



ITEM REPORT  
PLANNING AND ZONING COMMISSION

Agenda Date: 5/12/2026  
Agenda Section: New Business

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**TO:** Baxter Planning and Zoning Commission

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**FROM:** Planning and Zoning Department

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**REQUEST:** **PUBLIC HEARING. Zoning Ordinance Text Amendment** to update the Zoning regulations of the City Code. (City file no. 2026-015)

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**APPLICANT:** City Of Baxter  
N/A

**ZONING:**

**1. Application Request**

Consider a comprehensive ordinance amendment to address several issues within Title 10 Zoning Regulations of the City Code. These updates include the establishment of a new residential zoning district named R-1B, High Density Single Family Residential District in new section Article C2. R-1B. These updates also resulted in revisions to “Use Districts; Purpose” in section 10-3-1, “Conditional Uses” in section 10-3G-3, “Signs” in section 10-5-1, F. 4, and “Drive-Through Businesses” in section 10-5-5, A. 7; of the Zoning Ordinance.

The primary purpose of the changes is to establish a new high density residential single family zoning district and to provide greater flexibility in some areas of the city code, add substantive requirements in other areas and to provide increased clarity of the intent of existing areas of the zoning code.

**2. Amendment Highlights**

**Title 10:**

**Chapter 3:**

**Section 10-3-1 & 10-3-4**– Staff is proposing the establishment of a new high-density single family zoning district. The purpose of the request is to continue the city’s efforts to provide a variety of residential zoning districts to allow a full range of housing options in the city. The city currently has rural residential zones, a large city lot zone with the R-1 district, and a medium density single family zone with the R-1A district. The city is now proposing a high-density zone with an R-1 B district, which would allow 7,000 square foot lots that are 65 feet wide. To allow for housing to fit on the smaller R-1B lots, the city has proposed reduced setbacks of 30-foot front, 25-foot rear, and 8-foot side setbacks. In addition to the above listed single-family zones, the city also has a medium density district that allows twin homes and townhomes, a high-density district that allows apartments and a PUD district that allows developers to propose alternative residential developments and may not conform to the city’s standardized zones.

**Chapter 3 & Chapter 5:**

**Section 10-3G-3 & Section 10-5-5**-Amendments are being proposed to the C-2, Conditional Use, Drive Through and general Drive Through requirements to allow drive throughs without 3-foot-high screening on non-residential sides of the drive through. Currently, the ordinance requires screening from all angles of the drive through. Staff notes that in most instances, the neighboring property to a drive through use is other commercial use. Staff finds that the screening requirement currently in place is not practical and is therefore proposing amendments to only require the screening when adjacent to residential zoned or used property.

## **Chapter 5:**

**Section 10-5-1– “Signs”.** A minor technical correction is proposed to the wording of the sign ordinance. Based on the current wording of the sign ordinance, it could be interpreted that wall signage is not allowed on industrial and office buildings. The city’s practice is to allow wall signage on all business buildings and 10 percent of the wall area. The strike though adds clarity that wall signage is permitted.

### **3. Recommendation**

Staff recommends approval of the draft zoning ordinance amendments and the finding of fact resolution.

### **Attachments**

1. Draft Zoning Ordinance 2026-005 (red-line copy)
2. Finding of Fact Resolution 2026-039