



Agenda Abstract PLANNING BOARD

Meeting Date:	December 21, 2023
Department:	Planning and Economic Development Division
Agenda Section:	5C
Public hearing:	Yes
Date of public hearing:	January 18, 2024 (tentative)

PRESENTER/INFORMATION CONTACT

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ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance (UDO) text amendment (staff initiated):

- Table 5.1.8 *Use Table for Non-Residential Districts – Government Maintenance Yard*
- Section 9.2 *Definitions – Government Maintenance Yard*

Attachments:

1. UDO Table 5.1.8 and Section 9.2, as proposed to be amended

Summary:

Currently, the UDO requires a Special Use Permit for government maintenance yards in the Light Industrial (LI) zoning district. Staff is proposing to make the use permitted by right in the district. UDO Section 9.2 *Definitions* defines a government maintenance yard as follows:

Government Maintenance Yard: A facility owned and operated by a unit of government to park, storage (sic), repair, and stage service vehicles and repair equipment includes (sic) but not limited to transit vehicles, solid waste and street repair vehicles, utility system and park vehicles.

While a government maintenance yard requires a Special Use Permit in the Light Industrial district, comparable land uses are permitted by right, including the following as defined in Section 9.2:

- **Motor Vehicle Repair:** An establishment where automobile maintenance or service is rendered, with the addition of body work, straightening of body parts, painting, welding, temporary storage of motor vehicles not in operating condition, and major mechanical work, including engine overhaul and other major work requiring overnight storage.
- **Storage and Warehousing, Outdoor:** The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than twenty-four (24) hours. This shall not include the display of vehicles for sale in a new or used car sales lot. Such activities may be the principal use of the land where located or an accessory use to a principal use.

The Light Industrial district is designed to support light manufacturing, research and development, and similar uses that are less intense compared to those in General Industrial (GI). A government maintenance yard is consistent with this intent and comparable to other allowable uses in the district. Staff is proposing to amend Table 5.1.8 accordingly and correct minor typos in the “government maintenance yard” definition.

Comprehensive Sustainability Plan goals:

- Land Use and Development Goal 1:
Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity.
- Strategy:
Revise zoning and development regulations in accordance with the Future Land Use Plan and Future Land Use Map and water and sewer needs. Condense land use classifications.

Financial impacts:

None.

Staff recommendation and comments:

Send the proposed text amendment to the joint public hearing on January 18, 2024, after which the Planning Board may make a recommendation to approve the amendment.

Action requested:

Send the proposed text amendment to the joint public hearing on January 18, 2024.