



Industrial Districts Standards



ZONING ORDINANCE TEXT AMENDMENT

Current Industrial Districts Standards re: Dock Doors:

- Result of a 2016 staff-initiated ZOTA
- Following inquiries from the industrial business community
- Allowed loading, delivery, and roll-up/dock doors to front on a public street
- Provided the public street was not an arterial
- And screening requirements were met

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2017 Amendment to the Gdyl Crossing Industrial Park PAD

- Allowed loading, delivery, and roll-up/dock doors to front on Cotton Lane - A designated scenic arterial
- With additional screening required
 - Staff-initiated ZOTA required double rows of 24" box trees
 - PAD Amendment required 2nd row to be 36" box trees
- Amendment also allowed 65-foot high silos – a normal accessory to many industrial businesses

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Staff has since determined that loading, delivery, and roll-up/dock doors could front on all public streets if:

- No existing or planned residential within 500'
- Occupy maximum of 50% of building front
- Screened by 2' wall w/6' berm or 8' wall, and
- Screened by 2 rows of 24" box trees, and
- For scenic arterials, the 2nd row is 36" box trees

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Staff also determined 65' silos could be a permitted accessory use if:

- Painted to match the building
- Located to the side or rear of the building

Goal of the ZOTA is to provide maximum opportunity for industrial businesses while ensuring minimal impacts

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Staff, and the Planning & Zoning Commission by a vote of 5 to 0, are recommending approval of the staff-initiated Zoning Ordinance Text Amendment.

Questions????