

1. **ZOTA 2012-16: COMMERCIAL WOODLOTS IN THE I-1 & I-2 ZONES** – petition for a Zoning Ordinance text amendment to allow commercial woodlots, with restrictions, in the Light Industrial (I-1) and Heavy Industrial (I-2) zones.

INITIATED BY: Urban County Planning Commission

PROPOSED TEXT: Underlined text below indicates an addition, ~~dashed through text~~ indicates a deletion to the current Zoning Ordinance.

ARTICLE 8: SCHEDULE OF ZONES

8-22 LIGHT INDUSTRIAL (I-1) ZONE

8-22(a) Intent - This zone is intended for manufacturing, industrial and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light or industrial waste. In addition, the Comprehensive Plan recognizes that it is important to promote adaptive reuse of older industrial areas and to allow Industrial Mixed-Use projects and Adaptive Re-use Projects. The Comprehensive Plan should be used to determine appropriate locations for this zone and for Industrial Mixed-Use Projects. Consideration should be given to the relationship of this zone to the surrounding land uses and to the adequacy of the street system to serve the anticipated traffic needs.

8-22(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. The principal permitted uses in the B-4 zone.

...
8. Commercial woodlots, provided that

- (a) all wood storage and processing activities are located at least three hundred (300) feet from the nearest residential zone;
- (b) wood piles are no greater than fifteen (15) feet in height, no greater than twenty (20) feet in width, no greater than 100 feet in length, and are spaced no less than twenty (20) feet apart and at least twenty (20) feet from any property line; and
- (c) cutting and splitting of timber takes place only between the hours of 8:00 AM and 5:00 PM on weekdays.

8-23 HEAVY INDUSTRIAL (I-2) ZONE

8-22(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. Any principal permitted use in the I-1 zone, provided that all provisions outlined therein shall apply for said uses in this zone.

The Zoning Committee Recommended: **Approval**, for the reason provided by staff.

The Staff Recommends: **Approval**, for the following reason:

1. The proposed text amendment to Article 8-22 of the Zoning Ordinance will clarify that commercial woodlots are a principal permitted use in the Light Industrial (I-1) and Heavy Industrial (I-2) zones. Appropriate restrictions have also been drafted to minimize the noise, dust and other public hazards that may be associated with the use, especially when located within 300 feet of a residential zone.

Staff Presentation: Ms. Wade stated that the proposed text amendment was initiated by the Planning Commission to change current regulations in the Zoning Ordinance for commercial woodlots. She said that this item was requested by the staff due to some recent zoning enforcement issues.

Ms. Wade stated that, currently, "commercial woodlot" is defined as a use in Article 1, and it is permitted as a conditional use in the A-R zone, but not in any commercial zones. The Zoning Enforcement staff requested that this text amendment be initiated to add commercial woodlots, with some restrictions, in the I-1 and I-2 zones. In both of those zones, that use has been interpreted in the past to be permitted. Ms. Wade said that the three restrictions associated with this request would be: first, that the storage location of firewood must be at least 300 feet from the nearest residential zone; second, that wood piles have limits on height, length, width, and spacing in order to allow normal airflow to season the wood; and third, that cutting and splitting of firewood could only take place between 8:00 am and 5:00 pm on weekdays. Ms. Wade stated that the staff and the Zoning Committee recommended approval of this request, for the reason provided by staff.

Citizen Comment: There were no citizens present to comment on this item.

Action: A motion was made by Mr. Penn, seconded by Ms. Plumlee, and carried 11-0 to approve ZOTA 2012-16, for the reasons provided by staff.

* - Denotes date by which Commission must either approve or disapprove request.