



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matthew R. Schmitz, MPA – City Manager

DATE OF MEETING: May 7, 2024

ITEM TITLE: Table 1: Bulk Requirements – Zoning Ordinance

BACKGROUND:

In reviewing rear yard setback requirements for C-2, M-1, and M-2 zoning districts, which are commercial or industrial, Staff feels it would be appropriate to consider decreasing rear setbacks for buildings to zero – unless the property adjoins a residential property in which case a setback of 15 feet would be required.

C-1 zoning currently has no setback requirements, with the exception of side setbacks being required if the property adjoins residential property.

The current Table 1: Bulk Requirements is included for review.

RECOMMENDATION:

Staff recommends a motion to approve a revision to the Bulk Requirements modifying the Setbacks as discussed, and to recommend to the City Council to approve a revision to the Zoning Ordinance to this effect.