

MARSHALL CITY PLANNING COMMISSION
Wednesday, March 9, 2022 at 7:00 p.m.
City Hall, Council Chambers, 323 W. Michigan Ave., Marshall, MI

Call to Order

Roll Call

Approval of Agenda

Regular Meeting of the Planning Commission, March 9, 2022

Approval of Minutes

Minutes from the Regular Meeting of February 9, 2022

Public Comments on Agenda Items

Public Hearings

1. Public Hearing for Special Land Use Application #SLU22.01 for a Group Child Care Home at 606 S. Marshall Avenue.
2. Public Hearing on Zoning Amendment Request #RZ22.03 to rezone 423 Mitchell Street from MFRD-Multi Family Residential District to I-1 Research and Technical District

New Business

1. Recommendation on Special Land Use Application #SLU22.01 for a Group Child Care Home at 606 S. Marshall Avenue
2. Recommendation on Zoning Amendment Request #RZ22.03 for 423 Mitchell Street to rezone from MFRD-Multi Family Residential District to I-1 Research and Technical District.
3. Discussion on Creation of a new Industrial Zoning District

Old Business

Public Comment on Non-Agenda Items

Reports

Adjournment

**MINUTES
MARSHALL CITY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 9, 2022**

In a regular session, Wednesday, February 9, 2022 at 7:00 p.m. at City Hall, Council Chambers, 323 West Michigan Avenue, Marshall, Michigan, the Marshall Planning Commission was called to order by Vice Chair McNiff.

ROLL CALL

Members Present: Commissioners Fitzgerald, Hall, Longyear, McNiff, Zuck and Council Liaison Wolfersberger

Members Absent: Chair Banfield, Commissioners Burke Smith, Reed and Zuzga

Staff Present: Trisha Nelson, Planning & Zoning Administrator
Eric Zuzga, Director of Community Services

AGENDA

MOTION by Zuck, supported by Fitzgerald, to accept the agenda for the Wednesday, February 9, 2022 as amended. On voice vote; **MOTION CARRIED.**

MINUTES

MOTION by Fitzgerald, supported by Zuck, to accept the minutes from the January 12, 2021 regular meeting. On voice vote; **MOTION CARRIED.**

PUBLIC COMMENTS ON AGENDA ITEMS

None

PUBLIC HEARINGS

Vice Chair McNiff opened the Public Hearing on Planning Commission Draft Capital Improvements Plan FY 2022-2028.

Eric Zuzga stated that this is an annual task that is set before City staff. Staff has been working on the plan since November and anything that involves future land use comes before the planning commission. He further stated that this is a recommendation to council and that it a tool that serves as a budgetary planning document to help guide future decisions.

McNiff questioned if there was anything specific that the planning commission needed to look at. Zuzga stated that under DDA there is the Green St parking lot expansion. He stated that MRLEC is now 10 years old and looking at making some improvements. The downtown parking lots will all be resurfaced within the next 6 years. He stated that there is the possibility of expanding Oliver Dr and both the south and north NIA developments.

Vice Chair McNiff closed the Public Hearing on Planning Commission Draft Capital Improvements Plan FY 2022-2028.

NEW BUSINESS

MOTION by Zuck, supported by Longyear to recommend the Planning Commission Draft Capital Improvements Plan FY 2022-2028 to City Council. On voice vote; **MOTION CARRIED.**

MOTION by Fitzgerald, supported by Zuck to receive Zoning Amendment Request #RZ22.03 for 423 Mitchell St to rezone from MFRD-Multi Family Residential District to I-1 Research and Technical District.

Nelson stated that the petitioner had purchased both 423 and 421 Mitchell and would like to combine them. She further stated that the entire area was brought to commission back in 2005 to rezone to multifamily to allow for financing and insuring the homes located on the properties. This is a buffer district and he would like to build a self-storage facility. She stated that the site plan will still need to come before planning commission and variances will be needed for the project.

On voice vote; **MOTION CARRIED.**

MOTION by Longyear, supported by Zuck to schedule a public hearing for March 9, 2022 for Zoning Amendment Request #RZ22.03 to rezone 423 Mitchell Street from MFRD-Multi Family Residential District to 1-1 Research and Technical District. On voice vote; **MOTION CARRIED.**

MOTION by Fitzgerald, supported by Longyear to Receive Special Land Use Application #SLU22.01 for 606 S. Marshall Avenue from Thana Signor.

Nelson stated that the petitioner currently has a day care that allows for 6 kids, but in order to have more than that she needs to have a SLU. She stated that there is enough outdoor play area, her current licensing is up to date, but she needs local approval to add more children. She further stated that Signor included a copy of the driveway, but that Nelson wants to see how many cars will actually fit and how the stacking would work for cars. She stated that the last SLU that was granted for this is on Forest Ct and people are waiting in the Cul De Sac for pickups. Zuzga stated that during the last snow, there was families waiting on S Marshall to get in the drive. McNiff stated that if there is staggered arrival and dismissal for children that could help mitigate problems. Wolfersberger stated that there was a large dog kennel that runs parallel to the front of the house and wasn't sure if that was an issue or would need to be brought up.

On voice vote; **MOTION CARRIED.**

MOTION by Zuck, supported by Fitzgerald to schedule a Public Hearing for March 9, 2022 for Special Land Use Application #SLU22.01 for 606 S. Marshall Avenue from Thana Signor for a Group Child Care Home. On voice vote; **MOTION CARRIED.**

OLD BUSINESS

Fitzgerald questioned if there were any updates on training for commissioners. Nelson stated the C Zuzga has offered to do the training for the commission as planning and zoning is her background. She further stated that it will be discussed how and when commissioners want to hold the training at a later date. McNiff questioned if there are any requirements for training. Nelson stated that to keep our RRC we need to have some. E Zuzga stated that the city's RRC is up in 2023 but that the city is working towards recertification. Nelson stated that RRC is means that the Marshall is designated as a Redevelopment Ready Community, which says that there is a standardized procedure in place and the ground work is ready if a development

wanted to come in to Marshall. E Zuzga stated Marshall has received money towards redeveloping the State Farm site and the Schuler's project due to this designation.

Nelson stated that a special meeting needs to be set for the rezoning of the properties that could not be done at this meeting. McNiff stated that March 2nd works for 6 people, so schedule it then.

PUBLIC COMMENTS NOT ON AGENDA

None

REPORTS

Wolfersberger stated that Derek Perry had accepted the offer to be the new City Manager and will be starting February 22. He further stated that Perry had made a commitment to make it to every board or commission in his first 100 days, so to be expecting him at one of the next few meetings.

ADJOURN

Planning Commission adjourned at 7:26 p.m.

Submitted by,

Michelle Eubank

MARSHALL PLANNING COMMISSION

Staff report for March 9, 2022

To: Planning Commissioners
From: Trisha Nelson, Planning and Zoning Administrator
Subject: Special Land Use Application #SLU22.01 – Thana Signor,
606 S. Marshall Avenue, Marshall for a Group Childcare Home
Zoning: R-2 Suburban Residential District

SUMMARY

The City received an application for a Group Child Care Home at 606 S. Marshall Avenue. The owner of the home and business is Thana Signor. Currently Ms. Signor operates a family day care from her home with a capacity of 6 children. She is seeking a Special Land Use to enlarge her child care facility from 6 children to a maximum of 12 children.

The following is how the Zoning Ordinance defines Family Child Care vs. Group Child Care Home:

Family Child Care Home A private home, as licensed by the State of Michigan, in which up to six minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. **Permitted Use in R-2**

Group Child Care Home. A private home, as licensed by the State of Michigan, in which up to 12 children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian except children related to an adult member of the family by blood, marriage or adoption. **Requires Special Land Use in R-2**

Additionally, Group Child Care Homes are regulated through their own section in the Zoning Ordinance. Each home must meet the following standards:

4.7 GROUP CHILD CARE HOMES

Group child care homes are permitted as a special land use in the R-1, R-2, R-3, and MFRD districts and shall be subject to the following:

1. Licensing. In accordance with applicable state laws, all child day care homes shall be registered with or licensed by the State of Michigan, and shall comply with the standards outlined for such facilities.

The applicant is currently licensed as a Family Child Care Home and is working with the City and State to increase the capacity to a Group Child Care Home.

2. Outdoor play area. A minimum of 150 square feet of outdoor play area shall be provided per child, at the maximum licensed capacity of the child care home, in the rear yard area of the child care home premises. The outdoor play area shall be suitably fenced and screened.

The applicant has mapped out the play area as 1875 sq. ft and Justice Fence has submitted a fence permit application to the city for a 4 ft. chain link fence to enclose the play area.

3. Pick-up and drop-off. Adequate areas shall be provided for employee and resident parking, and pick-up and drop-off of children or adults, in a manner that minimizes pedestrian-vehicle conflicts, and allows maneuvers without affecting traffic flow on the public street.

The applicant has submitted a sketch for the parking pick-up and drop-off and will be available to answer any questions from Commissioners.

4. Separation requirements. New group child day care homes shall be located a minimum of 1,500 feet from any other state licensed residential facility, as measured between the nearest points on the property lines of the lots in question. The Planning Commission may permit a smaller separation between such facilities upon determining that such action will not result in an excessive concentration of such facilities in a single neighborhood, or in the City overall.

Staff has attached a map of licensed day care facilities in Marshall with the 1500' radius drawn. There are no additional facilities within the boundary.

5. Hours of operation. Child care homes shall operate a maximum of 16 hours per day.

The applicant's hours of operation are Monday – Friday 7:00 a.m. to 5:30 p.m.

The applicant will be present at the public hearing to explain her business plan and provide answers to any questions you may have.

RECOMMENDATION

The Planning Commission is being asked to make a recommendation to City Council on the Special Land Use Request. Staff will submit the recommendation to City Council for consideration at their March 21st City Council Meeting.



SPECIAL LAND USE APPLICATION

City of Marshall

Fee \$250.00

Section 6.2 of the Marshall City Zoning Ordinance gives citizens the opportunity to file for a Special Land Use Permit when it is required by zoning district.

Process

- Application, fee, and all required materials are submitted by due date. Once found to be complete, the application is placed on the Planning Commission agenda for acceptance.
- Planning Commission meeting #1:** At this meeting, a public hearing is scheduled for the following month.
- Neighbors within 300 feet of the property seeking special land use are notified of the public hearing.
- Planning Commission meeting #2:** Public hearing is held and discussion takes place. A recommendation on the application is given for City Council.
- City Council meeting:** Item is placed on the agenda, a staff report and Planning Commission comments are offered for review and City Council grants final approval, disapproval, or approval with conditions.

Address of subject property 606 S Marshall Ave, Marshall, MI 49068

Applicant's name Thana Signor Phone (269) 601-2604

Applicant's address 606 S Marshall Ave City Marshall Zip 49068

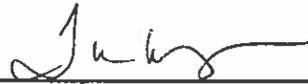
Owner's Name Thana Signor Phone (269) 601-2604

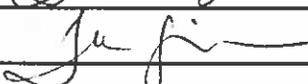
Owner's Address 606 S Marshall Ave City Marshall Zip 49068

Explain need for a Special Land Use permit at the subject property (attach more if necessary):

Zoning approval needed in order to operate a group childcare home with a capacity of 12 children.

Property currently operates as a family childcare home with a capacity of 6 children.

Applicant's Signature  Date 1/06/22

Owner's Signature  Date 1/06/22

The following items MUST be submitted for the application to be complete:

- A plot plan showing property boundaries and legal description
- Existing structures, uses and zoning on subject and adjacent properties
- Location of all abutting streets, easements, and similar public areas
- Proposed compliance plan (if applicable) including hours, signs, parking, etc.

January 11, 2022

Trisha Nelson
Planning & Zoning Administrator
323 W Michigan Ave
Marshall, MI 49068

RE: Special Land Use Application for Group Childcare

Dear Ms Nelson,

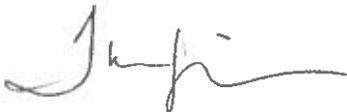
Currently, I provide childcare in my home, 606 S Marshall Ave, Marshall, 49068 as a family childcare with a capacity of 6 children in the age range of 0 to 12 years. Enclosed is my City of Marshall Special Land Use application for zoning approval which, when approved, will enable me to be eligible through the State of Michigan to become a licensed group home with the capacity to provide childcare for 12 children. For the past 12 years I have worked with many, many families and children in Marshall and am excited to offer childcare in my home, especially with the current childcare shortage. My State of Michigan child care family license number is DF130409338. A copy of my license is attached.

Hours of operation are as follows:

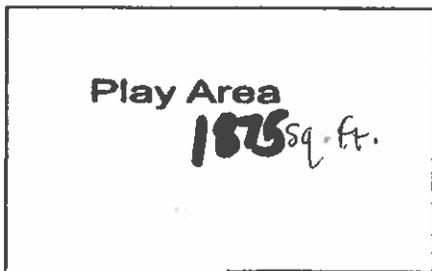
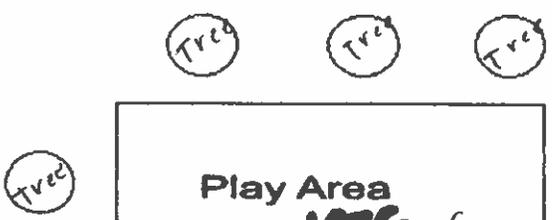
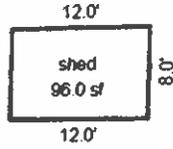
- Monday through Friday
- 7:00 am - 5:30 pm

Please let me know if you need any further information. Enclosed is also a copy of State of Michigan form CCL-3748 which must be signed and returned to me once zoning is approved.

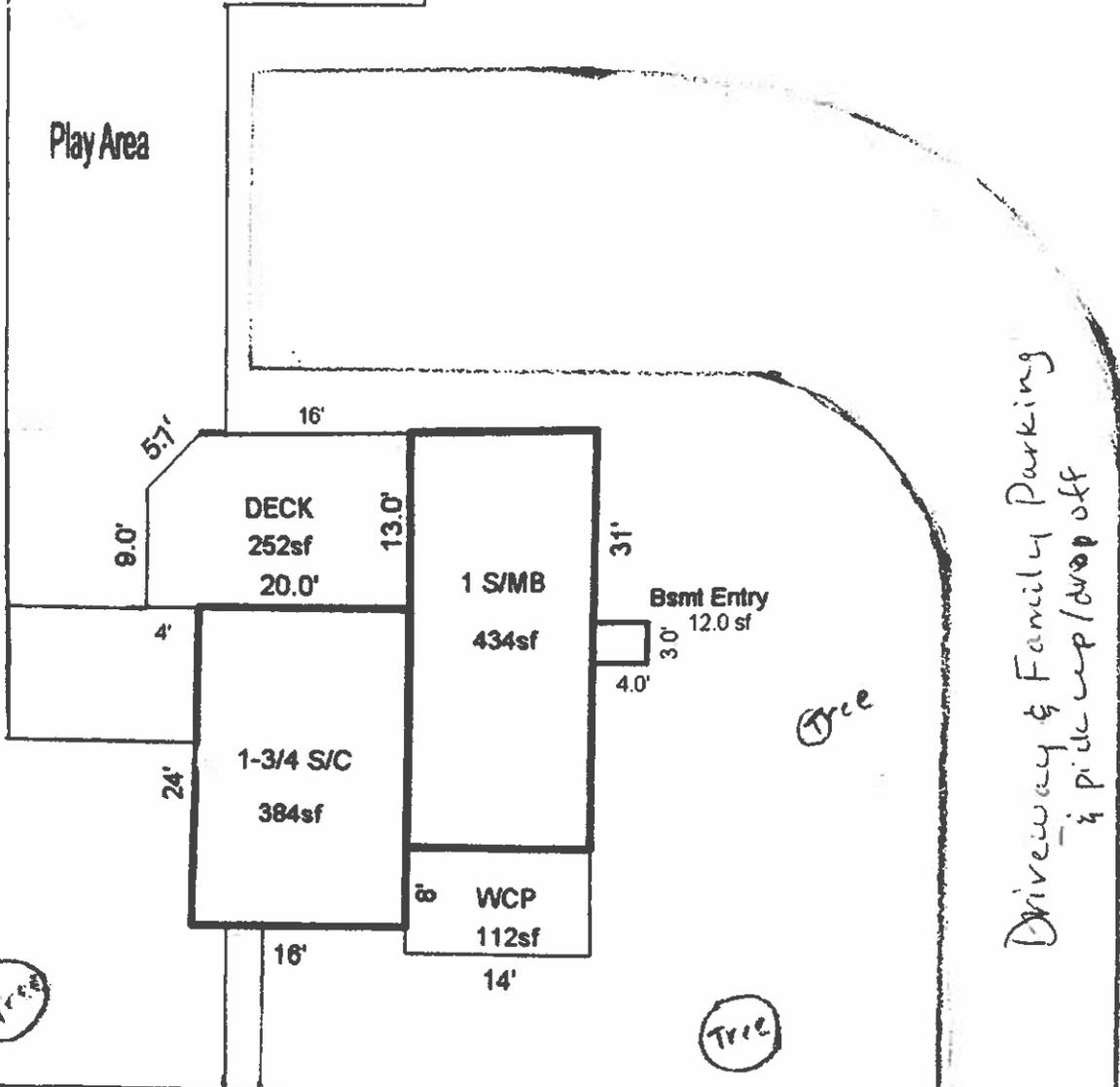
Thank you,



Thana Signor
Licensed Childcare Provider
606 S Marshall Ave
Marshall, MI 49068
(269) 601-2604



Play Area



Driveway & Family Parking
& pickup/drop off



City Sidewalk

South Marshall Ave

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
License for the Care of Children

0194001

Facility Name:
Thana Signor
606 S. Marshall Avenue
Marshall, MI 49068

Licensee:
Thana Signor
606 S. Marshall Avenue
Marshall, MI 49068

LICENSE NUMBER
DF130409338

CAPACITY
6

STATUS
ORIGINAL

EFFECTIVE DATE
10/28/2021

EXPIRATION DATE
04/27/2022

Issued in accordance with Act 116, Public Acts of 1973, as amended,
being the Child Care Organizations Act.

ZONING APPROVAL FOR GROUP CHILD CARE HOMES
Michigan Department of Licensing and Regulatory Affairs
Child Care Licensing Bureau

Licensee Name: Thana Signor

Licensee Address: 606 S Marshall Ave
Marshall, MI 49068

License Type: DG – Group Child Care Home (capacity 7-12 children)

Zoning Authority:

According to the Michigan Zoning Enabling Act, 2006 PA 110, a group child care home located in a county or township shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets specific standards. A group child care home located in a city or village may be issued a special use permit, conditional use permit, or other similar permit.

Please complete the lower portion of this form and return this completed form to the licensee/applicant.

If you have any questions or concerns, please contact the Michigan Department of Licensing and Regulatory Affairs, Child Care Licensing Bureau, at 517-284-9730.

Thank you.

-
- Location is APPROVED by the local zoning authority.
 - Location is DISAPPROVED by the local zoning authority.
 - City, township or county is unzoned.

Signature of Zoning Authority or
City, Township, County Manager for Unzoned Communities

Date

Telephone Number

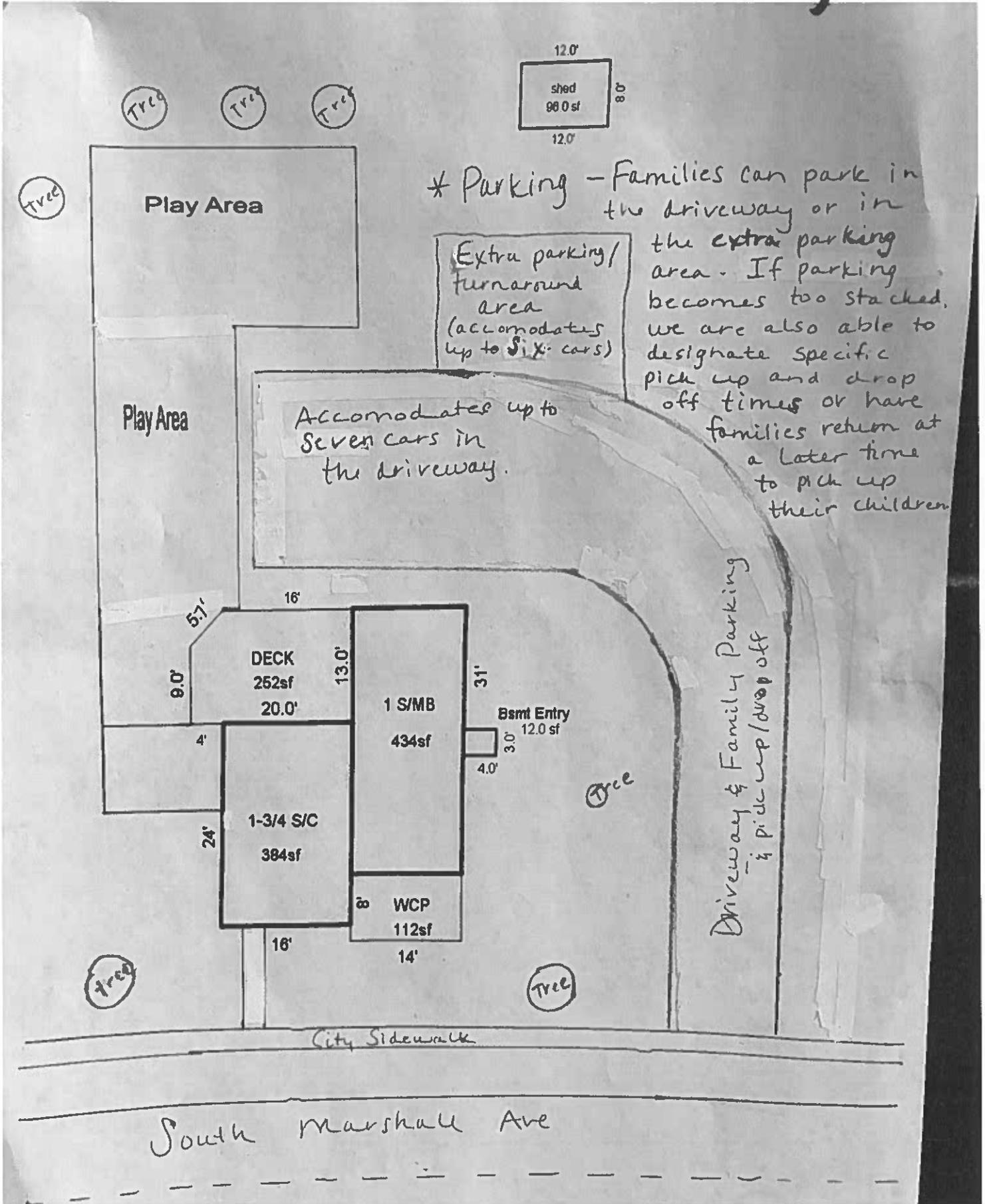
Printed Name of Zoning Authority or
City, Township, County Manager for Unzoned Communities

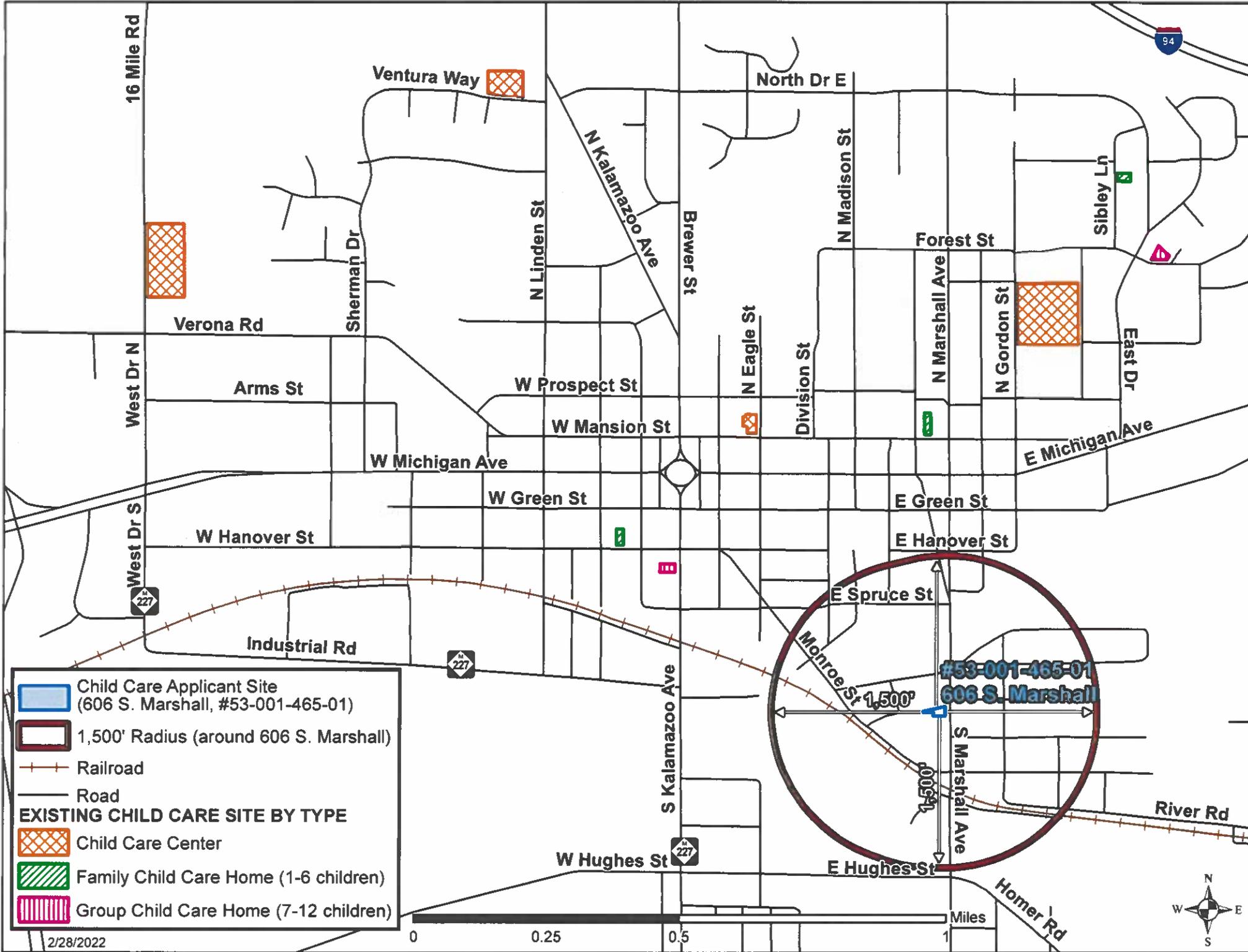
Jurisdiction (City, Township)

Authority: 1973 PA 116 Completion: Required Penalty: Applicant cannot be licensed/registered
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LARA is an equal opportunity employer/program.

Parking





- Child Care Applicant Site
(606 S. Marshall, #53-001-465-01)
- 1,500' Radius (around 606 S. Marshall)
- Railroad
- Road
- EXISTING CHILD CARE SITE BY TYPE**
- Child Care Center
- Family Child Care Home (1-6 children)
- Group Child Care Home (7-12 children)

MARSHALL PLANNING COMMISSION
Staff report for March 9, 2022

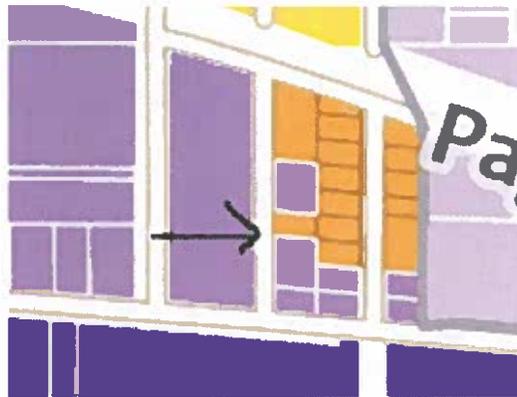
To: Planning Commissioners
From: Trisha Nelson, Planning and Zoning Administrator
Subject: Rezoning Request #RZ22.03 – 423 Mitchell Street. Rezone from MFRD (Multi Family Residential District) to I-1 (Research and Technical District)

SUMMARY

Josh Karaba, owner of 423 Mitchell Street is seeking to rezone the property from MFRD-Multi Family Residential District to I-1 Research and Technical District.

BACKGROUND

The owner approached the City about the idea of building storage units on his property. He currently owns 421 Mitchell as well and ideally would like to combine the parcels to build the storage units. There is currently a home on the lot that will be torn down.



The parcel has I-1 directly to the north and south, MFRD to the east, and I-1 to the west across Mitchell Street. The future land use map characterizes the property as River District Mixed Use, which means it could include a mix of residential and nonresidential uses.

In 2005, the properties above in yellow were rezoned MFRD, previously they were all I-1. The property owners in this area were polled to see if they were in favor of the rezoning. All of the properties were in favor except 421 Mitchell, which is how 423 Mitchell became sandwiched between Industrial lots.

The Planning Commission should decide whether the requested zoning classification of I-1 is suitable for the property and work through the rezoning criteria worksheet.

After receiving public comment, commissioners are being asked to give a recommendation to City Council. The City Council will hold a public hearing on the request March 21, 2022.



ZONING DISTRICT AMENDMENT APPLICATION
For Changing Zoning District Designation
Fee: \$200

PROPERTY OWNER NAME (Last, First): K and B Resources

ADDRESS (House Number and Street): 423 Mitchell Street

CITY, STATE, ZIP: Marshall MI 49068

TELEPHONE: 269-763-3709

EMAIL ADDRESS: karaba@qualityexcavators.com

I would like to rezone my property from residential to industrial because this property is located between two industrial properties and I will be tearing it down to build storage units

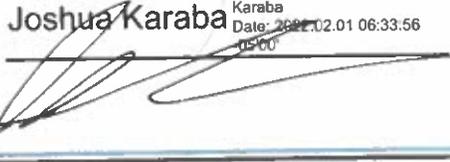
- **ATTACH A LEGAL DESCRIPTION OF PROPERTY TO THIS FORM**

ADDRESS OF SUBJECT PROPERTY: 423 Mitchell Street

EXISTING AND PROPOSED USE OF PROPERTY:

property is currently vacant and will be demolished

NAME, ADDRESS & PHONE NUMBER OF ALL OTHER PERSONS, FIRMS, etc. HAVING A LEGAL CONNECTION TO THE SUBJECT PROPERTY:

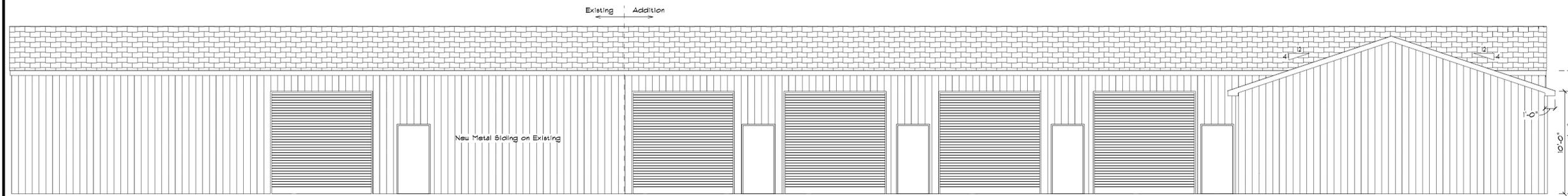
OWNER'S SIGNATURE:  **DATE:** 2/1/22

Digitally signed by Joshua Karaba
Date: 2022.02.01 06:33:56 -0500

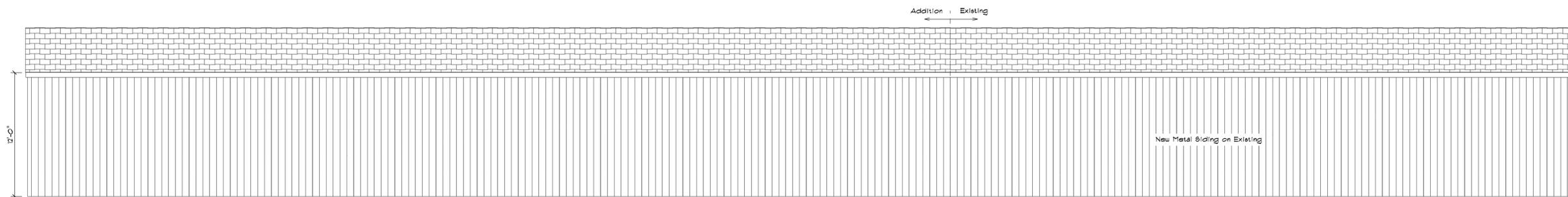
-OFFICIAL USE-

CASE # _____ FILING DATE _____ FEE PAID _____ RCD BY _____

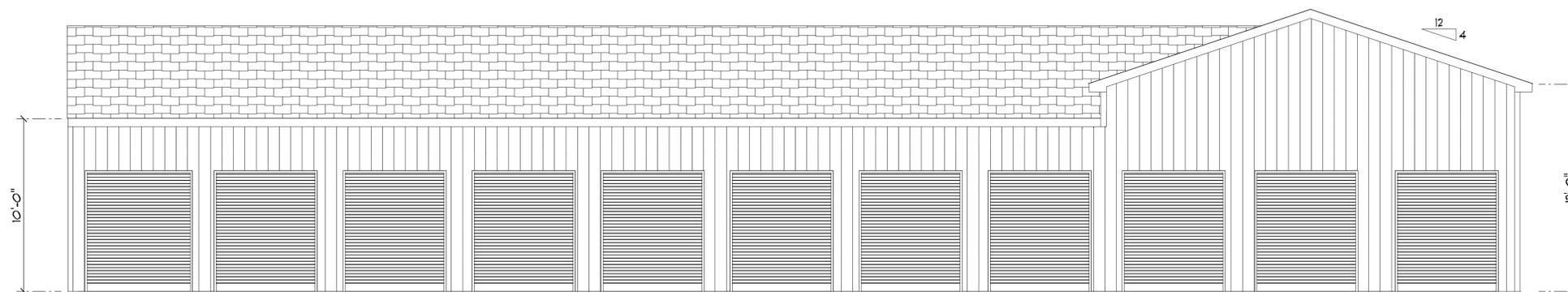
APPROVED FOR PC MEETING DATE _____



WEST ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

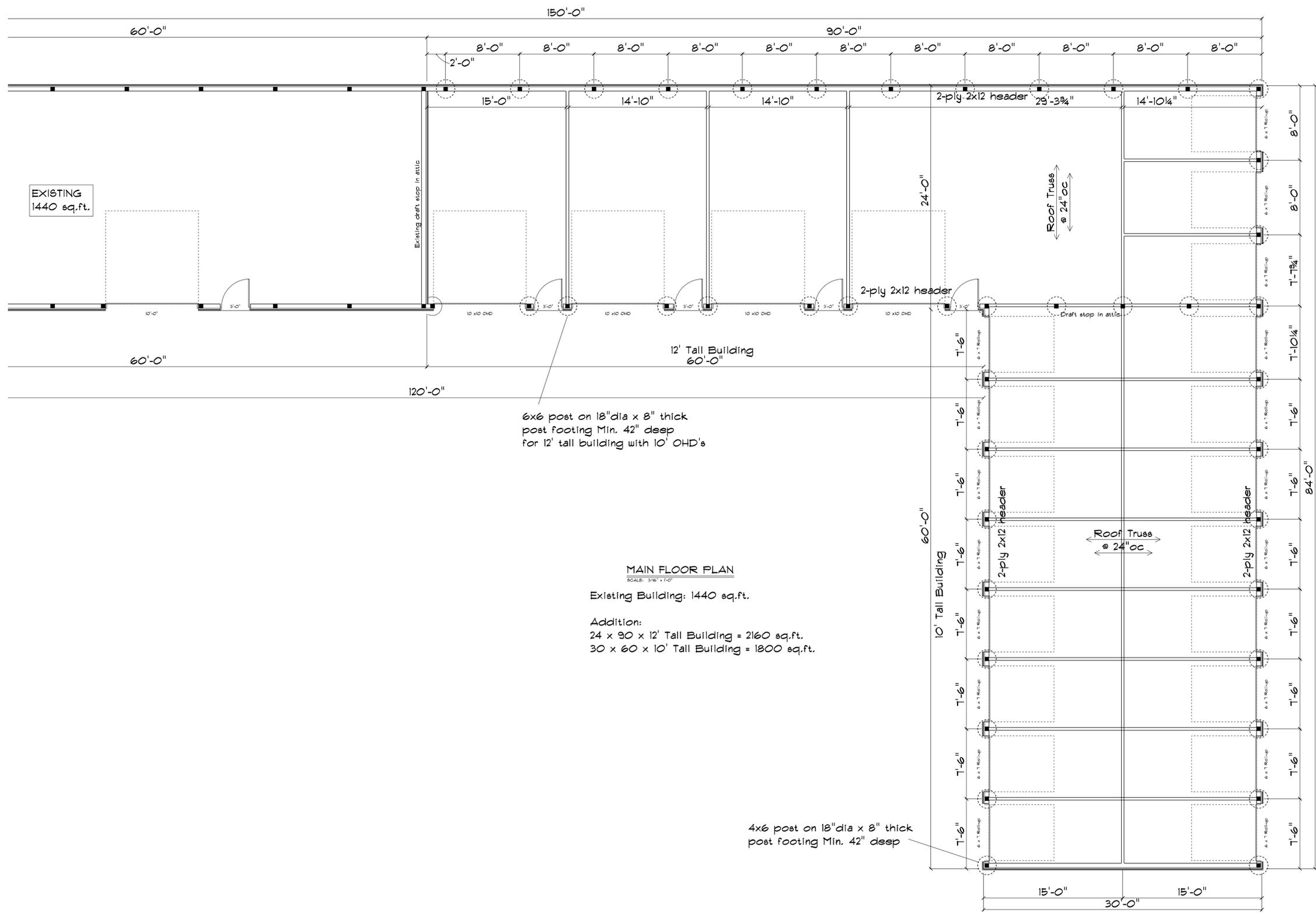
Notes

Revision/Issue	Date

FRANK MASON AND ASSOCIATES
PO BOX 42
MARSHALL, MI 49068
(269) 788-7974
(269) 209 5842

Project Name
COLD STORAGE BUILDING
Mitchell St. Marshall, MI.

Page FLOOR PLAN	Sheet A-1
Date 1/12/22	
Scale 3/16" & 1/4" = 1'-0"	



EXISTING
1440 sq.ft.

6x6 post on 18" dia x 8" thick
post footing Min. 42" deep
for 12' tall building with 10' OHD's

MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

Existing Building: 1440 sq.ft.
Addition:
24 x 90 x 12' Tall Building = 2160 sq.ft.
30 x 60 x 10' Tall Building = 1800 sq.ft.

4x6 post on 18" dia x 8" thick
post footing Min. 42" deep

Notes

Revision/Issue	Date

FRANK MASON AND ASSOCIATES
PO BOX 42
MARSHALL, MI 49068
(269) 788-7974
(269) 209 5842

Project Name
COLD STORAGE BUILDING
Mitchell St. Marshall, MI.

Page FLOOR PLAN	Sheet A-2
Date 1/12/22	
Scale 3/16" = 1'-0"	



Site information gathered from Calhoun County GIS
 Concept Site Plan - Scale: 1" = 20'

Notes

Revision/Issue	Date

FRANK MASON AND ASSOCIATES
 PO BOX 42
 MARSHALL, MI 49068
 (269) 788-7974
 (269) 209 5842

Project Name
COLD STORAGE BUILDING
 Mitchell St, Marshall, MI.

Page SITE CONCEPT	Sheet A-3
Date 1/12/22	
Scale 1" = 20'-0"	

Rezoning Criteria

For amendment requests to change, create, extend or reduce a mapped zoning district, the Planning Commission and City Council shall use the following as a guide:

A. The proposed zoning district is more appropriate than any other zoning district, or more appropriate than adding the desired use as a special land use in the existing zoning district.

B. The property cannot be reasonably used as zoned.

C. The proposed zone change is supported by and consistent with the goals, policies and future land use map of the adopted City Master Plan. If conditions have changed since the plan was adopted, as determined by the Planning Commission. the consistency with recent development trends in the area shall be considered.

D. The proposed zone change is compatible with the established land use pattern, surrounding uses, and surrounding zoning in terms of land suitability, impacts on the environment. density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values, and is consistent with the needs of the community.

E. All the potential uses allowed in the proposed zoning district are compatible with the site's physical. geological. hydrological and other environmental features.

F. The change would not severely impact traffic, public facilities, utilities, and the natural characteristics of the area, or significantly change population density, and would not compromise the health, safety, and welfare of the City.

G. The rezoning would constitute and create an isolated and unplanned district contrary to the City Master Plan which may grant a special privilege to one landowner not available to others.

H. The change of present district boundaries is consistent in relation to existing uses, and construction on the site will be able to meet the dimensional regulations for the proposed zoning district listed in the schedule of regulations.

I. There was a mistake in the original zoning classification, or a change of conditions in the area supporting the proposed rezoning.

J. Adequate sites are neither properly zoned nor available elsewhere to accommodate the proposed uses permitted in the requested zoning district.

MARSHALL PLANNING COMMISSION

Staff report for March 9, 2022

To: Planning Commissioners
From: Trisha Nelson, Planning and Zoning Administrator
Eric Zuzga, Director of Community Services
Subject: Discussion on Creation of a New Industrial Zoning District

Attached to this report you will find a very rough ordinance draft for the creation of an I-3 Zoning District. Staff has copied the pages for the I-2 Zoning District and titled it I-3. This is to start the discussion and get the ball rolling.

There is potential for the development of property west of I-69 that would come in to the city via PA 425 Agreement from the Township. Staff would like to be proactive in creating a new district to accommodate projects of a larger scale.

Discussion needs to happen regarding Uses, Development Standards, and Requirements.

3.1.13 I-3 Industrial District

A. INTENT

The I-3 Industrial district is intended for properties west of I-69 that are incorporated in the City by a 425 agreement from Marshall Township and to accommodate the city's most intensive industrial, manufacturing, and distribution activities. The further intent of this subchapter is to provide for large scale or specialized industrial operations, and the manufacturing, processing and compounding of semi-finished or finished products from raw or previously prepared materials.

i User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Light manufacturing and equipment servicing
- ii. Assembly and packaging of products
- iii. **Compounding, manufacturing, and processing or treatment of materials or products** § 4.45
- iv. **Packaging of previously prepared goods and materials** § 4.36
- v. **Laboratories for research and testing, and experimental product development facilities** § 4.35
- vi. **Warehousing and wholesaling (indoor)** § 4.37
- vii. **Machine shops** § 4.38
- viii. **Printing, lithographic, blueprinting, and similar processes** § 4.39
- ix. **Assembly, fabrication, manufacture, packaging, or treatment of goods** § 4.46
- x. Convenience stores
- xi. Utility services and municipal uses such as water treatment plants, reservoirs, sewage treatment plants, public utility structures, substations, telephone exchange buildings, electric transformer stations and substations, gas regulator stations, and public works maintenance facilities
- xii. **Recycling collection facilities** § 4.52.2
- xiii. **Recycling processing facilities** § 4.52.3
- xiv. **Wireless communication facilities** § 4.47
- xv. **Small solar energy systems** § 4.53.1
- xvi. **Medium solar energy systems** § 4.53.2

B. PRINCIPAL PERMITTED USES (continued)

- xviii. **Electric vehicle charging stations, level 1, 2 & 3** § 4.50
- xix. **Retail establishments, banks, and convenience stores meant to serve users of the industrial park** § 4.20.4
- xx. **Mobile food vending** § 4.51
- xxi. Parks
- xxii. **Accessory restaurants, cafeteria facilities, medical facilities, health clubs, and recreational facilities** § 4.40
- xxiii. **Accessory structures and uses** customarily incidental to the above permitted uses § 4.15



 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

C. SPECIAL LAND USES

- i. Transportation related services including; truck and bus terminals and truck repair and maintenance facilities
- ii. **Electroplating, heat-treating, metal plating, stamping, pressing, casing, buffing and polishing** § 4.41
- iii. **Self-storage or mini-storage warehouses** § 4.42
- iv. Power plants or central stations
- v. Steel fabrication plants for large stampings such as automobile chassis
- vi. Lumber and planing mills
- vii. Packaging, treatment or processing of food products, slaughterhouses, and rendering plants
- viii. Canning factories and chemical plants
- ix. Ice manufacturing and storage, including cold storage plants
- x. Breweries, distilleries, wineries, bottling works, and **microbreweries** § 4.28
- xi. Dry cleaning plants (central) and industrial laundries
- xii. Crematoriums
- xiii. **Large solar energy systems** ^m § 4.53.3
- xiv. **Wind energy conversion systems** ^m § 4.54
- xv. **Outdoor storage yards for principal uses permitted in the district** ^m § 4.43
- xvi. **Adult and child care centers** ^m § 4.33
- xvii. Trade schools, regional educational facilities, vocational education facilities, intermediate career centers, and similar technological or vocational training facilities
- xviii. **Accessory dwelling units** § 4.44
- xix. **Accessory structures and uses** ^m customarily incidental to the above permitted uses § 4.15

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3.1.13

I-2 General Industrial District

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area⁽¹⁾: None specified
Minimum lot width: 200 ft

Lot Coverage

Maximum lot coverage: 40%

Setbacks⁽¹⁾

Minimum front yard setback: 60 ft
Minimum rear yard setback: 30 ft
Minimum side yard setback: 30 ft

Building Height⁽¹⁾

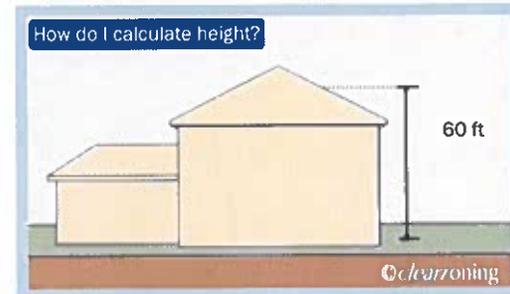
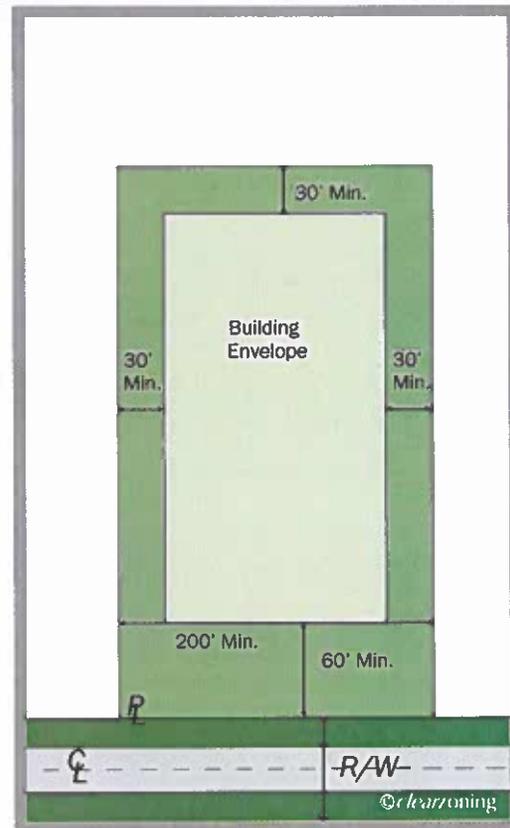
Maximum building height: 60 ft

Floor Area⁽¹⁾

Minimum floor area per unit⁽¹⁾: None specified

Notes:

For additions to the above requirements, refer to **Section 3.11.2: A, B and I.**



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- I-2 Development Requirements § 3.20
- Essential Services § 3.29

4. Use Standards

- Special Events § 4.55
- Donation Collection Bins § 4.56
- Other Similar Uses § 4.27

5. Site Standards

- Signs § 5.1
- Accessory Structures and Uses § 5.2

- Temporary Construction Structures and Uses § 5.3
- Swimming Pools, Private or Public § 5.4
- Frontage on Streets Required § 5.5
- Corner lot, Side Yard Width to the Side Street Line § 5.7
- Compliance with Yard Requirements § 5.9
- Corner Clearance § 5.10
- Building Grades and Grading of Land § 5.11
- Protection of Excavations § 5.12
- Fences, Walls, Hedges, or Similar Structures § 5.13

- Parking, Loading, and Access Management § 5.14
- Landscaping and Screening Standards § 5.15
- Sidewalks § 5.16
- Exterior Lighting § 5.17

6. Development Procedures

- Condominium Development Standards § 6.1
- Special Land Uses § 6.2
- Site Plan Review § 6.3

3. I-3 DEVELOPMENT REQUIREMENTS

To ensure compatibility with the intent and purpose of the I-3 (General Industrial) district, all uses and principal and accessory buildings and structures in the district shall be subject to the following development requirements:

1. **Setbacks.** To protect the public health, safety, comfort, and welfare and minimize land use conflicts, it may be required that intensive industrial uses be set back a minimum of 500 feet from any residential district or use.
2. **Screening.** All uses shall be screened from street rights-of-way and abutting residential districts or uses in accordance with **Section 5.15.8.**
3. **Parking and loading.** All parking, loading and maneuvering space shall be contained within the site. Special consideration shall be given to any potential loading and unloading nuisances on surrounding uses.
4. **Access.** Vehicular access for employees, delivery vehicles, and trucks shall be coordinated or shared with adjoining uses where feasible, in the determination of the Planning Commission, and shall be designed to minimize impacts on public streets and surrounding uses.
5. **Impact assessment.** The proposed use may have significant impacts upon the environment, traffic, infrastructure or demands for public services that potentially exceed anticipated impacts of other uses permitted in the district. The applicant shall submit an impact assessment describing the expected odor, aesthetic, environmental, and traffic impacts associated with the use.
 - A. The assessment shall also describe procedures for managing stormwater runoff and preventing pollution of surface water bodies or groundwater.
 - B. The assessment shall include proposed mitigation measures to be employed, which shall be subject to Planning Commission approval.
 - C. The City reserves the right to hire experienced professionals to evaluate the impact assessment and prepare additional analyses, with the cost borne by the applicant.

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