



Hall County Regional Planning Commission

Wednesday, December 1, 2021
Regular Meeting

Item F4

Public Hearing - Public Hearing Proposed Changes to the Wood River Zoning Ordinance - Wood River - Public Hearing to consider changes to the BGC and GC Commercial Zoning Districts in Wood River to permit residential uses.

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

November 19, 2021

SUBJECT:

Concerning proposed amendments to Article 5: Zoning Districts of Wood River Zoning Ordinance specifically to Section 5.11 BGC Central General Business District, and Section 5.12 BG General Business District (C-12-2022GI)

PROPOSAL:

To remove the conditions on residential uses within the BG General Business zoning district and to allow for residential uses in the BGC Central General Business District and BG General Business District as permitted principal use.

OVERVIEW:

The purpose of these changes is to allow for residential uses to be permitted as principal uses to avoid situations created by the zoning ordinance that may hinder homes being rebuilt if damaged more than 51% without a conditional permit. Currently there it's estimated to be more than 10 manufacturing mobile homes and single family structures located within each of the BGC zoning district and BG zoning district.

Over 17 years ago in 2004 after approval of the Wood River Zoning Regulation allowed for residential use to be permitted as a conditional use in the BG General Business zoning district in conjunction with the principal use when located above ground floor. The BGC Central General Business District zone did not permit residential uses outside the condition use specifically for churches, temples, seminaries, and convents to allow for residences for teachers and pastors.

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

6. Dwelling units not to exceed 9 units per acre if any are located on the ground floor or 20 units per acre if all units are located above the ground floor.

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. Temporary greenhouses.
- 7. Totally enclosed, automated and conveyor-style car washes.
- 8. Outdoor Entertainment.
- 9. Convenience store with limited fuel sales.
- ~~10. Residences in conjunction with the principle use when located above the ground floor.~~
- ~~11. Churches, temples, seminaries, and convents including residences for teachers and pastors.~~
- 12. Printing and publishing.
- 13. Car wash.
- 14. Garden supply and retail garden center.
- 15. Retail building material sales.
- 16. Service station and minor automobile repair services.
- 17. Tire store and minor automobile repair service.
- 18. Warehousing and storage. (Ordinance No. 518, Oct. 20, 2009)

Section 5.11 BGC Central General Business District

5.11.01 Intent: The (BGC) Central General Business District is intended to provide for commercial development within the existing downtown area of Wood River that will benefit the retail trade, business, cultural, and social activities of the entire community.

5.11.02 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. Dance studio, not including uses defined in Adult Establishment.
- 3. Meeting hall, not including uses defined in Adult Establishment.
- 4. Retail business or service establishment supplying commodities or performing services at a small scale, such as, or in compatibility with and including the following:
 - A. Apparel shop.
 - B. Appliance store.
 - C. Antique store.
 - D. Automobile parts supply store, not including repair or service facilities.
 - E. Bakery shop.
 - F. Barber and Beauty shop.
 - G. Bookstore, not including uses defined in Adult Establishment.

- H. Clothing and tailoring shops.
- I. Communication services.
- J. Computer store.
- K. Drug stores and prescription shops.
- L. Floral shop and commercial greenhouses.
- M. Furniture store or showroom.
- N. Gift and curio shop.
- O. Grocery store.
- P. Hardware store.
- Q. Hobby, craft, toy store.
- R. Indoor amusement and entertainment establishment, including bowling alleys and movie theaters, not including uses defined in Adult Establishment.
- S. Laundry and dry cleaning pick-up and delivery stations.
- T. Liquor store.
- U. Newsstands, not including uses defined in Adult Establishment.
- V. Photography studio.
- W. Picture framing shop.
- X. Restaurants.
- Y. Second hand stores.
- Z. Shoe store.
- AA. Tanning salon.
- BB. Variety store, not including uses defined in Adult Establishment.
- CC. Video store, not including uses defined in Adult Establishment.
- DD. Telephone exchange.
- EE. Telephone answering service.

5. Dwelling units not to exceed 9 units per acre if any are located on the ground floor or 20 units per acre if all units are located above the ground floor.

5.11.03 Permitted Conditional Uses:

- 1. Automobile parking lot.
- 2. Automobile sales and service facilities, including tire sales and installation.
- 3. Business or professional school.
- 4. Car wash.
- 5. Churches, temples, seminaries, and convents including residences for teachers and pastors.
- 6. Convenience store with limited fuel sales.
- 7. Dance club, not including uses defined in Adult Establishment
- 8. 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.
- 9. Exercise, fitness and tanning spa, not including uses defined in Adult Establishment.
- 10. Frozen food locker.
- 11. Garden supply and retail garden center.
- 12. Gas station.
- 13. Liquor store.
- 14. Lumber yard, home improvement center.
- 15. Outdoor advertising signs.
- 16. Tavern and cocktail lounge, not including uses defined in Adult Establishment.
- 17. Veterinarians' offices and hospitals, and boarding kennels, provided that no structure or building used to house horses or other animals is located closer than one-hundred feet (100') to any residential use.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Wood River Zoning Ordinance as presented.

_____ Chad Nabity AICP, Planning Director