



## Legislation Text

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**File #:** AMD 19-005, **Version:** 1

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Consideration of and action on amending the Zoning Ordinance by allowing lay down yards in M3 district; add use groups 34 and 35 to principal uses in M3 district; including office warehouse or distribution center as a permitted use in the M3 district; requiring a specific use permit.

### Summary:

In order to allow for lay down yards and warehouse development in the M3 (Heavy Industrial) Zoning District the following changes need to be made:

1. Section 12.01.34.1 of the Zoning Code would need to be amended by allowing laydown yards in Use Group 34 - Industrial Parks District and General Industrial District in M1 Zoning District and M3 Zoning District.
2. Section 8.02.3.1.1 of the Zoning Code would need to be amended by including Use Group 34 (Industrial Park District and General Industrial District) and Use Group 35 (Industrial Zoning District bulk warehouses) to principal uses under the M3 Heavy Industrial Zoning District.
3. Section 10.03 of the Zoning Code the Zoning Matrix would need to be amended by adding "Office - Warehouse / Distribution Center be a permitted use in the M3 Zoning District and allowing "Storage or Wholesale Warehouse" in the M3 Zoning District with a Specific Use Permit.

A recommendation would need to be submitted to the Planning & Zoning Commission to amend the Zoning code to make these revisions. A timeline to accomplish this is included in the attached.

### Fiscal/Budgetary Impact:

N/A

Schedule a Preliminary Public Hearing on July 15, 2019 at 6:15 p.m.