

City of Scottsbluff, Nebraska

Monday, September 8, 2014

Regular Meeting

Item NewBiz5

Ordinance Text Changes

Ordinance: Height Requirements Zoning Code

Applicant: N/A

Owner(s): N/A

Location: N/A

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: September 8, 2014
Subject: Height Requirements all Zoning Districts
Location: N/A

Zoning: All
Property Size:
Lots/Units:
Units/Acre

Background

Recently staff reviewed height requirements in all zoning districts, a variance was requested on the height limit in the C-2 Neighborhood Commercial and Retail zoning district which is set at 25'. The residential zoning districts are 35' and other commercial, office, and industrial areas vary from 35' to 70'. The twenty-five foot height limit in the C-2 district was found to be confusing, since all residential and rural areas have the 35' requirement. The C-1 is 70' and C-3 Heavy Commercial is 35'. The Board of Adjustment asked that the Planning Commission review these requirements and consider changing the C-2 zoning district to 35' which seems to be the maximum in residential and commercial zones.

Staff researched height requirements in residential, commercial and industrial zoning districts in a few other cities. The 35' height limit is shown in residential zones; residential zones for multi-family - apartments and hotels are 45' to 75'; Agricultural zones are shown as 35'; Industrial areas are 55' to 75'. Commercial areas vary anywhere from 28' in the suburban office zone to 75' in Highway commercial zones.

The Planning Commission might also consider adding language under general requirements for a 45' maximum height for hotels and apartments. With these recommendations from the Planning Commission we can prepare an ordinance for text change and add these new requirements and also correct existing typos in our R-4 performance guidelines, (numbers do not line up correctly), add height requirement in the R-1B performance guidelines as only the accessory building is shown, and set at 35' to match other residential districts. Under PBC #4 Bldg. structures, height is listed as 45' we would like to add this under the performance guidelines chart.

RECOMMENDATION

Approve

Positive recommendation for ordinance text change corrections in R-4, R-1B and PBC, change to height requirement in C-2 from 25' to 35' to the City Council subject to the following condition(s):

Deny

Negative recommendation for ordinance text change corrections in R-4, R-1B and PBC, change to height requirement in C-2 from 25' to 35' to the City Council for the following reason(s):

Table

TABLE the ordinance text changes corrections in R-4, R-1B and PBC, change to height requirement in C-2 from 25' to 35' for the following reason(s):