

# ***CODE AMENDMENTS*** ***LAND USE UPDATES***

City Council – Work Session presentation

Tuesday, March 28, 2023



# ***PURPOSE OF UPDATES***

- Last significant update completed in 2011 when current UDC adopted.
- N. Scott Overlay and Old Town Belton Overlay adopted since 2011.
- Significant commercial and industrial growth.
- Changes in technology and economy that has led to creation and evolution of land uses.
- Ensure Belton has a competitive advantage in the region.
- User-friendly updates – land use table, definitions, and use standards all in one chapter.

# *LAND USE GROUPS*

Expanded use groups to make it easier to locate permitted land uses, definitions, and standards.

New use groups are:

- Agriculture
- Residential
- Institutional and Civic
- Commercial Services
- Restaurant and Retail
- Office
- Lodging
- Marijuana
- Auto-Oriented
- Arts and Crafts Manufacturing and Production
- Industrial
- Waste-Related
- Miscellaneous

# ***EXISTING LAND USES***

There are multiple existing land uses will be consolidated, removed, retitled, or split. Impacted uses include:

- Government and Public Safety Facilities, Offices, and Services
- Indoor/Outdoor Entertainment
- Motor Vehicle Repair – Minor, Major, and Heavy
- Vehicle and Equipment Sales – General and Heavy
- Warehousing, Storage, Wholesale, and Distribution Facilities

# NEW LAND USES

There are many new land uses that will be added to better define uses and appropriate zoning districts and standards. New uses include:

- Community Garden
- Homeless Shelter
- Parks / Open Space
- Pet Care Services (Animal Services)
- Building / Ground Maintenance
- Social Services
- Banquet Facility / Event Space
- Farmer's Market
- Liquor Store and Tobacco Shop
- RV Park and Short-Term Rental\*
- Outdoor Storage Yards
- Self-Storage Facility
  - Indoor Climate Controlled
  - Warehouse
- Recycling Collection Facility
- Arts and Crafts Manufacturing and Production uses
  - Studios & Galleries
  - Artisan Micro-Manufacturing
  - Artisan Food/Beverage Production
  - Artisan Alcoholic Beverage Production
  - Business Incubator / Makerspace / Co-Working

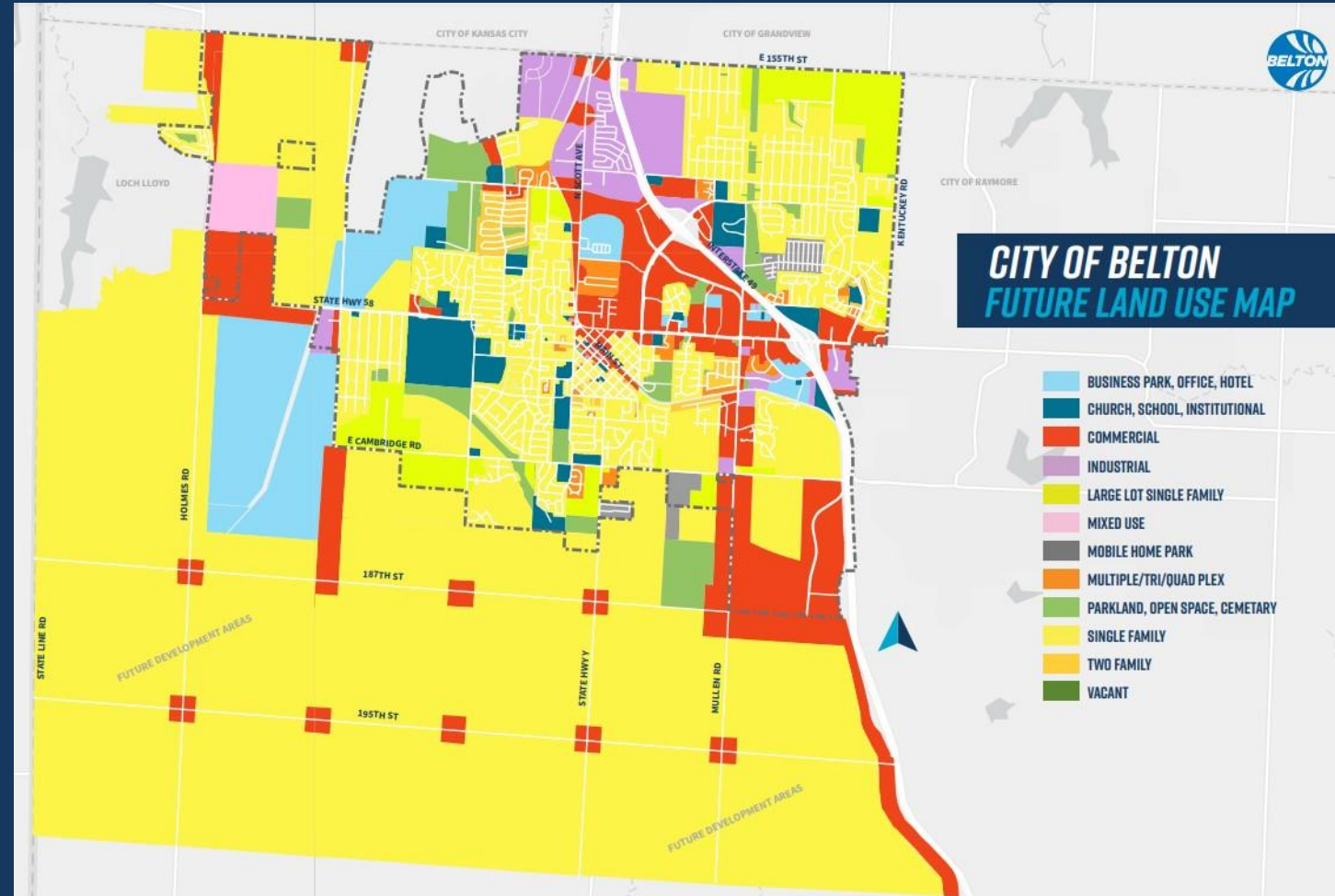
# *LAND USE TABLE UPDATES*

The Land Use Table designates in which zoning districts each land use is permitted. Land uses may be permitted by right (“P”), with special use permit (“S”), subject to conditions (“C”), or not permitted at all (“-”). Significant changes include:

- Public/Semi-Public facilities (libraries, religious assembly, schools, etc.) to be permitted in all or most zoning districts. SUP and conditions vary by zoning district.
- Small retail (less than 100,000-sf.) permitted in Business Park and Light Industrial zoning.
- All auto-oriented land uses subject to SUP approval.
- Removal of SUP requirement for Body Art Services (tattoo shops).
- All self-storage facilities subject to SUP approval, but expanding to Business Park and Flex Commercial/Industrial zoning for indoor climate controlled facilities.
- Arts and Crafts Manufacturing and Production uses permitted in all commercial and light industrial zoning districts, and with SUP in agriculture zoning as agritourism use.

# FUTURE LAND USE MAP

- The Future Land Use Map was last amended in 2014 to add the N. Scott Corridor Overlay.
- Will be reviewed in-depth with Comprehensive Plan update.



# FUTURE LAND USE MAP

- Current challenges:
  - Limited land area designated for light industrial uses that permit accessory outdoor storage.
  - No land area designated for heavy industrial uses.
  - Likely over-zoned for commercial and single-family, with potential to accommodate a wider mix of uses along arterial streets/corridors.
  - In most areas, current map functions like a zoning map or existing conditions map, rather than a long-range plan.

