

City of Scottsbluff, Nebraska

Monday, October 9, 2023

Regular Meeting

Item Staff Rep1

Planning Commission to discuss and direct staff on progress of updates to Chapter 25 of the Municipal Code.

Staff Contact:

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: October 3, 2023

For Meeting of: October 9, 2023



I. GENERAL INFORMATION

- A. An update to the 2023 Zoning Code Revision.

II. STAFF COMMENTS

A. New Zoning Districts

- i. RR – Rural Residential District (consolidation of R-1B and AR)
- ii. R-2 – Low Density Residential (post-1940s R-1A districts)
- iii. R-3 – Mixed Density Residential (pre-1940s R-1A districts)

B. District Renaming

- i. R-1 Single Family Residential to R-1 Suburban Residential
- ii. R-4 Heavy Density Multi-Family Residential to R-4 High Density Residential
- iii. O-P Office & Professional to MX Mixed Use District
- iv. C-2 Neighborhood and Retail Commercial to C-2 Local Commercial
- v. C-3 Heavy Commercial to C-3 General Commercial
- vi. PBC Planned Business Center to PCC Planned Commercial Center
- vii. M-1 Light Manufacturing and Industrial to M-1 Limited Industrial
- viii. M-2 Heavy Manufacturing and Industrial to M-2 General Industrial

C. Special Use Permit Renaming

- i. Renamed Special Use Permit to Conditional Use Permit
- ii. Repeal Special Use Permit requirement for Perimeter Fences and Subdivision Signs

D. Supplemental Zoning Requirements

- i. Reviewed and Reorganized 25-3-23 and 25-3-25
- ii. Grouped similar supplemental requirements under code sections

E. Permitted and Special Uses Review

- i. Currently working on Matrix for Zoning Uses
- ii. Consolidating specific uses into use Groups

F. Zoning District Map

- i. On-hold

G. Accessory Buildings

- i. Relocated accessory building requirements from each zoning district section to a new Article 25.

H. Performance Standard Tables

- i. Reorganized. Removed minimum dwelling size requirement.

I. Travel Trailers

- i. Renamed Travel Trailers to RV's

J. Definitions

- i. Removed, modified, and added definitions.
- ii. Assigned each Letter a code section instead of each definition.