

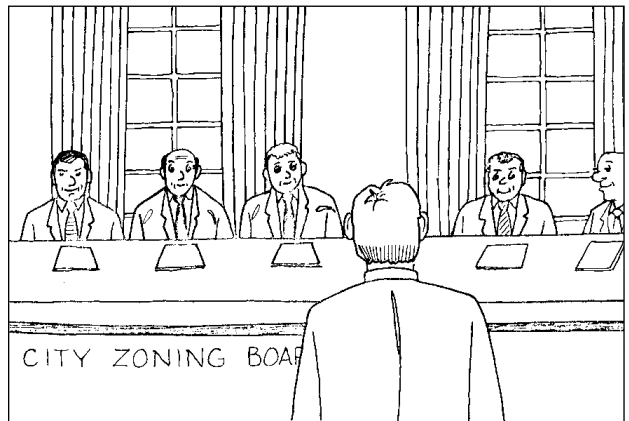
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The state statutes that authorize jurisdictions to zone also give the jurisdictions the power to:

- approve special exceptions to the zoning scheme;
- allow non-conformities to the current zoning scheme to exist;
- approve rezonings;
- approve forced and volunteer annexations and zoning;
- approve variances from bulk standards such as setbacks and height restrictions.

For a zoning code to be legally enforceable, it must incorporate some flexibility — some relief valves, if you will. The zoning staff also desires some flexibility to interpret the standards and uses for the benefit of the public. However, flexibility also allows the possibility of abuses of discretionary powers.

Variations



Gentlemen, I'm handicapped and must run my business from my home. I would appreciate your consideration on issuing me a variance.

When strict observance of the zoning code would impose practical difficulties and/or unnecessary hardship on a property owner, a jurisdiction may be able to grant an exception to the ordinance. A state's statutes define the grounds for waiving