

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Larry Miller, Building & Planning Manager
DATE: August 17, 2023
SUBJECT: Text Amendment to Chapter 65 (Zoning) Tow Company

This text amendment will define a tow company and establish what zoning districts they can be allowed. It will do away with the need to classify tow companies under the following similar or generic categories:

- Residential Districts, Mobile Home District, and Professional Office District provide no categories under which a tow company can be classified.
- C-1 Local Commercial District: Any other type of business, institutional, governmental, professional, or medical use, retail store or service use not specifically permitted herein when authorized by the board of aldermen after receipt of review and recommendations from the planning and zoning commission, and only when such use is consistent with the intent and purpose of the C-1 Local commercial district regulations.
- C-2 General Commercial District: Any other type of business, institutional, governmental, professional, or medical use, retail store or service use not specifically permitted herein, when authorized by the board of aldermen after receipt of review and recommendations from the planning and zoning commission, and only when such use is consistent with the intent and purpose of the C-2 General commercial district regulations.
- C-3 Central Business District: Any other retail or service use of similar character which is not specifically permitted herein, with a special use permit only and only when such use is consistent with the intent and purpose of the C-3 Central business district regulations. (When located at least 50' from a residential district and separated by a privacy fence.)
- C-4 Planned Commercial District: All planned commercial developments in this district require a special use permit. (This district is solely for "modern retail shopping facilities of integrated design in appropriate locations to serve residential neighborhoods). There is currently no property zoned C-4.

- I-1 Light Industrial District: Any other light industrial use of a similar character which is not specifically permitted herein, with a special use permit only, and only when such use is consistent with the intent and purpose of the I-1 Light industrial district. (When located at least 50' from a residential district and separated by a privacy fence.)
- I-2 Heavy Industrial District: Motor vehicle wrecking, salvage, storage, and sale, with a special use permit only.
- I-3 Planned Industrial District: Allows all uses in all other commercial and industrial districts, except residential uses, with the same conditions stipulated in each district.