



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: TEXT AMENDMENT

Applicant: Morgan County Planning & Development
Applicant's Agent:
Zoning Ordinance: City of Rutledge Zoning Ordinance
Article 11 Use Provisions by District

Summary

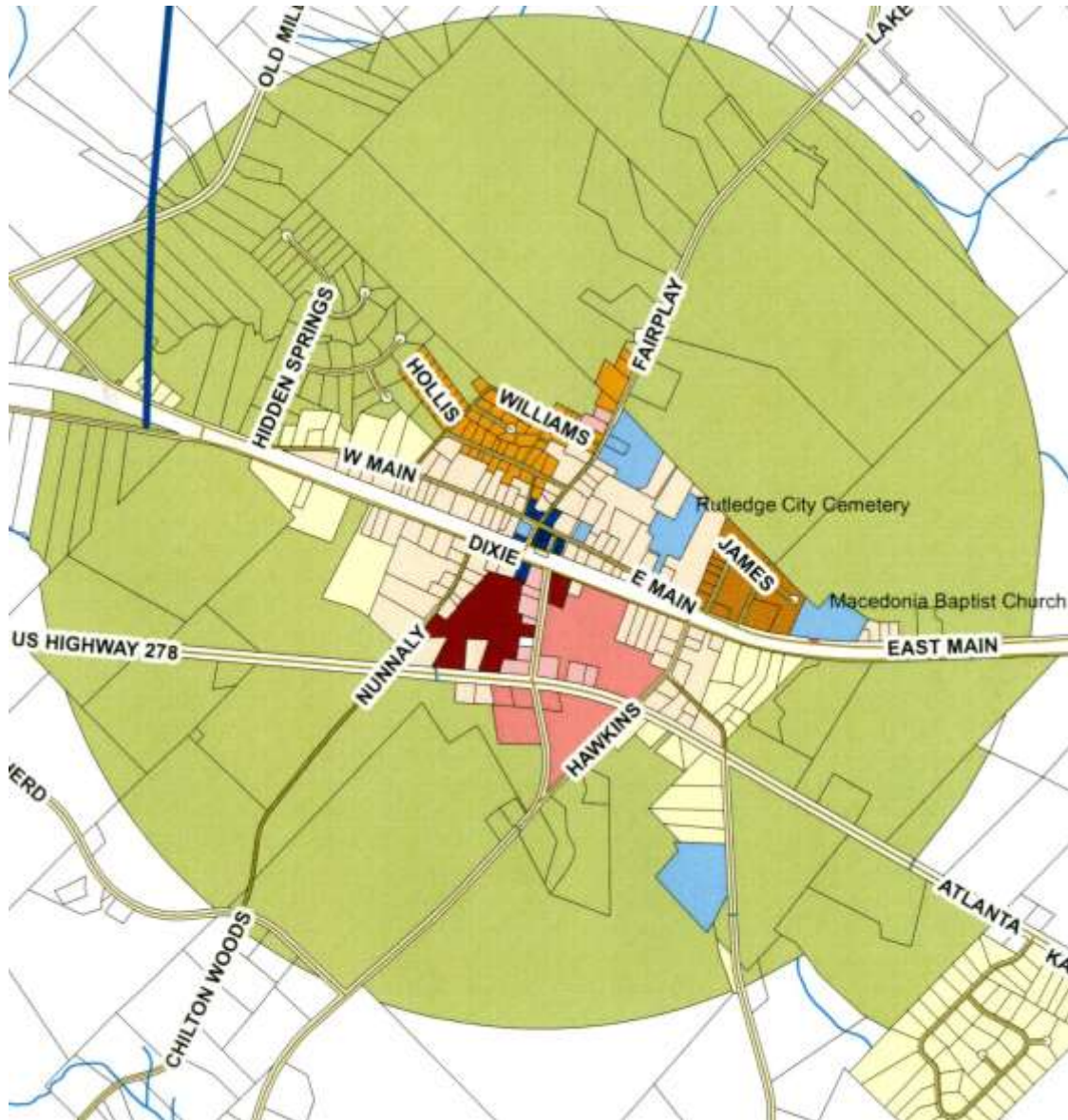
Planning Staff has had several conversations recently with the City of Rutledge Mayor regarding parking issues in the Rutledge downtown and uses that could generate parking problems. Generally, retail businesses and restaurants are not concerns, as traffic is often spread throughout the day. Even in the case of a lunch rush at restaurants, the downtown parking areas can handle the traffic for a limited time period. More concerning are uses that could host large numbers of people for several hours at a time. This concern was heard when an event facility was proposed on Fairplay Street in 2015 (Strott). The public voiced concern that the downtown parking could not handle a 200 guest wedding event. More recently, an event facility was proposed for one of the downtown historic buildings. When it was explained that the use was prohibited, the proposed applicant expressed a desire to frequently use the town park for wedding events, which again led to a discussion about parking in the downtown area. The downtown space in question was recently (October) approved for use as a community center, as the use is currently Permitted in the historic downtown area.

The proposed changes focus on three uses: Churches, Community Centers, and Clubs and Fraternal Organizations. Community Centers and Clubs and Fraternal Organizations are proposed as Conditional Uses, rather than Permitted Uses, in the Historic Neighborhood Commercial (downtown) and Neighborhood Mixed Use Zoning Districts. This will encourage these uses to locate in the larger commercially zoned areas, where they will still be listed as Permitted uses. Churches are proposed to follow the example of the County Zoning Ordinance as Conditional in all zoning districts. (The Mayor served on the Morgan County Planning Commission and heard numerous concerns regarding church applications. There was also heavy opposition to the Union Springs Church just outside Rutledge city limits.)

It should be noted that the 2017 Comp Plan update will necessitate significant zoning ordinance changes for Rutledge. A full review of all uses and appropriate locations will be completed at that time.

Proposed Language

See attached.



The Rutledge Zoning Map: The dark blue is the Historic Neighborhood Commercial Zoning District. The dark red is the Neighborhood Mixed Use District. Pink colors represent commercial zoning; yellow, orange and brown are residential zoning; Blue is institutional and green is agricultural.

ARTICLE 11: USE PROVISIONS BY DISTRICT

Table 11.1

On the following table, a "P" indicates that the use is permitted in the zoning district subject to the general provisions of this Ordinance; "C" indicates that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council; and "A" indicates that the use is permitted as an accessory use only.

USES	AR	R1	R2	R3	R4	NMU	CH	C1	C2	LI
Accessory Building or Use	P	P	P	P	P	P	P	P	P	P
Accessory Apartment	P	P	P	P	P	P				
Accessory Dwelling	P	P	P	P	P					
Alcoholic Beverage Plant/Distillery										C
Amphitheater	C					P		P	P	
Animal Hospital, Small Animal	P					P		P	P	
Animal Hospital, Large Animal	P					C				
Antenna	P	P	P	P	P	P	P	P	P	P
Antenna, Satellite TV	P	P	P	P	P	P	P	P	P	P
Antiques & Collectibles sales	P					P	P	P	P	C
Apparel Store						P	P	P	P	
Appliance Store								P	P	C
Arcade or Game Room						P	C	P	P	C
Art Galleries & Studios	C					P	P	P	P	P
Assisted Living Community									C	
Automobile/vehicle auction									C	C
Automobile Rental (trucks, vans, cars, & towing equipment)									C	P
Automobile Parts Sales									C	
Automobile Sales Lot									C	
Automobile Sales and Service Establishment									C	
Automobile Service and Fueling Station									C	
Bakery & Catering Establishments	C					P	P	P	P	C
Banks						P	P	P	P	C
Bar, Nightclub	C					C	C	C	C	C
Barber or Beauty shop						P	P	P	P	
Bed and Breakfast	P	P	P			P	P	C		
Bicycle Shop	P					P	P	P	P	
Book, Magazine or Newspaper Sales						P	P	P	P	
Bottled Gas Storage & Distribution									C	P
Bowling Alley								P	P	P
Broadcasting Studio (radio & TV)						C	C	C	P	P
Building Materials with outside storage									P	P
Building Supplies, wholesale/retail									P	P
Bus Terminal									C	P
Campgrounds & RV parks	C									
Car wash						C		C	P	P
Carpenter Shop, woodworking	C					C	C	C	P	P
Cemetery	P	P	P							
Childcare Learning Center								C	C	
Church, Synagogue or Religious Institution	C	C	C	C	C	C	C	C	C	C
Clinic						P	P	P	P	C
Clubs and Fraternal Organizations	C	C				C	C	P	P	C
Cold Storage Plant									P	P
College, university	P	P				P		P	P	

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USES	AR	R1	R2	R3	R4	NMU	CH	C1	C2	LI
Commercial Recreational Facility, Indoor	C	C				P	C	P	P	P
Commercial Vehicle & Equipment Sales and Rental						C		C	C	P
Community Center	P	P	P			C	C	P	P	C
Community Living Arrangement	C	C								
Composting Facility	P									P
Concrete or Masonry plant	C									P
Confined Feeding lot	P									
Contractor's Establishment									P	P
Convenience Store with no fuel sale	C					P	C	P	P	P
Convenience Store with fuel sale	C					C		C	P	P
Country Club (including golf course and driving range)	P	C				C				
Craftsman Shop or Studio	P	C				P			P	P
Crematory										C
Dance School or Studio	P	C	C			P	P	P	P	
Drive-in Theater	C					P	C	P	P	
Drug store (pharmacy)						P	P	P	P	
Dry Cleaners										P
Dwelling, Loft Apartment or Efficiency	P	P	P			P	P			
Dwelling, Single-Family Attached					P	P				
Dwelling, Single-Family Detached	P	P	P	P						
Dwelling, Two-Family (Duplex) Dwelling, Townhouse					P					
Electric, Petroleum or Gas Substation										P
Equestrian Center	P									
Equipment Sales and Service, Heavy										P
Event Facility	C									
Fallout Shelter	C	C	C	C	C	C	C	C	C	P
Family Day Care Home	C	C	C	C						
Farm Equipment, Sales, Rental, Repair/Service	C									P
Farmers Market	P					P	P	P	P	
Farming (excluding livestock & poultry)	P									
Farming (including livestock & poultry)	P									
Feed/food Processing	C									C
Feed, Seed Store	C							C	P	P
Fertilizer Plant										C
Finance, Insurance and Real Estate Establishments						P	P	P	P	C
Fitness Center	C					P		P	P	C
Flea Market	C					P	P	P	P	
Florist, Retail Without Greenhouse	C					P	P	P	P	C
Florist, Retail with Greenhouse	P					P	C	C	P	C
Food Processing Plant										C
Funeral Home	C					P	C	P	P	C
Furniture & Home Décor Sales						P	P	P	P	
Garage, Parking									C	
Garbage & Recycling Collection Service	C					C			C	P

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Gift, Specialty Shop	C					P	P	P	P	
Glass Sales, Storage	C					P	P	P	P	P
Golf Course	C	C	C	C		C				
Golf Driving Range	C	C	C	C		C			P	P
Greenhouse or Landscape Nursery	P					P			P	P
Grocery Store	C					P	C	P	P	C
Group Day Care Home	C	C	C							
Group Residential Facility	C	C								
Guest House, caretaker or employee dwelling	A	A	A	A						
Gunsmith Shop	A					P		P	P	P
Hardware Store	C					P	P	P	P	P
Home Improvement Center	C					P			P	P
Home Occupation	A	A	A	A	A	A				
Homeless Shelter	C	C	C	C	C	C				
Hospital or Medical Clinic	C	C				P			P	P
Hotel/motel						P			P	P
Ice cream, Confectionery Shop						P	P	P	P	
Inn	C	C	C							
Intermediate Care Home									C	
Jewelry Store						P	P	P	P	
Junk Yard										C
Kennel	A	C								
Laboratory, research commercial										P
Landscaping Services	A	A				P		P	P	P
Laundromat						P		P	P	P
Laundry, Self-Serve, Pick-up						P		P	P	P
Library		C	C	C	C	P	P	P	P	
Limousine & Taxi Service						P		P	P	
Liquor Store						P	P	P	P	P
Livestock Quarters and Enclosures	P									C
Locksmith Shop	A	A				P	P	P	P	P
Machine Shop	A					C		C	P	P
Manufactured Home	P			C						
Manufactured Home Sales, Rental, Repair									C	P
Manufactured, Modular Homes Sales, Display										C
Manufacturing, Heavy										
Manufacturing, Light										P
Massage Therapy	A	A	A			P	P	P	P	
Medical, Dental Clinic						P	P	P	P	
Medical, Dental Laboratory	C					P			P	P

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Medical Lab Services									C	C
Medical Offices						P			P	P
Metal Smelting/Forging Works										C
Miniature Golf	C					P			P	P
Mini-Warehouse Storage										P
Movie Theater						P		P	P	
Museums	C					P	P	P	P	
Newspaper/magazine publication, distribution	C					P	P	P	P	P
Nursing Home									C	
Office Supply & Equipment Sales						P	P	P	P	P
Outdoor Recreational Facilities (ballfields, fishing ponds, etc.)	C	A	A	A	A	P		P	P	A
Outdoor Recreational Facilities, commercial	C	C	C	C	C	P			P	C
Paper/pulp mill										C
Park and Playground	C	P	P	P	P	P	P	P	P	
Parking Lot, Garage									C	
Pawn Shop						P			P	
Personal Care Home	C	C								
Personal Services Establishment						P	P	P	P	
Pest Control Business									C	P
Pet Grooming	P					P	P	P	P	
Petroleum Refinery/Processing Plant										
Photography Studio & Developing						P	P	P	P	
Place of Public Assembly	C	C	C	C	C	C				
Plant Nursery, Greenhouse, Wholesale	C									P
Pool Hall						P	P	P	P	
Printing & Publication Shop									P	P
Produce Stand, Farmer's Market	P					P	P	P	P	
Professional Offices						P	P	P	P	
Recycling Center						C	C	C	C	P
Rental Services Establishment with No Outside Storage						C		C	P	P
Rental Services Establishment with Outside Storage						C		C	C	P
Restaurant	C					P	P	P	P	C
Restaurant, Fast-Food						C		C	C	
Retail Trade Establishment						P	P	P	P	
Sawmill	C									P
School	P	P	P	P	P	P	P	P	P	P
Seamstress or Tailoring	A	A	A	A	A	P	P	P	P	P
Septic Tank Sales & Service	C								C	P

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Shipping & Package Delivery Service						P	P	P	P	P
Shopping Center								P	P	
Small Appliance Repair shop	A					P			P	P
Small Appliance Retail Sales						P		P	P	P
Soft Drink Bottling/Distribution Plant										C
Solid Waste Transfer										C
Spa & Beauty Services	A	A				P	P	P	P	
Sporting Goods Store						P	P	P	P	
Storage Tank, Bulk, Flammable										C
Tannery, Leather Processing										C
Tattoo Body Piercing Parlor/Studio						P	P	P	P	
Taxidermist	A								C	P
Telecommunications Support Structure	C					C		C	C	C
Theater, Indoor						P		P	P	
Theater, Drive-in	C					P		P	P	C
Tire Store, Retail/Wholesale									C	C
Tower	C							C	C	C
Transitional Housing Facility	C	C	C	C	C	C				
Travel Agency						P	P	P	P	
Truck Stop										C
Utility Substation										P
Warehouse										P
Welding Shop										P
Wellness Retreat	C	C								
Wholesale Trade Establishment										P
Wrecker and Towing service										P

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