



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Legislative Committee
From: Joe Stephenson
Date: February 1, 2023
Re: Recommended Ordinance Update to Chapter 17.22(2) Commercial Highway District – Wholesale and Warehousing

In reviewing the Commercial Highway District (CHD) zoning district regulations, a permitted use within the district is wholesaling and warehousing. While staff feels this use should not be disallowed, it should be in conjunction with a primary commercial activity and not purely wholesaling or warehousing. Wholesaling and warehousing as a standalone use is more appropriate within one of our industrial districts, which permit both uses by right.

An amendment is being proposed to update the CHD that would allow wholesaling and warehousing only when another primary commercial business is on the site.

Words in **GREEN** are updated

17.22 CHD Commercial Highway District

1. *Permitted principal uses and structures.*
 1. See section 17.21(2).
 2. Drive-in banks and restaurants.
 3. Building equipment and supply establishments.
 4. Taverns, billiard parlors, and bowling alleys.
 5. Automobile, boat, construction equipment and farm implement sales, service, repair, and automobile filling stations.
 6. Wholesale and warehouse establishments incidental to a permitted commercial use.
 7. Mortuaries.

8. Veterinary hospitals and dog kennels.
9. Senior care or day nursery.
10. Medical, health, or social services.
11. Financial and professional services.
12. Uses not explicitly enumerated in the section as permitted uses but determined by the Community Development Director to be closely related or similar to other uses permitted within this section.

Recommendation:

Approve the ordinance update to 17.22(2) Commercial Highway District (CHD) as presented and forward the updated ordinance to the Common Council.

