



PLANNING AND ZONING COMMISSION MEETING

Tuesday, May 07, 2024 at 8:30 AM

Council Chambers - 331 First Street East

AGENDA

MEETING OPENING

1. Roll Call

NEW BUSINESS

2. Building Official Introduction
3. Table 1: Bulk Requirements – Zoning Ordinance

ADJOURNMENT

This agenda is subject to change.



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matthew R. Schmitz, MPA – City Manager

DATE OF MEETING: May 7, 2024

ITEM TITLE: Building Official Introduction

BACKGROUND:

Take a moment to introduce the City's new Building Official – Matt Chesmore – to the Planning & Zoning Commission.

RECOMMENDATION:

No motion is necessary for this item.



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matthew R. Schmitz, MPA – City Manager

DATE OF MEETING: May 7, 2024

ITEM TITLE: Table 1: Bulk Requirements – Zoning Ordinance

BACKGROUND:

In reviewing rear yard setback requirements for C-2, M-1, and M-2 zoning districts, which are commercial or industrial, Staff feels it would be appropriate to consider decreasing rear setbacks for buildings to zero – unless the property adjoins a residential property in which case a setback of 15 feet would be required.

C-1 zoning currently has no setback requirements, with the exception of side setbacks being required if the property adjoins residential property.

The current Table 1: Bulk Requirements is included for review.

RECOMMENDATION:

Staff recommends a motion to approve a revision to the Bulk Requirements modifying the Setbacks as discussed, and to recommend to the City Council to approve a revision to the Zoning Ordinance to this effect.

Table 1: Bulk Requirements.

District Use	Maximum Building Height ¹	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Side Street, Corner Lot	Minimum Rear Yard
A-1							
SINGLE FAMILY	35 Ft. or 3 Stories	3 Acres	200 Ft.	58 Ft.	35 Ft.	58 Ft.	58 Ft.
OTHER PERMITTED USES	---	3 Acres	200 Ft.	58 Ft.	35 Ft.	58 Ft.	58 Ft.
R-1							
SINGLE FAMILY	35 Ft. or 3 Stories	10,000 Sq. Ft.	80 Ft.	25 Ft.	8 Ft.	25 Ft.	30 Ft.
NOT SERVED BY PUBLIC WATER AND/OR PUBLIC SEWER	35 Ft. or 3 Stories	30,000 Sq. Ft.	80 Ft.	25 Ft.	8 Ft.	25 Ft.	30 Ft.
OTHER PERMITTED USES	---	30,000 Sq. Ft.	160 Ft.	40 Ft.	16 Ft.	40 Ft.	40 Ft.
R-2							
SINGLE FAMILY	35 Ft. or 3 Stories	7,000 Sq. Ft.	66 Ft.	25 Ft.	5 Ft.	25 Ft.	25 Ft.
MULTI-FAMILY (UP TO 2 FAMILY)	35 Ft. or 3 Stories	8,000 Sq. Ft.	70 Ft.	25 Ft.	7 Ft.	25 Ft.	25 Ft.
OTHER PERMITTED USES	---	10,000 Sq. Ft.	80 Ft.	30 Ft.	7 Ft.	40 Ft.	30 Ft.
R-3							
SINGLE FAMILY	---	6,000 Sq. Ft.	60 Ft.	20 Ft.	5 Ft.	25 Ft.	30 Ft.
TWO FAMILY	---	7,200 Sq. Ft.	60 Ft.	20 Ft.	5 Ft.	25 Ft.	30 Ft.
MULTI-FAMILY (3 PLEX OR LARGER)	35 Ft. or 3 Stories	8,000 Sq. Ft.	65 Ft.	20 Ft.	10 Ft.	25 Ft.	35 Ft.
OTHER PERMITTED USES	---	1 Acre	180 Ft.	40 Ft.	16 Ft.	40 Ft.	40 Ft.
R-4							
PER UNIT	---	4,000 Sq. Ft.	40 Ft.	20 Ft.	10 Ft.	---	10 Ft.
MOBILE HOME PARK	25 Ft.	5 Acres	360 Ft.	40 Ft.	40 Ft.	40 Ft.	40 Ft.
R/C-1							
THE "R-2" BULK REQUIREMENTS MUST BE MET IF THE USE OF THE LAND IS RESIDENTIAL.							
THE "C-2" BULK REQUIREMENTS MUST BE MET IF THE USE OF THE LAND IS COMMERCIAL.							
THE "R-2" BULK REQUIREMENTS MUST BE MET IF THE USE OF THE LAND IS COMMERCIAL AND ADJOINS RESIDENTIAL.							
PERMITTED USES IN "R/X-1" ARE SET FORTH IN ARTICLE XI OF THIS ORDINANCE.							
C-1	35 Ft. or 3 Stories	---	---	---	²	---	---
C-2	35 Ft. or 3 Stories	---	---	25 Ft.	³	---	25 Ft.
M-1	---	---	---	25 Ft.	10 Ft.	25 Ft.	25 Ft.
M-2	---	---	---	25 Ft.	10 Ft.	25 Ft.	25 Ft.
ACCESSORY BUILDINGS FOR R-1, R-2, & R-3 DISTRICTS ⁴	18 Ft. or 1 story, whichever is lower	---	---	---	⁵	Same as permitted uses	⁶

¹ Maximum Height shall be measured by either the designated footage or by stories, whichever is lower.² None required except adjoining any "R" District, in which case not less than 15 feet.³ The Independence City Council reserves the authority to determine the set-back requirement on a case-by-case basis.⁴ Maximum Coverage of Lot for Accessory Buildings shall be thirty (30) percent of rear yard.^{5&6} Accessory building to be placed in the rear or side yards may reduce minimum side and rear yard requirements to four (4) feet.