

# Zoning Use Discussion

Automotive Dealerships along Major Highways



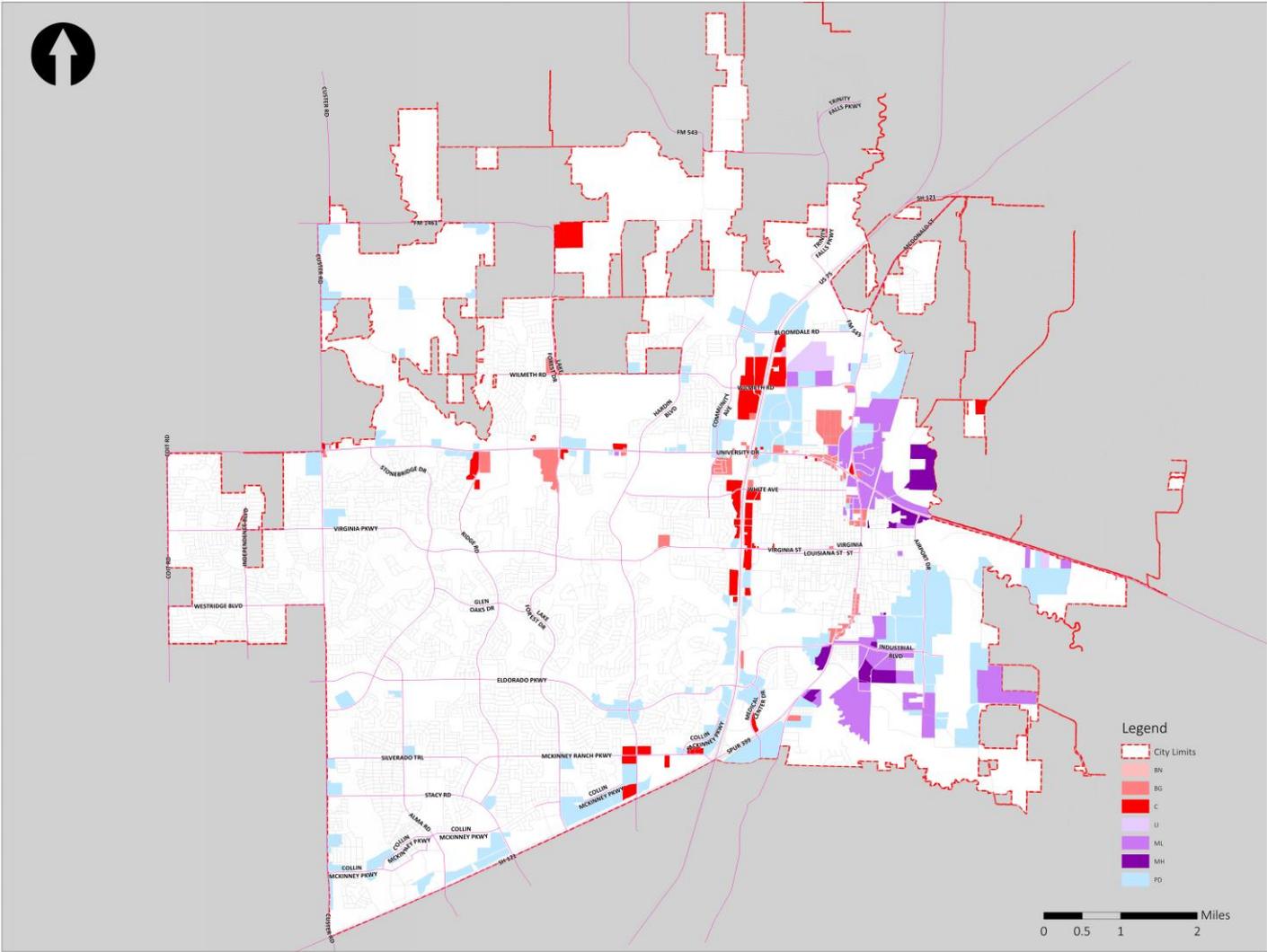
## Background

- Analyzed properties based on the allowance for, or existence of, automotive (including motorcycle) dealerships
  - Did not include businesses or zonings that were solely boat or large truck dealerships
  - Did not include businesses or zonings that were solely for automotive repair
- “Auto display and sales” has been allowed by right in “BG”, “C”, “ML”, and “MH” since the adoption of the Zoning Ordinance in 1981

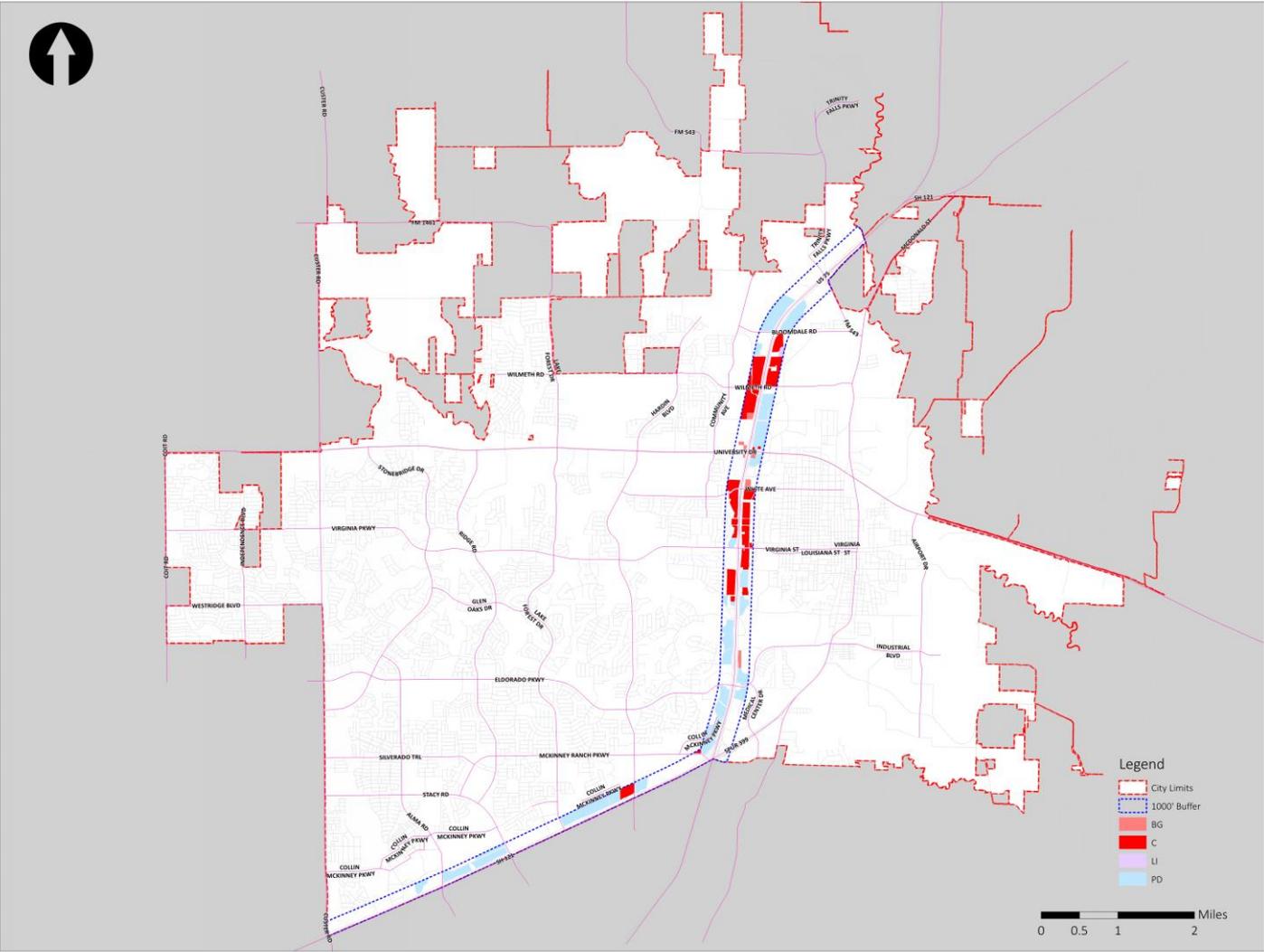
Type Use	BG	C	BC	ML	MH	C3	LI	HI
<i>Transportation, Automobile, and Related Uses</i>								
Automobile, motorcycle, boat (sales, repair, storage)	P	P	P	P	P	S	P	P

- In 2014, new districts were adopted that limited most automotive uses to “LI” and “HI”

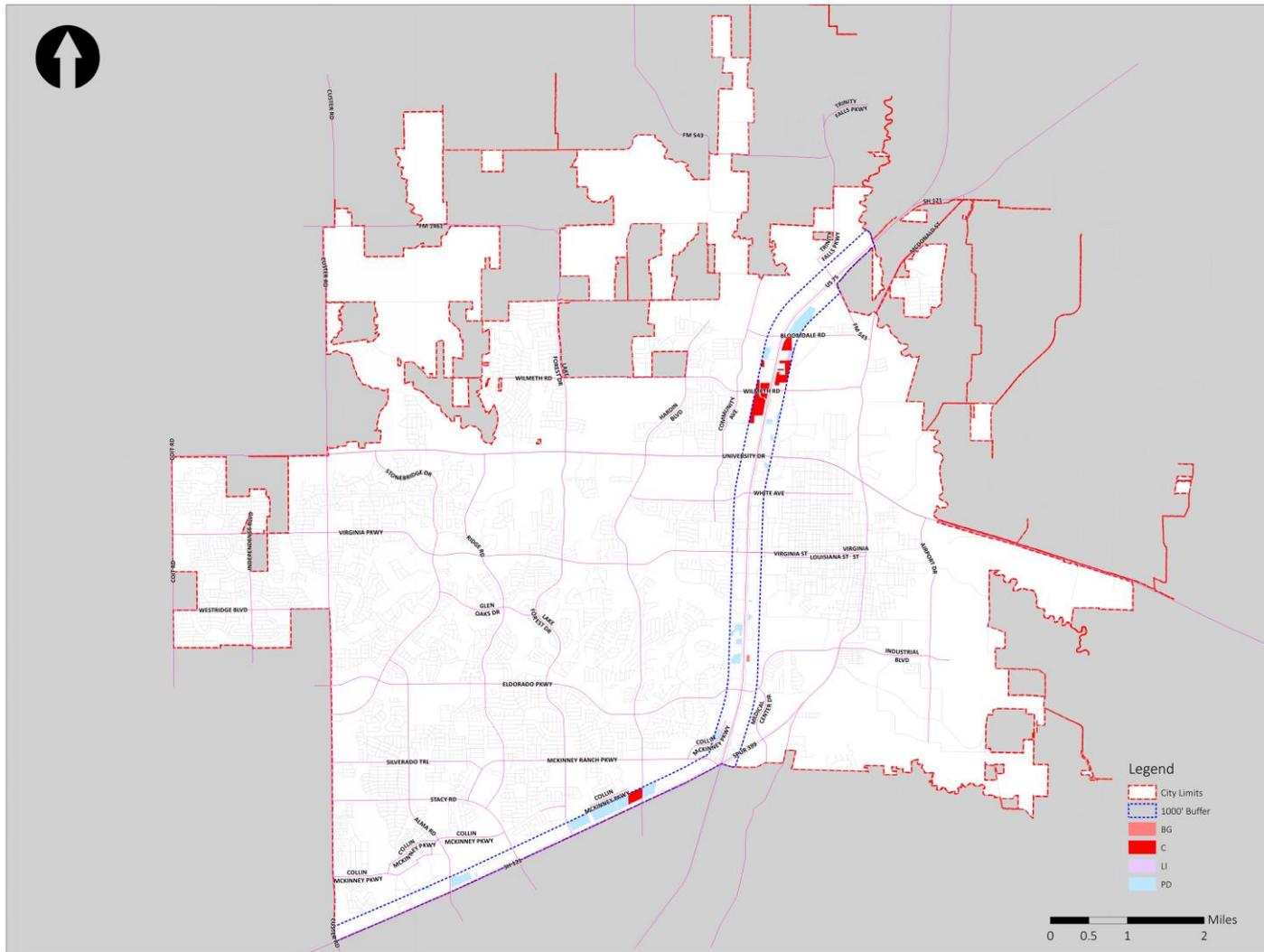
# Automotive Sales Permitted



# Automotive Sales Permitted along US 75 and SH 121



# Vacant Parcels along US 75 and SH 121





# Zoning Use Discussion

Residential Uses in Non-Residential Districts



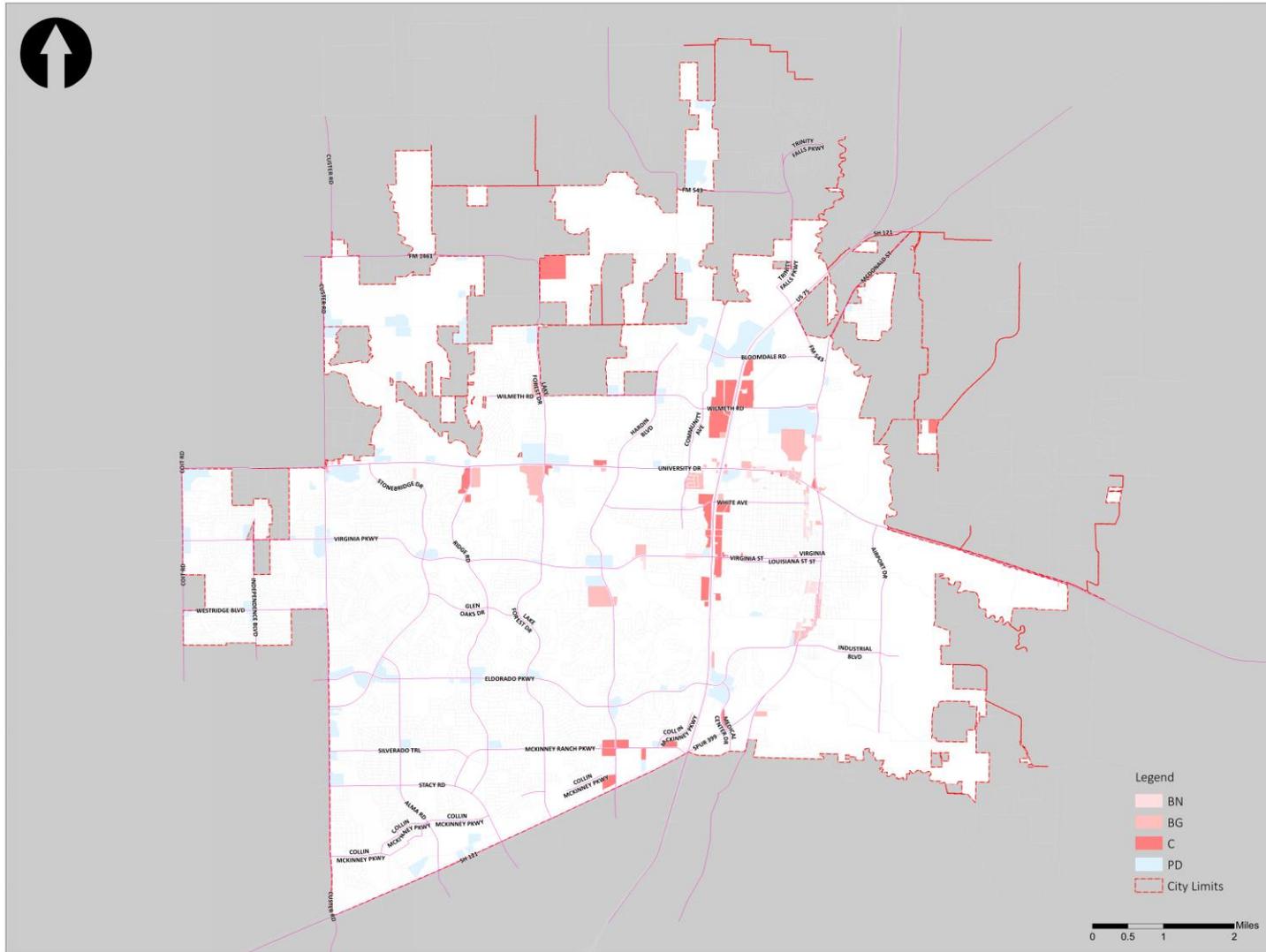
## Residential Uses in Non-Residential Districts

- Looked at zoning districts that allowed:
  - Multi-family residential
  - Multi-family residential, senior
  - Single family residential, detached
  - Single family residential, attached (townhomes)
  - Two-family residential (duplex)
- Allowed by right within AG\*, NC, BN, BG, C as well as PDs that have one of these districts a base zoning
  - \*AG only allows one residential building per lot, with a minimum lot size of 10 acres

Type Use	AG	NC	BN	BG	C	SO	RO	C1	C2	C3	LI	HI
<b>Residential Uses</b>												
Multiple family dwelling (apartment) (71)			P	P	P							
Multiple family dwelling, senior (senior apartment) (72)			P	P	P							
Single family dwelling (attached) (104)			P	S	P							
Single family dwelling (detached) (105)	P*	P	P	P	P							
Two-family dwelling (duplex) (119)		P	P	P	P							

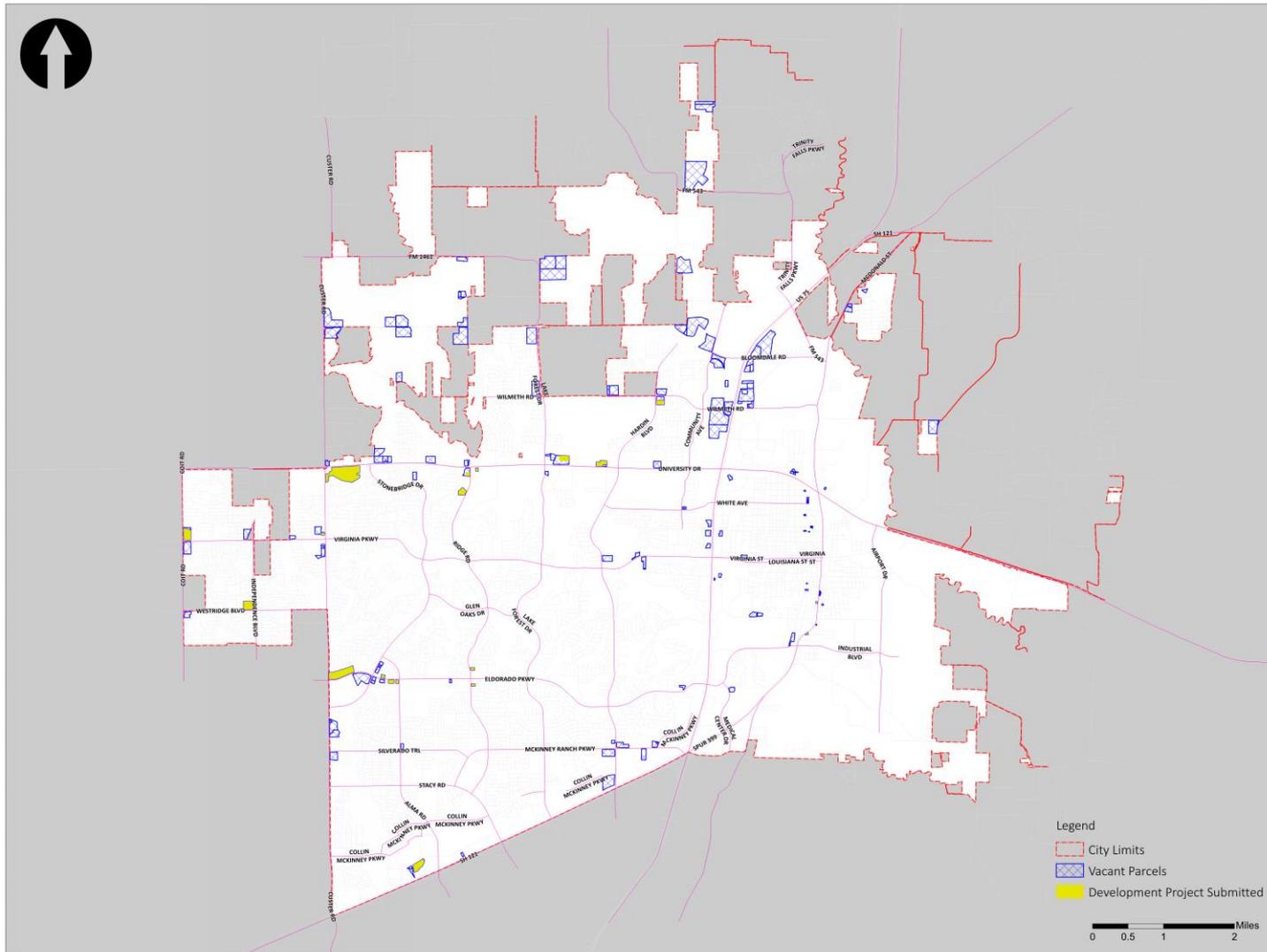
- In 2014, new districts were adopted that limited residential uses to residential districts and did not include them in non-residential districts (as seen above)

# Residential in Non-Residential Districts Permitted





# Vacant Non-Residential Parcels that Allow Residential Uses



## Options Moving Forward for City Council to Consider

- Immediate modifications to the Zoning Ordinance
- Modifications to the Zoning Ordinance during Comp Plan Implementation
- Moratorium on specific uses until modifications to Zoning Ordinance are adopted
- Overlay District to limit uses within a specific area