



DATE: November 26, 2025

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: December 3 and December 10, 2025

SUBJECT: **Ordinance 2025-30:** Consideration of an ordinance amending multiple sections of Chapter 23 “Land Development Regulations” to establish definitions, regulations, and performance standards for manufacturing and processing facilities with apparatus.

PROPOSAL / BACKGROUND/ ANALYSIS:

This amendment seeks to establish a manufacturing and processing facilities with apparatus use in the Industrial Park of Commerce (I-POC). The applicant is seeking to develop an industrial property for a concrete batch plant. The City currently does not have land development regulations for this type of use. With the applicant’s coordination, staff has prepared language to allow for this type of use and similar uses.

The proposed LDR Amendments will modify the following sections of the City’s Land Development Regulations:

- Article 1 – Section 23.1-12: Definitions
 - Creating definitions for apparatus, manufacturing or processing facilities with apparatus, and use area.
- Article 3 – Section 23.3-6: Use Tables
 - Creating a new use for manufacturing/processing facilities with apparatus and revising existing manufacturing/processing uses to including the phrase “without apparatus structure,”.
- Article 3 – Section 23.3-24: Industrial Park of Commerce (I-POC)
 - Establishes requirements for compliance with all applicable health, safety, and environmental regulations.
 - Establishes office space as an accessory use.
 - Correcting the maximum Sustainable Bonus Incentive height for principal structures and creating standard hours of operation for the zoning district.
 - Creating regulations and performance standards for manufacturing/processing facilities with apparatus, including maximum height of apparatus structures through the Sustainable Bonus Incentive Program.
- Article 4 – Section 23.4-10: Off-Street Parking
 - Adding standard parking dimensions for oversized vehicles, as well as revising the minimum parking requirements for industrial uses to base minimum parking requirements on total use area rather than on the enclosed use area space.
- Article 4 – Section 23.4-13: Administrative Uses and Conditional Uses
 - Revising the existing design and performance standards for manufacturing/processing/fabrication facilities to correct the height of principal structures.

- Establishes limits on hours of operation (5 a.m.–8 p.m., Monday–Saturday) with the ability to request a waiver; requires hours to avoid impacts on school-related traffic; and allows parking reductions through the Conditional Use or Site Plan waiver process when justified.
- Creating regulations and performance standards for manufacturing/processing facilities with apparatus, including maximum height of apparatus structures; screening for outdoor storage areas; allow outdoor production or processing only with Planning & Zoning Board or HRPB approval; avoidance of nuisances; separation distance from residential land uses, schools, places of worship, and child care facilities; perimeter landscaping; accessibility requirements; and traffic management plan.
- Article 5 – Section 23.5-9: Public Purpose Dedication
 - Correcting references to the Development Review Official and allowing for credit to be considered towards the City’s Sustainable Bonus Incentive Program.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2025-30.

POTENTIAL MOTION:

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendments included in Ordinance 2025-30.

Attachments

- A. Draft Ordinance 2025-30
- B. Exhibit B – Use Table