



# Consolidated Land Use Board

**February 11, 2026 — 5:30 PM**

City – County Complex, Community Room

<https://us02web.zoom.us/j/82373826296?pwd=U0oizliHs7uGHTZCw4Yn61Nkw3JHQb.1>

**Meeting ID: 823 7382 6296**

**Passcode: 946130**

**Phone: 1-669-900-9128**

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A meeting of the Consolidated Land Use Board is scheduled for February 11, 2026 at 5:30 PM in Community Room of the City/County Complex at 414 E. Callender St. The meeting will be facilitated by the new Chair-Elect of the Board.

**1. Roll Call**

**2. Approval of Minutes**

- A. Minutes from the October 8, 2025 special meeting
- B. Minutes from the October 14, 2025 meeting

**3. General Public Comment**

**4. General Action Item**

- A. Election of Board Chair and Vice-Chair for 2026

**5. Planning Items - NONE**

**6. Zoning Items**

- A. Consideration of Zoning Text Amendment** – public hearing for an amendment to Chapter 30 Zoning Code related to the Light Industrial and Industrial zoning districts as and recommendation to the City Commission. Action Requested.

**7. Board Comments**

**8. Adjournment**

# Livingston Land Use Board

## Regular Meeting Minutes

October 8, 2025

Community Room, City County Complex, 414 E. Callender Street

5:30 PM

Chair Jessica Wilcox called the meeting to order at 5:30 PM. The meeting was a continuation of the public hearing on the proposed Zoning Code Update that began on September 17, 2025.

### 1. Roll Call

Present: Chair Jessica Wilcox, Frank O'Connor, John Kalmon, Baily Goodwine, Forrest Huisman (via Zoom), City Commission Chair Quentin Schwarz

Absent: Becky Morris

Staff present: Jennifer Severson, Planning Director

A quorum was present.

### 2. Approval of Minutes

September 17, 2025 Minutes: Motion to approve by Goodwine. Second by O'Connor. Chair Wilcox noted that Huisman was not in attendance at the September 17 meeting and therefore did not vote. **Motion passed 4 to 0.**

### 3. General Public Comment

Lindie Gibson, 304 S. 2nd Street, spoke in opposition to proposed downtown curb extensions (bulb outs). Gibson described Livingston's shift from a highway stop to a destination community and emphasized the importance of the small, walkable downtown. She stated that visitors value the town's simplicity and charm and expressed concern that curb extensions could complicate traffic flow and alter the historic character of downtown.

Patricia Grabow, 204 E. Callender Street, also opposed the proposed bulb outs. Grabow stated she owns downtown property and has participated in several downtown planning efforts over the years. She noted that curb extensions were debated in past studies and not adopted, and expressed concern that they could negatively affect traffic circulation, deliveries, and overall downtown function.

No additional public comment was received.

### 4. Planning Item – Park County Housing Coalition 2025 Work Plan

Katherine Daly, Program Manager for the Park County Housing Coalition with HRDC, presented remotely on the Coalition's 2025 work plan and recent accomplishments. Daly thanked the City of Livingston and other funding partners for supporting the Coalition's work and reviewed the mission to increase access to affordable housing across Park County.

Daly explained that the Coalition's work is guided by the 2022 Housing Action Plan adopted into local growth policies and described recent projects, housing market trends, and strategies focused on development partnerships, policy tools, and housing stability.

She referenced housing studies estimating the need for approximately 85 additional dwelling units per year in Livingston to meet workforce and economic demand.

Board members asked questions regarding demand projections, rising homeowner insurance costs, and long term housing affordability. Daly acknowledged increasing costs for both renters and homeowners and discussed the growing pressures affecting housing security.

Public comment following the presentation included appreciation for the Coalition's work and the information provided. **No action was requested on this item.**

#### **5. Zoning Item – Proposed Zoning Code Update (Continued)**

The zoning code update and associated text amendments were continued from the previous meeting to allow for additional review and public input. Planning Director Jennifer Severson provided a recap of concerns and comments provided by community members at the September 30 public open house for the proposed code update.

##### Public Comment:

Jeanette Blank with Montana Freshwater Partners (PO Box 338), emphasized the importance of including adequate riparian setbacks in the code amendments.

Tara Eddy (604 S 9<sup>th</sup> St), discussed a petition included in the staff packet signed by members of the public who do not support riparian setbacks, particularly along Fleshman Creek, because these would encroach into private property and existing developed lots.

Hertha Lund, attorney from Bozeman who represents concerned property owners along Fleshman Creek who oppose riparian setbacks and stated her belief that imposing riparian setbacks could be considered a 'taking' of private property rights.

##### Board discussion and response:

Board members questioned who at the City would be responsible for conducting inspections for Short Term Rental licenses and how that would be funded. The board also discussed the distinction between Type 1 and Type 2 STRs proposed in the code update as well as allowances for 'grandfathering' in existing STRs in the City. The board also discussed how STRs could affect community character in primarily residential neighborhoods.

The board also discussed concerns expressed by both private property owners and environmental interest groups about riparian setbacks and what could be considered adequate distance for setbacks along the different waterways (Billman Creek, Flesman Creek and the Yellowstone River).

Chair Wilcox noted the volume of material and ongoing community interest and recommended continuing the public hearing.

**Motion to continue the public hearing to October 14, 2025 at 3:30 PM by Wilcox. Second by Goodwine. Motion passed 4 to 0.**

#### **6. Board Comments**

Board members discussed the importance of continued public engagement on zoning updates and balancing community character with housing and development needs.

#### **7. Adjournment**

The meeting was adjourned.

# Livingston Land Use Board

## Special Meeting Minutes

October 14, 2025

Community Room, City County Complex, 414 E. Callender Street

3:15 PM

Chair Jessica Wilcox called the meeting to order at 3:15 PM. The meeting was a continuation of the public hearing on the proposed Zoning Code Update that began on September 17, 2025 and continued on October 8, 2025.

### 1. Roll Call

Present: Chair Jessica Wilcox, Baily Goodwine, Frank O'Connor, Forrest Huisman (online), Becky Moores (online), City Commission Chair Quentin Schwarz.

Absent at roll call: John Kalmon (arrived later during the meeting).

Staff present: Jennifer Severson, Planning Director.

A quorum was present.

### 2. Approval of Minutes

Minutes from the October 8, 2025 meeting will be included on the agenda for the November meeting.

### 3. General Public Comment

Chair Wilcox opened general public comment for items not on the agenda. No general public comment was offered in person or online.

### 4. Planning Items

None.

### 5. Zoning Items

**A. Consideration of Proposed Zoning Code Update (continued from September 17 and October 8, 2025): The Board continued its discussion of proposed code updates and considered recommending the zoning text amendment to the City Commission.**

Staff Report: Planning Director Jennifer Severson summarized updates to the draft since the October 8 meeting. She noted that most edits reflected discussion and informal consensus from the prior meeting, but that the Board had not taken formal action on the individual edits.

Short term rentals: Staff added language clarifying that, at the time of licensing, each short term rental unit must have one designated off street parking space on the property when a space can be identified. Staff explained the intent is to evaluate sites case by case and, when feasible, tie the parking space to the license so it is clear where guests should park. Staff stated the change is intended to provide a workable option and not to penalize existing short term rentals. Staff also noted that no changes were made to the draft table or map regarding where Type 1 and Type 2 short term rentals are allowed, because staff believed any adjustment to the allowance areas would require additional Board discussion.

Riparian setbacks: Staff reported that she met internally with the City Manager and City Attorney, and staff believed the City has the legal authority to adopt riparian setback requirements. Staff also recommended additional research before expanding setback distances beyond the draft standard. Staff summarized prior public comments that suggested larger setback distances, including 300 feet from the Yellowstone River, 150 feet from Fleshman Creek and Bilman Creek, and 100 feet from other water bodies. Staff stated the draft was not intended to apply to irrigation ditches at this time. Staff asked the Board to provide direction on whether to keep the proposed 10 foot setback, adopt larger setbacks, remove riparian setbacks entirely, or recommend keeping the concept while staff researched alternative approaches and distances.

Other code edits discussed: Staff reviewed several text revisions discussed on October 8, including clarifying animal and laying hen language to align with other regulatory provisions, confirming that roosters are not allowed, and clarifying planned unit development height allowances. Staff explained that limiting height by feet rather than stories helps avoid unintended outcomes because story heights vary. Staff stated the draft would allow height increases in the R2 and LMU districts up to 40 feet in planned unit developments, while maintaining the underlying height standards outside that context. Staff also noted that planned unit development minimum lot size requirements were not changed in the draft.

Public Comment on the zoning code update:

Tom Blue, 122 S. 2nd Street, stated support for the lower density mixed use district, describing it as a well considered approach for infill development and cost efficient housing because it supports walk up scale construction and avoids requirements that tend to push larger units. He praised revisions in the central areas of town but encouraged the Board and City to revisit zoning on the east side of town where he believed current zoning and draft proposals may conflict with growth policy designations. He also commented that recent state limits on building height reduced local flexibility.

Randy Carpenter, 1108 S. Black Avenue, Bozeman, speaking for Friends of Park County, reiterated support for changing highway commercial to LMU and for lowering downtown height limits while keeping LMU height at 36 feet. He stated these changes could support housing options, improve walkability, and maintain a human scale. He raised concerns about proposed zoning in outlying areas of the City that are designated in the Growth Policy as open space or natural area. He referenced a buildout analysis indicating that proposed R1 and R2 zoning on vacant properties could create

development capacity exceeding 5,000 housing units over 50 years, not including mixed use potential. He specifically cited the proposed high density residential mixed use and R1 zoning in the extreme northeastern area of the City boundary and said that level of intensity does not align with the Growth Policy designation. He stated his organization recommends creating an Agricultural zoning district and allowing development in those areas through a planned unit development process.

Tara Eddy, 604 S. 9th Street, submitted a petition opposing riparian setbacks, stating she provided 41 signatures on October 8 and an additional 14 signatures at this meeting for a total of 55. She read comments from multiple residents describing Freshman Creek as a drainage feature that can dry up, noting portions of the creek run under yards and through already developed areas. Residents expressed concern that setbacks could limit rebuilding after a fire or other damage, reduce already limited usable land, and restrict the ability to fence for child and pet safety where properties exist on both sides of the creek. She also stated many residents believed they should have received mailed notice and were surprised by the proposal.

Tim Cochran, 16 Majestic Ridge Trail, stated he submitted detailed written comments to supplement prior oral comments. He disputed legal arguments presented in prior comments opposing setbacks and stated that regulatory measures adopted to protect public health and safety are valid when reasonable and evidence based. He cited Montana constitutional and statutory provisions and described scientific considerations following the 2022 flood, including channel migration mapping and pending FEMA floodplain mapping updates. He encouraged continued robust discussion of the issues, noted a recent Montana Supreme Court decision involving Upper Missouri Waterkeeper and Broadwater County, and urged the Board and City to consider differentiated setback approaches for different water bodies and related categories.

Melissa Johansson, 405 Brooklyn Unit B, asked clarifying questions about how transitional and supportive housing would be treated in the R2 district. She stated she understood prior discussion to mean the uses might be allowed by right, but she observed the draft appeared to retain a conditional designation for transitional housing while adjusting assisted living in the R2 district. She also asked what distinguishes co living and multifamily housing from transitional and supportive housing. She additionally asked whether the Board was considering decreasing minimum lot size requirements for planned unit developments.

David Fuentes, 123 Wine Glass Unit D, commented on short term rental regulation. He stated the Board had established an initial framework through the use table and zoning map and supported a future focused discussion with the City Commission and public input if short term rental provisions are included in the zoning code. He encouraged a less restrictive approach paired with data and broad public discussion.

Board Discussion and responses:

Staff responded that minimum planned unit development lot size requirements were not changed in the highlighted revisions and remain at one half acre, noting the planned unit development standards were recently vetted and adopted. Staff clarified that the draft changes related primarily to where planned

unit developments are allowed and to height allowances in the R2 and LMU districts up to 40 feet in that context.

Regarding transitional and supportive housing, staff acknowledged that multiple draft versions were circulating and that web page posting and packet updates were temporarily out of sync because the staff member who updates the zoning update web page was unavailable. Staff described efforts to align definitions and ensure consistent treatment of related residential use categories. Staff also described adult foster care as a small scale use capped at four residents with 24 hour staffing and stated the conditional review approach was intended to evaluate potential neighborhood impacts such as traffic and compatibility.

The Board discussed riparian setbacks and expressed interest in maintaining setbacks while developing a more tailored approach for different water bodies. The Board discussed differentiating setback distances by naming specific waterways, including the Yellowstone River, Bilman Creek, and Fleshman Creek, and directing staff to research comparable standards used by other communities.

The Board also discussed concerns raised in public comment regarding Growth Policy designations on the City's periphery and the idea of an Agricultural or very low density zoning district. Board members discussed that adding an Agricultural district to the code could provide a planning tool, with future application through the zoning map to be determined through City Commission action.

**Action:**




**Motion by Goodwine to approve the staff report recommendations and recommend the proposed zoning code update to the City Commission, with additional direction to staff to research potential creek setback options for the Yellowstone River, Billman Creek, and Fleshman Creek, and to add an Agricultural zoning district and related code details. Second by O'Connor. Roll call vote: Goodwine, yes; Kalmon, yes; O'Connor, yes; Huisman, yes; Moores, yes; Wilcox, yes. Motion passed 6 to 0.**

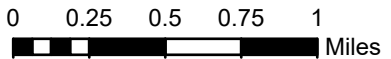
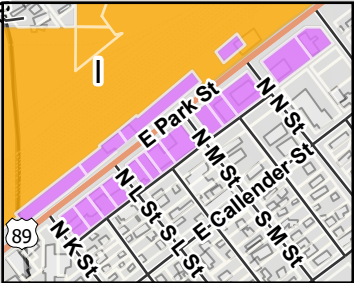
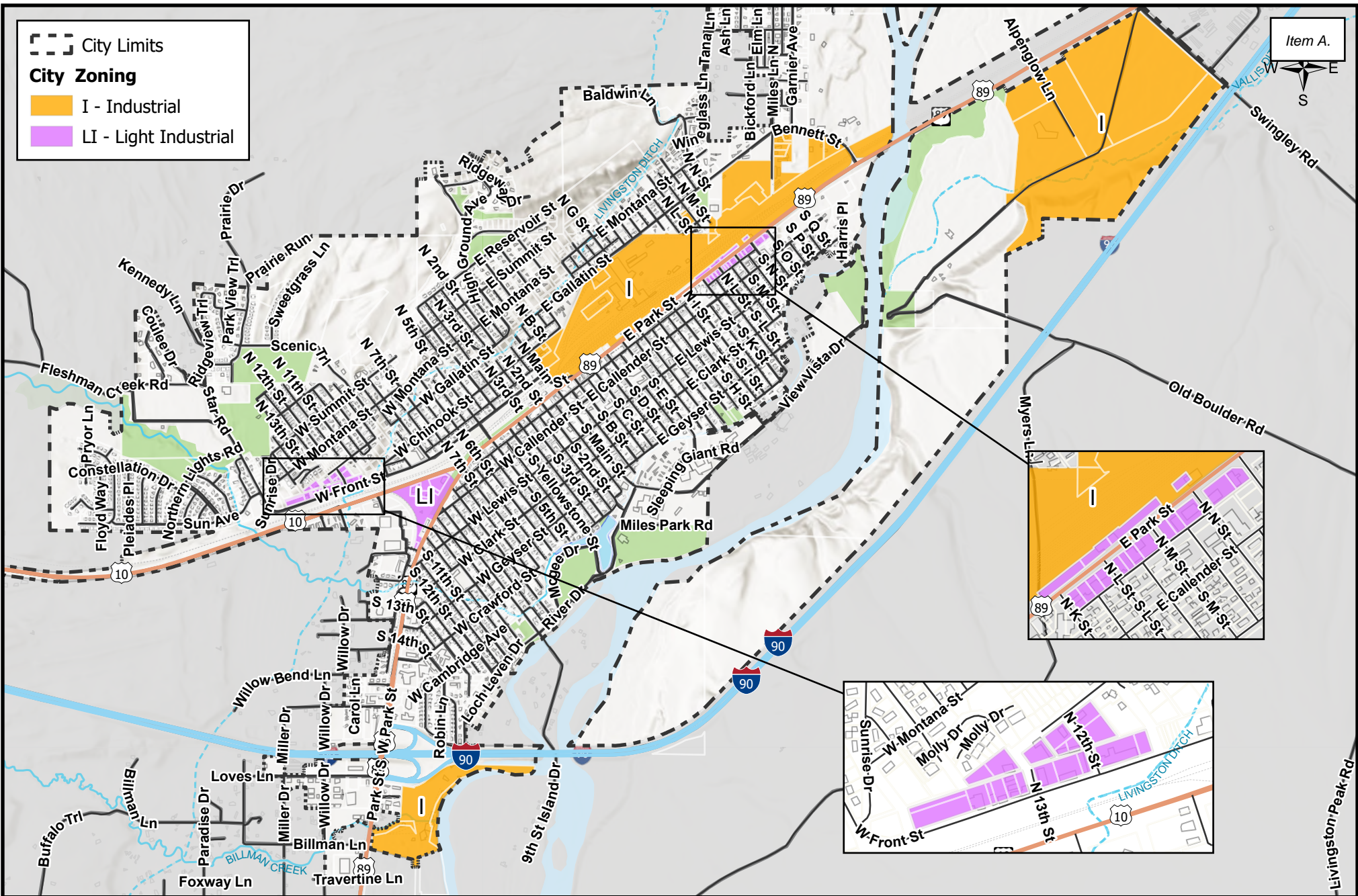
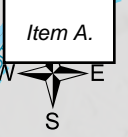
**6. Board Comments**

Board members discussed the importance of keeping the most current draft materials available to the public and noted that packet posting and web page updates should be synchronized when possible.

**7. Adjournment**

Chair Wilcox adjourned the meeting at approximately 5:01 PM.

 City Limits  
**City Zoning**  
 I - Industrial  
 LI - Light Industrial



# Industrial and Light Industrial Zoning





**DATE:** February 11, 2026  
**TO:** Consolidated Land Use Board Members  
**FROM:** Jennifer Severson, Planning Director  
**RE:** **Staff Report for Zoning Text Amendment for Uses Allowed in Light Industrial and Industrial Districts**

### Recommendation and Summary

Staff requests the Board recommend the City Commission approve the proposed text amendments to the City of Livingston Zoning Ordinance in Chapter 30 of the Livingston Municipal Code by adopting the following motion:

**"I move to recommend the City Commission approve the proposed text amendments to Zoning Ordinance in Section 30.40 of the Livingston Municipal Code, as proposed by staff."**

The reasons for the recommendation are as follows:

- The City Commission directed Staff to amend the uses allowed in the Light Industrial and Industrial zoning districts to align with amendments made to the Official Zoning Map adopted December 16, 2025 as Resolution 5179.
- These proposed text amendments reflect this request by the City Commission.

### Introduction and History

On December 16, 2025 as part of a fourteen-month-long effort to comprehensively update the City's Zoning Ordinance, the City Commission adopted a new Official Zoning Map (Resolution 5179) to support the text amendments adopted on December 2, 2025 (Ordinance 3064). As part of the map amendments, the Commission rezoned several large parcels on the east side of the City as Industrial, including the property on which the Livingston Health Care Hospital is located. The text amendments adopted under Ordinance 3064 do not allow 'Hospital/ Institution' or 'Medical/ Dental Clinic' uses "by right" in the Industrial zoning district. To ensure the existing hospital could continue to exist as a "by right" use as well as to allow for future hospital expansion, the Commission directed Staff to amend the zoning code. Additionally, the Commission expressed



concerns about the incompatibility of residential uses with uses allowed in the LI and I districts. Consequently, the Commission instructed staff to amend the code to *not allow* residential uses in the LI and I zoning districts. No new uses are proposed as part of this text amendment.

### Analysis

The proposed amendments include the following revisions:

#### Table 30.40-1 List of Uses

- Multifamily Dwelling and Co-Living Housing uses were modified from 'Allowed by Right' to 'Not Allowed' in the LI district
- Hospital/ Institution use was modified from "Not Allowed" to "Allowed by Right" in the I district
- Medical/ Dental Clinic was modified from "Conditional Use Permit Required" to "Allowed by Right" in the I district

#### Table 30.41.2-1 Commercial Development Standards

- LI and I districts were removed from this table

#### Table 30.41.3-1 Industrial Development Standards

- A new table was created for the LI and I districts so they are distinct from commercial uses

A redlined copy of the draft text amendments to Chapter 30 is included as Attachment A.

### Criteria and Guidelines for Zoning Regulations (MCA 76-2-304):

*(1) Zoning regulations must be:*

*(a) made in accordance with a growth policy:*

- The proposed text amendments are proposed to align the zoning map amendments approved by Resolution 5179, which were adopted to align the code with the City's Growth Policy.
  - (b) designed to:*
    - (i) secure safety from fire and other dangers;*
- Staff does not anticipate the proposed text amendments will adversely impact public safety with regards to fire and other dangers.



*(ii) promote public health, public safety, and the general welfare; and*

- The proposed amendments are not anticipated to negatively impact public health, safety or welfare as all development must comply with zoning setbacks, fire and building codes. Staff finds that the prevention of future residential development in areas with industrial uses may be expected to support the general well-being of the public by ensuring incompatible land uses are segregated.

*(iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.*

- It is not anticipated the proposed text amendments will impact the adequate provision of transportation, water, sewerage, schools, or parks.

*(2) In the adoption of zoning regulations, the municipal governing body shall consider:*

*(a) reasonable provision of adequate light and air;*

- It is not anticipated the proposed text amendments will impact the reasonable provision of adequate light or air.

*(b) the effect on motorized and nonmotorized transportation systems;*

- Staff anticipates that restricting residential development in industrial areas may mitigate potential conflicts between vehicular and industrial truck traffic.

*(c) promotion of compatible urban growth;*

- Staff does not find the proposed amendments to be incompatible with the City's existing urban growth pattern, as there is very little existing residential development in those areas zoned LI and I. Furthermore, by allowing hospital and clinic uses 'by right' in those zones reinforces existing medical establishment on the east side of the City.

*(d) the character of the district and its peculiar suitability for particular uses;*

- It is not anticipated that the proposed text amendments will adversely impact the character of the LI and I districts nor their suitability for the intensive types of development that typify industrial uses.



*(e) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.*

- It is anticipated that the proposed text amendments will encourage the most appropriate use of land in the City of Livingston, while not adversely impacting the building values in the City.

Therefore, as proposed, staff finds the proposed text amendments to the City's Zoning Code comply with MCA 76-2-304 for Zoning Regulations.

### **Strategic Alignment**

The proposed text amendments to the zoning code support the following strategies and objectives identified in the Growth Policy:

Objective 3.2.2: Properly revise the Zoning Ordinance to allow a mixture of differing but compatible land uses.

### **Staff Recommendation**

Based on the reasons stated above, Staff finds the proposed amendments to Chapter 30 comply with the requirements of State statute and align with the goals, objectives and strategies identified in the City's Growth Policy. Staff recommends the Consolidated Land Use Board, acting in its capacity as the Zoning Commission, recommend the City Commission adopt the text amendments to the Livingston Zoning Ordinance as proposed.

### **Attachments**

- A. Redlined Draft Zoning Code Text Amendments
- B. Map of LI and I Zoning Districts

## Article IV. District Regulations

### Sec. 30.40. List of uses.

Table 30.40-1 designates a list of uses permitted within a zoning district. Designated uses shall be permitted only in the zones indicated. In the case of a use not specifically mentioned in the list of uses in Article IV of this Chapter, the decision regarding whether the proposed use of a structure is allowable in a specific zone shall be made by the Zoning Administrator, such decisions shall be based upon the most compatible uses contained in Article IV of this Chapter.

**A = Allowed by Right**  
**C = Conditional Use Permit Required**  
**N = Not Allowed**

**Table 30.40-1 List of Uses**

	R1	R2	LMU	HMU	CBD	GC	LI	I	PC
<b>Residential Uses</b>									
One (1) Family Dwelling	A	A	A	A	N <sup>1</sup>	N <sup>1</sup>	N	N	N
Two (2) Family Dwelling	A	A	A	A	N <sup>1</sup>	N <sup>1</sup>	N	N	N
Multifamily Dwelling (3+ units)	N	A	A	A	A	A	<del>A</del> N	N	N
Co-Living Housing	N	A	A	A	A	A	<del>A</del> N	N	N
Accessory Dwelling Unit (ADU)	A	A	A	A	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>	N <sup>2</sup>
<b>Community Uses</b>									
Church	A	A	A	A	A	A	A	A	A
School- Public, Private, and Parochial	A	A	A	A	C	A	C	N	A
School, Trade	N	N	C	N	N	A	A	A	N
Hospital/ Institution	N	N	C	C	N	C	A	<del>N</del> A	C
Medical/ Dental Clinic	N	N	A	A	A	A	A	<del>C</del> A	N
Adult Foster Care Center	C	A	A	A	A	A	A	<del>N</del>	N
Assisted Living	N	C	A	A	A	A	A	<del>N</del>	N
Child Care Center	A	A	A	A	A	A	A	N	N
Armory	N	N	N	N	N	N	N	N	A
Cemetery	N	N	N	N	N	N	N	N	A
Government Office	N	N	A	N	A	A	A	N	A
Public Recreation Facility	N	N	C	C	A	A	A	A	A
Community Garden	A	A	A	A	C	A	A	N	A

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<sup>1</sup> Any number of residential units may be established within, or attached to, an existing building in these districts. No new residential structures may be built unless they meet the definition of Multifamily (3 or more units).

<sup>2</sup> New ADUs are allowed only if a single-family residential use already exists on the parcel.

	R1	R2	LMU	HMU	CBD	GC	LI	I	PC
Emergency Shelter	N	N	N	C	C	A	C	C	A
Utility Substation	C	C	C	C	C	C	C	C	C
Wireless Communication Facility	C	C	C	C	C	C	C	C	C
Public Safety Facility	A	A	A	A	A	A	A	A	A
<b>Commercial Uses</b>									
Radio Station	N	N	A	C	A	A	A	A	A
Veterinarian Clinic	N	N	A	N	N	A	A	A	N
Kennel/ Cattery	N	N	N	N	N	A	A	A	N
Laundromat	N	C	A	A	A	A	A	N	N
Short-Term Rental – Type I	A	A	A	A	A	A	N	N	N
Short-Term Rental – Type II	A	A	A	A	A	A	N	N	N
Motel/ Hotel	N	N	C	N	A	A	A	N	N
Bed and Breakfast	N	C	A	A	A	A	A	N	N
Campground/ Recreation Vehicle (RV) Park	N	N	N	N	N	A	A	N	N
Business and Professional Office	N	C <sup>3</sup>	A	A	A	A	A	A	C
Retail	N	C	A	C	A	A	A	C	N
Large-scale Retail	N	N	N	N	C	C	C	C	N
Personal Service Store	N	C	A	C	A	A	A	C	N
Tattoo/ Body Piercing Studio	N	N	A	C	A	A	A	C	N
Alcohol Producing Business	N	N	A	C	A	A	A	N	N
Eating and Drinking Establishment (Sit-Down)	N	N	A	C	A	A	A	N	N
Mobile Food Vendor Park /Food Truck Park	N	N	C	C	A	A	C	C	N
Drive-Through Restaurant	N	N	C	N	N	A	A	A	N
Drive-Through Business (Other)	N	N	A	C	N	A	A	A	N
Bank (No Drive-Through)	N	N	A	C	A	A	A	A	N
Gasoline/ Service Station	N	N	C	N	N	A	C	A	N
Auto Repair Garage	N	N	C	N	C	A	A	A	N
Theater/ Entertainment Venue	N	N	C	N	A	A	A	N	C
Health and Exercise Establishment	N	C	A	A	A	A	A	C	C
Sexually Oriented Business	N	N	N	N	N	C	A	A	N
Casino	N	N	A	N	A	A	A	N	N
Firework Stand	N	N	N	N	N	N	N	N	N
Marijuana Retail Facility	N	N	C	C	C	A	A	A	N
<b>Light Industrial / Industrial Uses</b>									
Mortuary	N	N	C	N	C	A	A	A	N

<sup>3</sup> See Section 30.54 for home occupation requirements

	R1	R2	LMU	HMU	CBD	GC	LI	I	PC
Wholesale Business	N	N	N	N	C	A	A	A	N
Commercial Greenhouse	N	C	C	C	N	A	A	A	N
Auto Salvage and Storage	N	N	N	N	N	N	A	A	N
Warehouse and Enclosed Storage	N	N	N	N	N	A	A	A	N
Machine Shop	N	N	N	N	N	A	A	A	N
Artisan Manufacturing	N	A	A	A	A	A	A	A	N
Limited Manufacturing	N	C	A	A	A	A	A	A	N
General Manufacturing	N	N	C	N	N	N	A	A	N
Intensive Manufacturing	N	N	N	N	N	N	C	A	N
Transportation Terminal	N	N	N	N	A	A	A	A	N
Travel Plaza/ Truck Stop	N	N	N	N	N	A	C	N	N
Open-Air Stadium, Sports Arena, and Amphitheater	N	N	C	N	N	A	A	N	C
Lumberyard	N	N	N	N	N	C	A	A	N
Marijuana Production Facility	N	N	N	N	N	N	A	A	N
Wind-Power Generator	N	N	N	N	N	N	C	C	N

**Sec. 30.41. Development Standards.**

**Sec. 30.41.1. Residential development standards.**

**Table 30.41.1-1. Residential Development Standards**

Zoning District	Low Density Residential (R1)	Med. Density Residential (R2)	High Density Residential - Mixed Use (HMU)	Light Mixed Use (LMU)
Minimum Lot Size	7,000 square feet	3,500 square feet	1,150 square feet	N/A
Minimum Front Street Setback	25 feet	20 feet	5 feet	10 feet
Minimum Side Setback <sup>A,B</sup>	15 feet	5 feet	5 feet	5 feet
Minimum Rear Setback	5 feet	5 feet	0 feet	0 feet

Minimum Side Street Setback	15 feet	10 feet	5 feet	10 feet
Maximum Building Height <sup>c</sup>	30 feet (or 36 feet if roof pitch >= 3:12)	30 feet (or 36 feet if roof pitch >= 3:12)	50 feet	36 feet

A) Any side setback that is directly adjacent to, and generally in line with, an adjoining rear setback within the same Zoning Classification District shall have the same setback as the adjoining rear setback.  
 B) Side setbacks are not required for approved townhouse development.  
 C) Maximum height shall be measured from the pre-disturbance grade.

**Sec. 30.41.2. Commercial development standards.**

**Table 30.41.2-1. Commercial Development Standards**

Zoning District	Central Business District (CBD)	General Commercial (GC)	<del>Light Industrial (LI)</del>	<del>Industrial (I)</del>	Public-Community (PC)
Minimum Lot Size	N/A	3,500 square feet	<del>6,000 square feet</del>	<del>6,000 square feet</del>	N/A
Minimum Front Street Setback	0 feet	0 feet	<del>10 feet</del>	<del>10 feet</del>	20 feet
Minimum Side Setback <sup>A,B</sup>	0 feet	0 feet	<del>10 feet</del>	<del>10 feet</del>	5 feet
Minimum Rear Setback	0 feet	0 feet	<del>20 feet</del>	<del>0 feet</del>	5 feet
Minimum Side Street Setback	0 feet	0 feet	<del>10 feet</del>	<del>10 feet</del>	10 feet
Maximum Building Height <sup>C</sup>	60 feet	60 feet	<del>60 feet</del>	<del>60 feet</del>	50 feet

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A) Any side setback that is directly adjacent to, and generally in line with, an adjoining rear setback within the same Zoning Classification District shall have at least the same setback as the adjoining rear setback.  
 B) Side setbacks are not required for approved townhouse development.  
 C) Maximum height shall be measured from the pre-disturbance grade.

**Sec. 30.41.3. Industrial development standards.**

**Table 30.41.3-1. Industrial Development Standards**

<u>Zoning District</u>	<u>Light Industrial (LI)</u>	<u>Industrial (I)</u>
<u>Minimum Lot Size</u>	<u>6,000 square feet</u>	<u>6,000 square feet</u>
<u>Minimum Front Street Setback</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Minimum Side Setback<sup>A,B</sup></u>	<u>10 feet</u>	<u>10 feet</u>
<u>Minimum Rear Setback</u>	<u>20 feet</u>	<u>0 feet</u>
<u>Minimum Side Street Setback</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Maximum Building Height<sup>C</sup></u>	<u>60 feet</u>	<u>60 feet</u>

A) Any side setback that is directly adjacent to, and generally in line with, an adjoining rear setback within the same Zoning Classification District shall have at least the same setback as the adjoining rear setback.  
B) Side setbacks are not required for approved townhouse development.  
C) Maximum height shall be measured from the pre-disturbance grade.