



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Joe Stephenson  
Date: 01/19/2023  
Re: Commercial Highway District – Wholesale and Warehousing Update

In reviewing the Commercial Highway District (CHD) 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.

**Recommendation:**

Approve the ordinance amendment to Commercial Highway District (CHD) as presented and recommend the same to the council.

Words in **RED** are updated

## **17.22 CHD Commercial Highway District**

1. *Purpose.* This district is intended to provide highway-oriented uses convenient to major streets. Many of these uses require large lot areas, do not readily relate to pedestrian circulation, require significant parking and loading areas and require the use of the highway and other heavily travelled major street for commercial visibility or transportation.
2. *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.
3. *Permitted accessory uses and structures.* Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
4. *Special exception uses and structures.*
  1. Public utility installations.
  2. Light manufacturing uses, including packaging bottling, storage, and laboratory uses, provided all activities are conducted in completely enclosed buildings.
  3. Commercial recreational uses, such as golf and archery ranges, rinks, and the like.
  4. Residential Medical Facility.
  5. Uses permitted in Residential Multifamily Zoning (RMF). If RMF is the primary use of the site, all applicable standards and requirements from section 17.19 shall apply.
  6. Agricultural related uses.

7. Gardens, orchards, and nurseries, including where an office or store is maintained on the premises.
5. *Dimensional requirements.* For all permissible principal uses and structures, the following apply:
  1. *Minimum dimensions.*
    1. Lot area: 15,000 square feet.
    2. Lot width: 100 feet.
    3. Front yard setback: twenty-five feet (25').
    4. Side yard setback: ten feet each (10').
    5. Rear yard setback: ten feet.
  2. *Maximum dimensions.*
    1. Lot coverage: .Thirty five percent (35%). As a special exception, the Plan Commission may increase the lot coverage up to forty five percent (45%).
    2. Height: Fifty-six feet (56') or four stories, whichever is less. As a special exception, the Plan Commission may increase the maximum height and stories up to eighty-four feet (84') or six stories, whichever is less.
  3. *Required yards.* Any required yard adjacent to a residential district shall be subject to the landscaped buffer requirements of section 17.32(10). To eliminate hazards involved in unchanneled ingress and egress, a landscaped strip not less than five feet in depth if at the front and five feet in width if at the side shall be required along any lot line adjacent to a street. Except for accessways, such strip shall be continuous for the entire length of the lot line adjacent to the street.
6. *Permitted accessory signs.* For all permissible principal uses and structures, for each ten lineal feet of frontage on a public street, frontage being determined by the principal entrance to the premises, a maximum of one sign and 30 square feet of sign area. The sign area may be used in a lesser number of signs than permitted, but the maximum number of signs shall not be exceeded even though the total area permitted is not used. No sign shall be erected within five feet of any lot line.
7. *Off-street parking requirements.*
  1. *Applicable parking requirements as specified in the CBD district.* See section 17.21(7).
  2. *Wholesale and warehouse establishments.* One per 300 feet of floor space.
  3. *Light manufacturing.* One per employee on maximum shift.