

## Comparison of County and Town Zoning

<b>Item</b>	<b>County</b>	<b>Town</b>
<b>Adoption</b>	Town must take action to be in county zoning	When the county has a zoning ordinance, a town must adopt village powers to adopt its own ordinance. Town officials must be authorized at the town annual meeting or by referendum to prepare a zoning ordinance. A town zoning ordinance must be approved by the county
<b>Zoning Districts and Standards</b>	Developed on a county-wide basis to cover all towns, all scenarios, and all unincorporated shoreland areas	Developed to address town needs
<b>Shoreland Zoning</b>	County is required to administer and enforce shoreland zoning even if the town has its own zoning ordinance	Town will need to consider shoreland zoning requirements in drafting its own zoning ordinance. Administration and enforcement will need to be coordinated with the county.
<b>General Provisions</b>	Developed on a county-wide basis	Developed to address town needs
<b>Special Provisions</b>	Developed on a county-wide basis	Developed to address town needs
<b>Amendments to the Text or Map</b>	County acts on amendments but the town has the right to deny a zoning text or map amendment that affects the town	Town acts on amendments but county must approve any amendment that the town has approved before it can go into effect
<b>Conditional Uses</b>	Approved or denied by the county (committee or board of adjustments)	Approved or denied by the town (plan commission or board of appeals)
<b>Special Exceptions</b>	Approved or denied by the county (committee or board of adjustments)	Approved or denied by the town (plan commission or board of appeals)
<b>Variances</b>	Approved or denied by the county board of adjustments	Approved or denied by the town board of appeals
<b>Staffing</b>	Administrator (usually full-time), zoning committee, board of adjustment	Administrator (usually part-time; may be a town official or building inspector), plan commission, and board of appeals
<b>Administration and Enforcement</b>	County administers and enforces the ordinance. Administration is done by full-time staff that is familiar not just with the zoning ordinance but with other county ordinances that affect land use. Applications for amendments are handled by a zoning committee. Conditional uses and special exceptions can be handled by either the zoning committee or the board of adjustments. Variances are handled by the board of adjustments. Violations are processed by a county paid attorney, usually a full time staff attorney. Typically the attorney is well versed in zoning cases (due to the volume of cases processed).	Town administers and enforces the ordinance. Administration is typically done by a town official but some towns contract with a professional administrator. There needs to be coordination with the county on other county ordinances that affect land use. Applications for amendments are handled by the town plan commission and board. Conditional uses and special exceptions can be handled by either the plan commission or the board or the board of appeals. Variances are handled by the board of appeals. Violations need to be processed by an attorney on retainer or paid by the hour. Typically this attorney does not specialize in zoning, rather provides general services.
<b>Cost</b>	The cost of preparing the zoning ordinance and administering and enforcing it will be paid by the county. The county general adopts application fees to help cover the costs of administration and enforcement.	The cost of preparing the zoning ordinance and administering and enforcing it will be paid by the town. The town can adopt application fees to cover the costs of administration and enforcement.