



**TOWN OF ROBBINS
PLANNING BOARD MEETING
MONDAY, JULY 24, 2023 – 5:30 PM
Robbins Town Hall**

AGENDA

- I. CALL TO ORDER**
- II. ITEMS FOR REVIEW**
 - A. Section 152.103 (C) Item 2 revision
 - B. Section 152.104 Accessory Uses Review
 - C. Review of Table of Permissible Uses relating to Heavy and Light Industrial
- III. ADJOURN**



Amendment 1

Section 152.103 (C)2

Request to review due to economic variables. Section 152.103 of Town of Robbins Code of Ordinances. Section C (2) reads:

(C) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:

(1) Any use that involves the manufacture, handling, sale, distribution or storage of any highly combustible or explosive materials in violation of the town's Fire Prevention Code;

(2) Stockyards, slaughterhouses, rendering plants;

Due to economic development it is the understanding of the Board that it would be advantageous to modify Section 152.103 (C)2 to allow for broader opportunities.

The request to review this is brought to you by research of economic development.

Request

Currently the ordinance reads to eliminate stockyards, a large yard containing pens and sheds that are typically adjacent to a slaughterhouse in which livestock is kept and sorted. This district works in conjunction with each other. Slaughterhouses cannot exist with stockyards, so section (C)2 must be completely revised.

Legal

Recommended Action

Modify Section 152.103 (C)2 to

(2) Limit operations to the slaughtering, harvesting or butchering of cattle and processing of animal products fit for human consumption outlined by the USDA, with further processing of animal renderings prohibited within town limits.

Sec. 152.103 Permissible uses and specific exclusions.

- (A) The presumption established by this chapter is that all legitimate uses of land are permissible within at least one zoning district in the town's planning jurisdiction. Therefore, because the list of permissible uses set forth in the Table of Permissible Uses, which is available for inspection in the office of the town clerk, cannot be all inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.
- (B) Notwithstanding division (A) above, all uses that are not listed in the Table of Permissible Uses, which is available for inspection in the office of the town clerk, even given the liberal interpretation mandated by division (A) above, are prohibited. Nor shall the Table of Permissible Uses be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is permissible in other zoning districts.
- (C) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:
 - (1) Any use that involves the manufacture, handling, sale, distribution or storage of any highly combustible or explosive materials in violation of the town's Fire Prevention Code;
 - (2) Stockyards, slaughterhouses, rendering plants;
 - (3) Use of a travel trailer as a temporary or permanent residence (situations that do not comply with this subdivision on the effective date of this chapter are required to conform within one year); and
 - (4) Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which any goods are sold or stored, any services are performed, or other business is conducted. (Situation that do not comply with this subdivision on the effective date of this chapter are required to conform within 30 days).

(Ord. passed 11-18-2010)



Amendment 2

In Section 152.080 Residential is outlined in areas R-8, R-10, R-20

UDO states definition of the following:

152.100

Current Definition

Accessory structure. A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.

Recommended Action-Proposed Definition

Accessory Structure

A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure. that comprises not more than 25 percent of the gross floor area of the building or unit that comprises not more than 25 percent of the gross floor area of the building nor more than a total of 750 square feet.

Sec. 152.104 Accessory uses.

- (A) Section 152.100 classifies different principal uses according to their different impacts. Whenever an activity (which may or may not be separately listed as a principal use in this table) is conducted in conjunction with another principal use and the former use: constitutes only an incidental or insubstantial part of the total activity that takes place on a lot; or is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use. For example, a swimming pool/tennis court complex is customarily associated with and integrally related to a residential subdivision or multi-family development and would be regarded as accessory to the principal uses, even though the facilities, if developed apart from a residential development, would require a special use permit.
- (B) For purposes of interpreting division (A) above:
- (1) A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use; and
 - (2) To be "commonly associated" with a principal use, it is not necessary for an accessory use to be connected with the principal use more times than not, but only that the association of the accessory use with the principal use takes place with sufficient frequency that there is common acceptance of their relatedness.
- (C) Without limiting the generality of divisions (A) and (B) above, the following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory to residential principal uses.
- (1) Offices or studios within an enclosed building and used by an occupant of a residence located on the same lot as the building to carry on administrative or artistic activities of a commercial nature, so long as the activities do not fall within the definition of a home occupation.
 - (2) Hobbies or recreational activities of a noncommercial nature.
 - (3) The renting out of one or two rooms within a single-family residence (which one or two rooms do not themselves constitute a separate dwelling unit) to not more than two persons who are not part of the family that resides in the single-family dwelling.
 - (4) Yard sales or garage sales, so long as the sales are not conducted on the same lot for more than three days (whether consecutive or not) during any 90-day period.
- (D) Without limiting the generality of divisions (A) and (B) above, the following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts.
- (1) Storage outside of a substantially enclosed structure of any motor vehicle that is neither licensed nor operational.
 - (2) Parking outside a substantially enclosed structure of more than four motor vehicles between the front building line of the principal building and the street on any lot used for purposes that fall within the following principal use classifications: 1.100, 1.200 or 1.400.

(Ord. passed 11-18-2010)



Amendment 3

In Section 152.082 Industrial Districts

UDO states definition of the following:

152.082

Current Verbiage

(A) H-I (Heavy Industrial District). This zoning district is intended to provide an area where heavy industrial activities like manufacturing, processing, repairing and assembling can take place. Proximity to railroad transportation will likely be important for these activities. Because of the dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions inherent in some industrial activities, screening and other conditions may be applied to certain uses. The zoning district allows commercial and residential uses but with conflicts being resolved in favor of industrial uses. Criteria for lands that are included in this zoning district are those areas that are adjacent to major arterials or other industrial users, and of sufficient size to allow heavy commercial activities. They should also be buffered from lower density users; and

(B) L-I (Light Industrial District). The Light Industrial Zoning District is established to protect and promote a suitable environment for light industrial purposes, including accessibility to major transportation routes as well as availability of adequate utilities and other public services. It is primarily designated for light manufacturing, assembling, wholesaling, warehousing and related uses. Industrial uses that cause obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, glare, fire hazards or other objectionable environmental conditions are prohibited in this zoning district. (Ord. passed 11-18-2010)

Requested

Review Blue Highlighted on TOPU Sections 3.1-3.2

Definition of P,S, and C

- **Sec. 152.101 - Use of the designations P, S, C.**
- (A) Subject to [section 152.102](#) below, when used in connection with a particular use in the Table of Permissible Uses, which is available for inspection in the office of the town clerk, the letter "P" means that the use is permissible in the indicated zone with a zoning permit issued by the administrator. The letter "S" means a special use permit must be obtained from the board of adjustment, and the letter "C" means a conditional use permit must be obtained from the board of commissioners. A blank space in the Table of Permissible Uses means that a particular use is prohibited.
- (B) When used in connection with residential uses (use classification 1.000), the designation "PSC" means that the developments of less than five dwelling units must be pursuant to a zoning permit, developments of five or more but less than 13 dwelling units need a special use permit, and developments of 13 or more dwelling units require a conditional use permit.
- (C) When used in connection with nonresidential uses, the designation "PS" or "PC" means that the developments require a zoning permit if the lot to be developed is less than one acre in size and a special or conditional use permit, respectively, if the lot is one acre or larger in area.
- (D) Use of the designation PSC for combination uses is explained in [section 152.107](#) below.

(Ord. passed 11-18-2010; amended 6-14-18)

Recommended Action

Change 3.1 and 3.2 to designation "P, S or C" for H-I and L-I

The table of permissible uses is available for inspection in the office of the town clerk.

Table of Permissible Uses														
Zoning Districts		RA-40	RA-20	R-20	R-10	R-8	CBD	TBD	O-1	NBD	H-1	L-1	WP	LD
1.0	RESIDENTIAL													
1.1	Single-family residence													
	1.11	Single-family detached, one per unit	P	P	P	P	P		P					
	1.111	Site built and modular	P	P	P	P	P		P	P				
	1.112	Manufactured homes												
	1.116	Shelter house				P	P		P					
	1.12	Single-family detached, more than one per lot												
	1.121	Site built and modular	PSC	PSC		PSC	PSC		PSC					
	1.122	Manufactured home park (see MHP Ordinance)					PSC							
1.2	Two-family residences													
	1.21	Primary residence with accessory apartment	P	P		P	P		P					

1.22	Duplex	P	P		P	P			P	S				
1.23	Two-family apartment	P	P		S	P			P					
1.24	Two-family conversion	P	P		P	P			P					
1.3	Multi-family residences													
1.31	Multi-family conversion	PSC	PSC		PSC	PSC				P				
1.32	Multi-family town homes	PSC	PSC		PSC	PSC								
1.33	Multi-family apartments	PSC	PSC		PSC	PSC				PSC				
1.34	Multi-family downtown apartments (§ 152.125)							C	P*					
1.35	Multi-family downtown condominiums (§ 152.125)							C						
	*Above-ground pool permitted													
1.4	Homes emphasizing special treatment, supervision or care													
1.41	Homes for handicapped/infirm	P	P	P	P	P			P					

1.42	Nursing and intermediate care	S	S	S	S	S			S						
1.43	Child care homes	P	P	P	P	P			P						
1.44	Halfway house	S	S	S	S	S			S						
1.5	Miscellaneous rooms for rent														
1.51	Rooming/boarded houses	P	P			P	S		P						
1.52	Tourist/temporary residences	P	P			P	P		P						
1.53	Hotels, motels and similar business						C	C	C	C					
1.6	Temporary emergency, construction and repair residences (§ 152.122)	P	P	P	P	P	P	P	P	P	P	P	P	P	
1.7	Home occupations														
1.71	Home occupation	P	P	P	P	P	P	P	P	P	P				
1.72	Home occupation, rural	P	P												
1.8	Planned residential developments (§ 152.120)	PSC	PSC		PSC	PSC									
2.0	SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT														
2.1	No storage or display of goods outside fully enclosed building														

2.11	High volume traffic generation							P	P						
2.111	Miscellaneous								P						
2.112	Convenience stores							P	P	P	P				
2.12	Low volume traffic generation							P	P	P	P				
2.13	Wholesale sales							P	P	S					
2.2	Storage and display of goods outside fully enclosed building														
2.21	High volume traffic generation							P	P	S					
2.22	Low volume traffic generation							P	P	P					
2.23	Wholesale sales														
3.0	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING ASSEMBLING OF EQUIPMENT OF GOODS, MERCHANDISE AND EQUIPMENT														
3.1	All operations conducted entirely within an enclosed building (§152.129)														P P

3.2	Operations conducted within or outside of a fully enclosed building (§ <u>152.129</u>)														
4.0	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USE														
4.1	Schools														
	4.11	Elementary and secondary schools	C	C		C	C	C			C				
	4.12	Trade or vocational							S	S	S		S	S	
	4.13	Colleges, universities, community colleges	C	C		C	C	C		C	C		C		
4.2	Churches, synagogues and temples		P	P	P	P	P	P	P	P	P		P		
4.3	Libraries, museums, art galleries and similar uses		P	P		P	P	P	P	P	P				
	4.31	Located within a building designed and previously occupied as a residence or within a building have a GFA - 2,000 square feet	S	S		S	S	S	P	P	P		P		

4.4	Social, fraternal club and lodges, union halls and similar uses							P	P	P				
5.0	RECREATION, AMUSEMENT, ENTERTAINMENT													
5.1	Activity conducted entirely within building													
	5.11	Game rooms, except electronic gaming operations					S	S	S	S		S		
	5.12	Billiard and pool halls					S	S	S	S		S		
	5.13	Electronic Gaming Operations						C				C		
	5.14	Theaters (<5,500 SF)					C							
	5.15	Coliseums, stadiums and all other facilities listed in the 5.1 classification designed to accommodate or seat +500					C	C	C	C		C		
5.2	Activity conducted primarily outside enclosed structure													

5.21	Privately owned outdoor recreational facilities such as golf and country clubs, tennis and swim clubs, and the like, not constructed on conjunction with a residential development	S	S		S	S	S			S				
5.22	Public owned outdoor recreational uses not constructed pursuant to a permit authorizing school construction	C	C		C	C	C		C	C		C		
5.23	Golf driving range	S	S					S	S					
5.24	Horseback riding stables	S	S											
5.25	Automobile and motorcycle racing track	S	S					S	S					
5.26	Drive in movie theaters							S	S					
5.27	Recurring special events (see <u>§ 152.128</u>)							C				C		

6.0	INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES												
6.1	Hospitals, clinics, other medical treatment facilities in excess of 10,000 square foot floor area						C	C					
6.2	Nursing care, intermediate care; handicapped or infirmary or child care institutions	C	C				C	C	C				
6.3	Institution where mentally ill persons are confined (other than halfway house)							C	C				
6.4	Penal and correctional facility	C	C								C		
7.0	RESTAURANTS, BARS, NIGHT CLUBS												
7.1	No carry out or delivery service, no drive in service, no service or consumption outside fully enclosed structure						P	P	P				
7.2	Carry out, delivery service, consumption outside fully enclosed structure allowed						P	P					
7.3	Carry out, delivery service, drive-in service consumption outside fully enclosed structure allowed						P	P					

8.0	MOTOR VEHICLE RELATED SALES AND SERVICE OPERATIONS													
8.1	Motor vehicle sales or rental, mobile home sales						P	P				P		
8.2	Sales with instalation of motor vehicle parts or accessories						P	P						
8.3	Motor vehicle repair and maintenance not including substantial body work						P	P						
8.4	Motor vehicle painting and body work						P	P				S		
8.5	Gas sales						P	P	P	P				
8.6	Car wash						P	P	P	P		P		
8.7	Temporary vehicle storage, accessory use (see <u>§ 152.126</u>)						S	S				S		
9.0	STORAGE AND PARKING													
9.1	Automobile parking garages or parking lots not located on a lot on which there is another principal use which the parking is related						P	P	P	P		P	P	
9.2	Storage not related to sale or use of those goods on the same lot									P		P	P	

9.21	All storage with completely enclosed structures							P	P	P	P	P			
9.22	Storage inside or outside completely enclosed structure							P	P	P			P		
9.3	Airplane hangar on a lot adjoining municipal airport	P	P										P		
10.0	SERVICE RELATED TO ANIMALS														
10.1	Veterinarian	P	P							P	S				
10.2	Kennel	P	P							P	S				
11.0	EMERGENCY SERVICES														
11.1	Police stations	C	C	C	C	C	C	C	C	C	C		C		
11.2	Fire stations	C	C			C	C	C	C	C			C		
11.3	Rescue squad, ambulance services	C	C			C	C	C	C	C			C		
12.0	AGRICULTURAL, MINING, QUARRY OPERATIONS														
12.1	Agricultural operations, farming														
12.11	Excluding livestock	P	P	P	P	P	P	P	P	P	P		P		
12.12	Including livestock	P	P												
12.2	Mining or quarry operations including onsite sales of products	S	S									S	S		

12.3	Insert debris beneficial fill	P	P	P	P	P	P	P	P	P	P	P			
13.0	MISCELLANEOUS PUBLIC AND SEMI-PRIVATE FACILITIES														
13.1	Post office						S	S	S						
13.2	Airport	C	C									C	C		
13.3	Military reserve, National Guard	P	P									P			
14.0	DRY CLEANER, LAUNDRY MAT						P	P	P	P					
15.0	UTILITY FACILITIES														
15.1	Neighborhood	S	S	S	S	S	S	S	S	S	S	P	P		
15.2	Community or regional	C	C									P	P		
16.0	TOWERS AND RELATED STRUCTURES														
16.1	Towers less than 50 feet	P	P	P	P	P	P	P	P	P	P	P	P		
16.2	Towers greater than 50 feet	S	S									P	P		
17.0	OPEN AIR MARKETS HORTICULTURE SALES														
17.1	Open air markets (farm and craft markets, flea markets, produce markets)	P	P				P	P	P	P					
17.2	Horticulture sales	P	P				P	P	P						

18.0	OFFICE CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY ASSOCIATED WITH GOODS OR MERCHANDISE													
18.1	All operations conducted entirely within fully enclosed structure													
18.11	Operations designed to attract and serve customers or clients on the premises, such as offices of attorneys, physicians, other professionals, insurance stock brokers, travel agents, government office buildings and the like					P	P	P						
18.12	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use					P	P		P					

18.13	Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area							PS	P	P	PS				
18.2	Operations conducted within or outside fully enclosed structure														
18.21	Operations designed to attract and serve customers or clients on the premises							P	P	P	P				
18.22	Operations designed to attract little or no customer client traffic other than employees of the entity operating the principal use							P	P	P	P				
18.23	Banks with drive-in windows							P	P	P					
19.0	CEMETERY	S	S												
20.0	NURSERY SCHOOLS; DAY CARE CENTERS	P	P	S	S	S			P	P	P				
21.0	BUS STATION, TRAIN STATION							C	C						

22.0	SPECIAL EVENTS (see § 152.123)		C	C	C	C	C	C	C	C	C	C		
23.0	SUBDIVISIONS													
23.1	Major		C	C	C	C	C	C	C	C	C	C		
23.2	Minor		P	P	P	P	P	P	P	P	P	P		
24.0	SEXUALLY ORIENTED BUSINESSES (see § 152.124)							C						
25.0	LANDFILLS, JUNKYARDS, RECYCLING OPERATIONS, & SALVAGE YARDS													
	25.11	Inert debris landfill (see §152.127)												C
	25.12	Land clearing debris landfill (see § 152.127)												C
	25.13	Construction and demolition debris landfill (see § 152.127)												C
	25.14	Junkyard												
	25.15	Recycling operation										C	C	C
	25.151	Consumer recycling collection center										C	C	C
	25.152	All other recycling operations										C	C	C
	25.16	Salvage yard												

