

## Summary

The proposed text amendment updates and clarifies regulations governing two key areas of the Unified Development Ordinance (UDO):

1. Public Utility Facilities, distinguishing “Minor” vs. “Major” facilities and detailing performance and operational standards (setbacks, height, buffering, fencing, etc.).
2. Location and number of Accessory Structures.

## Community & Economic Development Comments

### Introduction

- The current code provides no guidance for modern utility infrastructure, resulting in the inability to utilize property within Lansing for these needed facilities.
- Accessory structure regulations allow multiple sheds and outbuildings due to a 2024 ordinance revision. Staff’s proposal is to restore the limitation on the number of accessory structures on the majority of residential lots within the City and restrict access points a property owner can request.

### Summary of Changes

#### Accessory Structure

**4.05 Specific Use Standards. D Accessory Buildings** is amended to refine the section on accessory buildings by clarifying the number of allowed buildings and the restricted nature of access allowed to the building.

#### Utilities

**Table 4-2. Permitted Uses** is amended to add Public Utility Facility – Minor and Public Utility Facility – Major to introduce two new categories—Public Utility Facility (Minor) and Public Utility Facility (Major)—with permitted or conditional use distinctions across zoning districts. Additional standards are introduced in **4.05 Specific Use Standards** to address setbacks, height allowances, fencing, buffering, screening, noise limits, and backup power systems.

**Article 4.03 Permitted Uses, Paragraph B. Description of Uses** is introduced to provide for further explanation of Table 4-2 and to introduce the definition section of **4.03**.

### Analysis

These proposed amendments better regulate utility infrastructure uses by adding options for these uses within Lansing and promote well-designed accessory buildings. By clarifying scale and location for accessory structures, the amendments align with the Comprehensive Plan’s goal of ensuring harmonious neighborhood character. Regarding utility facilities, the amendments include standards that limit noise, protect nearby residential areas with greater buffering, and maintain the design quality of the community.

## Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler, AICP – Director, Community & Economic Development
- Michael Spickelmier, PE – Director, Public Works
- Tim Vandall, MPA – City Administrator
- Tony Zell, MPA – Director, Wastewater

## Recommendation

Staff recommends approval of Case 2025-UDO-001 Accessory Structures and Utility Uses.

## Action Options

### Motion verbiage:

“I move that we... (add below statement to finish motion)”

1. Approve the text amendments as proposed and recommend adoption of Case 2025-UDO-001 to the City Council””;  
or
2. Amend Staff’s proposed text amendments by \_\_\_\_\_ (state the amendment) and recommend adoption of Case 2025-UDO-001, as amended, to the City Council””; or
3. Deny Case 2025-UDO-001 for specified reasons””; or
4. Table the case to another date, time and place.

## Attachments

1. Redline of **UDO Article 4**
2. Proposed amendment of **UDO Article 4**