

Staff Report

Subject: Ordinance – Zoning District
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: July 1, 2025
Item Description: Consideration to approve the Second Reading of the following Zoning Districts: AR-1, AR-2, the newly proposed AR-3, B-1, B-2, B-3, L-I (Light Industrial), H-I (Heavy Industrial), and the Table of Permitted Uses (TPU).

Executive Summary/Background

- At the December 3, 2024, Board of Commissioners meeting, the board charged the Steering Committee with review and input on the final article of the zoning ordinance.
- Since then, the committee and staff have diligently been working to review AR-1, AR-2, B-1, B-2, B-3, L-I, and H-I
- The recommendation has been made for a new Agricultural-Residential District, AR-3. This district would be a minimum of 2.5 acres.
- Moreover, changes within the B districts include adding language for required greenspace and sidewalks. B-3 was also recommended to change from Highway Commercial District to Major Commercial District.
- In the Industrial Districts, changes include adding an intent statement for each district, a greenspace requirement, and in general clarifying the language.
- Although the Table of Permitted Uses (TPU) was not part of the original scope of the Steering Committee, it is part of understanding the zoning ordinance as a whole. The committee has made multiple recommendations.
- A peer-review was completed by Inspire, the consultant company that has helped with the overall ordinance review and Comprehensive Plan.
- Overall, the zoning districts are more concise, clear, and organized.
- Since the May 6, 2025, Board of Commissioners Meeting, there have been updates to the following zoning districts and TPU:
 - AR-2 & AR-3 allow for non-conforming uses. This will give constituents the option to rezone to AR-2 or AR-3 to come into conformity. This is specific for when non-conforming parcels are moving parcel lines and have the option to rezone.
 - The TPU includes Home Occupation, Residential Business, Rural Business, and Agritourism.
 - The TPU is consistent with the proposed definitions, specifically warehousing and trucking.

Alternatives

1. **Approve** an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance, Article V**
2. **Deny** an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance, Article V**

Recommended Alternative: 1

Other Alternative: 2

Department Review: Development Services, County Manager, Steering Committee,

Inspire (Consultant)

FUNDING: N/A

Attachments: 1. Draft Ordinances