



Report to Planning Commission

Agenda Item: Proposed Zoning Changes 520-22 Institutional and recreational land use types.

Meeting Date: May 1, 2025

Referring Body: Plan Commission

Committee Contact: David Baker

Staff Contact: Peter Wegner, CD/PZ Director

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AGENDA ITEM: Proposed Zoning Changes 520-22 Institutional and recreational land use types.

OBJECTIVE(S): Consider proposed changes to 520-22 Institutional and recreational land use types in order to provide a land use type which appropriately reflects and accommodates the Highway Facility land use type.

HISTORY/BACKGROUND: Our zoning code does not include an institutional land use type that appropriately reflects the Highway Facility land use type. The Highway Facility land use clearly most closely aligns with the M2 General Industrial Zoning District.

520-11(7) M2 General Industrial. The M2 district accommodates a range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses. The uses associated with this district may have significant off-site impacts such as heavy truck traffic, noise, and odors.

The outdoor activities, potential high levels of noise, and potential particulate emissions associated with the Highway Facility land use type make this land use unsuitable for either M1 Limited Industrial or B3 General Business, both of which allow for light industrial but do not allow the range of activities associated with the M2 General Industrial District.

M1 Limited Industrial. The M1 district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances.

B3 General Business. The B3 District accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses.

The Highway Facility land use is clearly not compatible with either the SF Single Family or 2F Two-Family Residential Zoning Districts as it is neither a residential use nor a small scale institutional or recreational use.

SF Single-Family Residential. The SF district is intended for mainly single-family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses

2F Two-Family Residential. The 2F district accommodates two-family residences such as duplexes and two-flats; single family residences; and compatible home occupations and small-scale institutional and recreational uses.

Section 520-22 does not currently provide a land use type which appropriately and accurately reflects the Highway Facility land use type.

The Indoor institutional, intensive land use type is limited to indoor facilities that primarily involve people rather than both people and heavy equipment.

The Public Service or Utility land use type is a catch all listing that provides for “separately addressed” land uses in Section 520-22. The Public Service or Utility land use is not prescriptive or appropriate for the Highway Facility Land use because the Public Service/Utility land use is permitted in multiple Zoning Districts (SF, 2F, B3, M1,AR) that are inconsistent with the characteristics of the Highway Facility land use.

The proposed solution is to add a “separately addressed” Highway Facility Land Use within Section 520-22 to provide a path forward towards permitting and approving a site plan for the proposed Highway Facility.

RECOMMENDED ACTION: To review the proposed language and direct staff how to move forward.

ATTACHMENTS: Proposed changes to 520-22 Institutional and recreational land use types