



Hall County Regional Planning Commission

Wednesday, September 02, 2009
Regular Meeting

Item F

Text Change to the BG General Business District C-22-2009WR)

Insert a narrative here

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 2, 2009

SUBJECT:

Concerning amendments to the Zoning Ordinance for the City of Wood River and its 1 mile extra-territorial jurisdiction. Amendments to be considered pertain to §5.12.03 Permitted Conditional Use; the addition of storage and warehousing as a permitted conditional use in the BG Zoning District. (C-22-2009WR)

PROPOSAL:

The changes proposed here were requested by Mavis and James Reiter of Wood River. All areas with changes are **highlighted**. Additions are ***Italicized and underlined*** and deletions are in **~~strike-out~~**.

Section 5.12 BG General Business District

5.12.01 *Intent:* The (BG) General Business District is intended to establish standards that will foster and maintain an area within the district boundaries that will benefit the retail trade, business, cultural, and social activities of the entire community.

5.12.02 *Permitted Uses:*

- 1 Business and professional services including: attorneys, banks, insurance, real estate, offices, postal stations, printing, credit services, security brokers, dealers and exchange, title abstracting, savings and loans, finance services and investment services; but not including uses defined in Adult Establishment.
- 2 Child care/day care.
- 3 Dance studio, not including uses defined in Adult Establishment.
- 4 Meeting hall, not including uses defined in Adult Establishment.
- 5 Retail business or service establishment supplying commodities or performing services, such as, or in compatibility with and including the following:
 - a Agricultural implement sales and service centers.
 - b Apparel shop.
 - c Appliance store.
 - d Antique store.
 - e Automobile displays, sales, service, and repair.
 - f Automobile parking lot.
 - g Automobile parts and supplies store.
 - h Bakery shop.
 - i Bar and tavern.
 - j Barber and Beauty shop.

k	Bookstore, not including uses defined in Adult Establishment.
l	Business or professional school.
m	Building materials retail sales.
n	Clothing and tailoring shops.
o	Commercial greenhouses.
p	Communication services.
q	Computer store.
r	Department store.
s	Drug stores and prescription shops.
t	Dry cleaners and establishments (not over two-thousand (2,000) square feet in floor area) with one dry cleaning unit having a capacity not to exceed 35 pounds per cycle using nonflammable or non-explosive solvents.
u	Exercise, fitness and tanning spa, not including uses defined in Adult Establishment.
v	Floral shop.
w	Furniture store or showroom.
x	Gift and curio shop.
y	Grocery store.
z	Hardware store.
aa	Hobby, craft, toy store.
bb	Indoor amusement and entertainment establishment, including bowling alleys and movie theaters, not including uses defined in Adult Establishment.
cc	Laundry and dry cleaning pick-up and delivery stations.
dd	Liquor store.
ee	Medical and dental clinics.
ff	Mortuaries and funeral chapels.
gg	Newsstands, not including uses defined in Adult Establishment.
hh	Outdoor amusement and entertainment establishment, including miniature golf, but not including outdoor movie theaters.
ii	Photography studio.
jj	Picture framing shop.
kk	Restaurants, cafes, and fast food establishment.
ll	Second hand stores.
mm	Shoe store.
nn	Tanning salon.
oo	Variety store, not including uses defined in Adult Establishment.
pp	Video store, not including uses defined in Adult Establishment.
qq	Social club and fraternal organizations, not including uses defined in Adult Establishment.
rr	Telephone exchange.
ss	Telephone answering service.
tt	Public overhead and underground local distribution utilities.

5.12.03 *Permitted Conditional Uses:*

- 1 Temporary structure for festivals or commercial events.
- 2 Recreational establishments.
- 3 Amusement arcades.
- 4 Garden supply and retail garden center.
- 5 Pool hall.
- 6 Tavern and cocktail lounge, not including uses defined in Adult Establishment.
- 7 Temporary greenhouses.
- 8 Totally enclosed, automated and conveyor-style car washes.
- 9 Outdoor Entertainment.
- 10 Convenience store with limited fuel sales.
- 11 Residences in conjunction with the principle use when located above the ground floor.

- 12 Churches, temples, seminaries, and convents including residences for teachers and pastors.
- 13 Printing and publishing.
- 14 Retail motor vehicle sales and service.
- 15 Car wash.
- 16 Garden supply and retail garden center.
- 17 Retail building material sales.
- 18 Service station and minor automobile repair services.
- 19 Tire store and minor automobile repair service.
- 20 Warehousing and Storage.

5.12.04 *Accessory Uses*

- 1 Buildings and uses customarily incidental to the permitted uses.
- 2 Parking pursuant to Sections 7.02 through 7.05.
- 3 Signs pursuant to Sections 7.06 through 7.08.
- 4 Temporary buildings and uses incidental to construction work, which will be removed upon completion or abandonment of the construction, work.
- 5 Landscaping pursuant to Section 7.15.

5.12.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height
Permitted Uses	5,000 sq.ft.	60 feet	30'	15'	25'	45 feet*
Permitted Conditional Uses	5,000 sq.ft.	60 feet	30'	15'	25'	45 feet*
<u>Accessory Buildings</u>	-	-	*	*	*	-

* The maximum height of any use shall be decreased to thirty-five feet (35') when located within one-hundred feet (100') of any residential district.

5.12.06 *Use Limitations:*

- 1 When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within fifteen feet (15') of such residential district.
- 2 When adjacent to any residential district, new construction shall provide a six foot (6') high permanent screen in order to minimize impacts on residentially zoned property, pursuant to Section 7.13.
- 3 No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
- 4 Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
- 5 When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.

OVERVIEW:

Warehousing and storage uses are not uncommon in most general business districts as they are necessary to support most business uses. The proposed changes would allow them as a principle use by conditional use permit they would already be allowed accessory to an allowed principle use.

In Wood River, the BG zones tend to be centered on the highway entrances to town. Warehousing and storage uses if allowed by conditional use permit could be tailored by the City Council to fit appropriate entrances into the City.

The BG zone does not permit outside storage of products except the display of merchandise so only enclosed storage would be permitted. If merchandise is displayed this would be a retail facility that is already permitted within the regulations.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Wood River City Council **approve** the changes to the Wood River City Code §5.12.03 as requested.

_____ Chad Nabity AICP, Planning Director