



CITY OF MARSHALL
AGENDA ITEM REPORT
L&O 10/14/25

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, October 14, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Discussion on proposed revisions to zoning districts
Background Information:	<p>The recently adopted 2040 Comprehensive Plan suggested some changes to our Zoning Ordinance, and this presentation is one of the first steps to follow through. The attached table provides an overview of the future zoning districts and associated uses.</p> <p>In light of the specific Comp Plan recommendations, two new mixed-use districts are introduced: Neighborhood Mix (B-N) and Business/Industrial Mix (B-I); this will allow for more flexibility in future development. Staff suggest that current limited business and limited industrial districts will serve as foundations, with appropriate modifications, for new mixed use districts requirements. In another change, existing four residential districts will be compressed into three to simplify requirements.</p> <p>Staff also recommend that a totally new residential district for smaller lots and houses be introduced (R-S). All current residential districts have a minimum lot size requirement along with a minimum single family house size. This is a new concept that should be explored deeper in the future before implementation and land development.</p> <p>Another big change that should be noted is that various uses are now combined into larger categories. The current ordinance' approach is to list each individual use, even if they are very similar. For example, bookstores, furniture stores, jewelry stores, leather goods stores, hardware stores, etc. are all treated as individual uses, even though there is not much difference – they are all retail stores. Similarly, banks and loan companies are listed separately – and there are many more examples like these. As a result, some uses are missed, some uses are listed multiple times, and some uses are listed as both permitted and conditional uses, adding confusion.</p> <p>Consequently, staff suggest combining multiple similar uses into categories, such as Retail and Offices, to list a couple examples; these categories are explained in notes. So, while now General business district alone lists 120 uses between permitted, accessory, and conditional uses, the new system has fewer than 70 uses for all zoning districts, and that includes several totally new entries, such as data centers and airport related uses.</p> <p>Despite the above suggested conceptual change, no drastic modifications to uses within zoning districts are suggested. In other words, in most cases, what is permitted now will still be permitted, and what is not, will not be. Mixed use districts are the ones with the most changes to allow flexibility, as “mixed use” concept dictates. Building size limitations for certain uses in</p>

	some districts is proposed, with larger buildings always possible with conditional use permit for flexibility.
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Staff recommend expanding the outline presented today into actual ordinance sections and revising zoning map to reflect the changes.