Town Hall.

APPLICATION OF DISTRICT REGULATIONS

- Land or structures cannot be constructed, erected, altered or moved unless in conformity with the zoning regulations.
- Under applicable circumstances, fees to include Contractor Business License Fees, Sign Permit Fees, Conditional User Permit Fees, Demolition Permit Fees, Zoning Permit Fees, Zoning Appeal Fees, Variance Fees, etc. apply.

REQUIREMENTS BY DISTRICT

- There exists requirements by District. Mobile homes and houses of less than 1200 square feet are not allowed in the residential district.
- Permitted and Non permitted uses by District are outlined in the Zoning Ordinance.

SIGN REGULATIONS

- Signs are regulated in all Districts.
- A permit is required to erect, alter or reconstruct most signs.
- Signs are not allowed within a street or highway right-of-way.
- Signs cannot be attached to utility poles, fence post, etc.
- Ribbons, banners, and roof signs have restrictions.
- “For sale”, “for rent”, “yard sale”, etc. are allowed without a permit, but restrictions apply.
- Wall signs must meet certain requirements.
- Political campaign signs must have a permit
- Sign illumination is restricted to certain areas.
- Sign sizes and appearance must meet certain criteria.
- Sign locations are regulated.
- Portable signs are explained in the Zoning Ordinance.

GENERAL PROVISIONS

- The Zoning Ordinance deals specifically with building and/or renovation within Town Limits. Ordinances covered are, Water and Air Pollution, Street Access, Corner Lots, Building Locations, Frontage, Measurement, Non-conformance, Setback, Parking, Visibility, Camper parking, Parking for certain vehicles, Communication Towers, etc..

ENFORCEMENT

- The Contract Zoning Administrator has the authority and responsibility to administer and enforce the provisions of the Zoning Ordinance. The Administrator can order discontinuance of any illegal work being done, or take any other action authorized by the Zoning Ordinance to ensure compliance.
- Buildings, signs, or other structures are not to be erected, moved, added to or structurally altered without the appropriate permitting and licensing. A Zoning Permit Fee must be paid, and the project reviewed and approved in advance by the Contract Zoning Administrator. Conditional and/or temporary buildings, signs, offices, etc. must also have a permit.

ZONING ADMINISTRATION

- The Town of Six Mile has appointed a Contract Zoning Administrator to administer and enforce the Zoning Ordinance. The duties of the administrator are to interpret zoning ordinances, process applications, investigate complaints, enforce the zoning ordinance, etc. Administrative request and permit applications and fee payments are made at Town Hall

ZONING APPEALS

- Town Council has appointed a Board of Zoning Appeals to hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of the Zoning Ordinance. Appeals are heard within thirty (30) days of when the appeal is filed. Appeals are to be filed at Six Mile Town Hall.
- The BZA cannot change the zoning districts or the zoning classification applicable to a particular parcel. The BZA also cannot change the uses allowed in a zoning district. The BZA handles appeals from acts of the Zoning Administrator, and request for Variances and Special Exceptions. Conditional Uses do not come before the BZA, as such uses must be spelled out in the zoning ordinance.

PLANNING COMMISSION

- The Planning Commission does not have the authority to administer the Zoning Ordinance. The Planning Commission can prepare and recommend Zoning Ordinance amendments to Council.
- The Planning Commission can hold public hearings on zoning amendments if authorized to do so by Council. [A “text amendment” amends the ordinance, while a “map amendment” changes the boundaries of a zone or the zoning classification of a specific parcel.]
- The Planning Commission makes no final zoning or rezoning decisions. That authority belongs to Council alone, as it is a legislative function.