



EXHIBIT D

Project/Issue Name: **ORD 21-004.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Sections 405.160 C-2 General Commercial District Regulations and Article VIII Special Use Regulations

Submitted By: BUILDS Department

Presented By: Karen Haynes, Planning Manager

Date: April 12, 2021

ISSUE IDENTIFICATION

Consideration to approve Amendments to Sections 405.160 General Commercial (C-2) District Regulations and Article VIII Special Use Regulations.

DISCUSSION AND ANALYSIS

The City of Republic is requesting Amendments to Sections 405.160 General Commercial (C-2) District Regulations and Article VIII Special Use Regulations to provide additional clarity to the language of the Zoning Ordinance and to facilitate positive economic growth in the City of Republic:

Section 405.160 General Commercial (C-2) District Regulations:

Permitted Uses:

- **Removed:** Boat, vehicle or self-storage facilities

Article VIII Special Use Regulations:

Section 405.670 Generally: Buildings and land uses permitted by a Special Use Permit must conform to the following criteria and ensure the building or use in the proposed location:

- Will not endanger the public's health or safety;
- Will be in conformity with the Comprehensive Plan and other plans adopted by City Council;
- Will be in harmony with the area in which it is located.



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Section 405.675 Uses Permitted:

- **Added:** General language clarifications
- **Added:** Greenhouses/Plant Nurseries clarification regarding permitted activities
- **Added:** Group Daycare Homes clarification regarding location in Single-Family Residential Zoning Districts
- **Removed:** Examples of uses
- **Added:** Temporary Vendor Sites, clarified language regarding types and duration of events
- **Added:** Permanent Vendor Sites
- **Added:** Veterinary Facilities, added the Agricultural (AG) and General Commercial (C-3) Zoning Districts as appropriate locations
- **Removed:** Temporary land uses associated with public improvements projects
- **Added:** Boat, vehicle, and self-storage facilities in a C-2, C-3, M-1, or M-2 Zoning District

STAFF RECOMMENDATION

Staff recommends the approval of the referenced Amendments.