



Department of Neighborhood Services

Jezamil Arroyo-Vega
Commissioner

Kristen M. Reed
Operations Director

MEMORANDUM

Date: Monday, June 10, 2024

To: Public and Safety Committee

From: Jezamil Arroyo Vega, Commissioner, Department of Neighborhood Services

Subject: File 231740: DNS Zoning Enforcement Guidelines

Public Safety Committee Members:

An ordinance authorizing Commissioner of the Department of Neighborhood Services to suspend enforcement of zoning code provisions that do not cause imminent public health or safety risks from July 8 through July 22, 2024.

The commissioner of the department of neighborhood services may suspend enforcement provisions of the following zoning code regulations, provided that non-enforcement does not pose imminent threats to public health and safety:

Zoning enforcement: Temporary banner and advertising signage

- The suspension of the enforcement of any zoning code provisions by the commissioner shall not also suspend any requirement that a property owner or business operator obtain applicable licenses or building permits required for such temporary uses occurring during the dates identified above.
- DNS will continue enforcing MCO Chapter 244 Signs and outdoor advertising for temporary banners and advertising signage, except for sections addressing number, location, height and size of signs addressed further regulated in MCO Chapter 295
- No person shall erect, construct, enlarge, move, relocate or maintain any sign or billboard regulated in 244.





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- DNS will not wave permit and zoning requirements, inspections, re-inspections fees or court referrals for existing zoning noncompliance open cases related to signage.
- All temporary banners and advertisings signage permits issued during this suspension period in no compliance with zoning requirements will need to be removed by July 23rd, 2024 otherwise will be subject to zoning enforcement.
- All permanent, long term signage and outdoor advertising are subject to comply with all requirements determinate by MCO and building codes.

Temporary light and heavy motor vehicle parking and outdoor storage

- The suspension of the enforcement of any zoning code provisions by the commissioner shall not also suspend any requirement that a property owner or business operator obtain applicable licenses or building permits required for such temporary uses occurring during the dates identified above.
- Suspension of zoning enforcement for temporary light and heavy motor vehicle parking and outdoor storage will not be applicable to Residential District
- Outdoor storage shall not interrupt buildings means of egress or public right way
- DNS will not wave permit and zoning requirements, inspections, re-inspections fees or court referrals for existing zoning noncompliance open cases related to light and heavy motor vehicle parking and outdoor storage
- All temporary light and heavy motor vehicle parking and outdoor storage during suspension period in noncompliance with zoning requirements will need to be removed by July 23rd, 2024 otherwise will be subject to zoning enforcement.

Other temporary uses

- The suspension of the enforcement of any zoning code provisions by the commissioner shall not also suspend any requirement that a property owner or business operator obtain applicable licenses or building permits required for such temporary uses occurring during the dates identified above.
- Temporary assembly spaces shall have certificate of occupancies and shall meet all life safety requirements and not pose imminent threat to public health or safety
- Noise variance will be required for any special event as applicable.





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- All temporary uses during suspension period in noncompliance with zoning requirements will need to be removed by July 23rd, 2024 otherwise will be subject to zoning enforcement.