



PROJECT: **UDC TEXT AMENDMENTS – LAND USE UPDATES**

Staff is currently in the process of drafting code amendments to Chapter 40, including a new Land Use Table, land use definitions, special use standards, and standards for conditional uses. This Chapter has not had any significant update since being adopted in 2011. Since that time, the City has adopted two Overlay districts (North Scott and Old Town) and experienced significant commercial and industrial growth. There have also been changes in technology and the economy that has led to the creation or evolution of numerous land uses that need to be reevaluated to ensure that Belton has a competitive advantage in the region. The purpose of the updates to Chapter 40 is to ensure the City has a land use table, definitions, and specific use conditions that are easy to locate and interpret. In addition to Chapter 40, Section 1-5 (Definitions) will be updated to remove land use definitions that will be incorporated into the Land Use Table. All other definitions will remain.

Staff would like to provide an outline of the more significant changes that are proposed to identify any potential concerns from the Commission, as well as to identify any items that need further research or consideration.

The following is a summary of the main changes that staff is proposing to bring forward at a future meeting (currently anticipated on April 4, 2023):

- Current land use table will be replaced by 13 smaller land use tables that will follow use groups. Each land use group land use table will be accompanied with definitions. This makes it easier to search for land uses and to find definitions to compare to uses within the same use group. The 13 use groups are as follows:
 - Agriculture
 - Residential
 - Institutional and Civic
 - Commercial Services
 - Restaurant and Retail
 - Office
 - Lodging
 - Marijuana
 - Auto-Oriented (car washes, gas stations, vehicle repair, etc.)
 - Arts and Crafts Manufacturing and Production
 - Industrial
 - Waste-Related (landfill, salvage yards, recycling centers)
 - Miscellaneous (accessory uses, telecommunications, etc.)
- There are multiple land uses that are proposed to be removed, retitled, split into more than one use, or consolidated into one use. The most significant changes include:
 - Consolidate multiple public/government-related uses into a single use “Government and Public Safety Facilities, Offices, and Services.”
 - Consolidate various indoor and outdoor recreations uses into “Indoor Entertainment” and “Outdoor Entertainment.”
 - Split “Motor Vehicle Repair” into a “Minor,” “Major,” and “Heavy” to provide a distinction from less-intensive auto repair businesses (oil change, tire change, etc.) and more-intensive auto body and collision repair centers.

- Consolidate “Commercial Motor Vehicle Sales” and “Light Equipment Sales/Rental” into “Vehicle and Equipment Sales – General.”
- Consolidate “Trucking/Freight Terminal” and “Warehousing and Wholesale” into “Warehousing, Storage, Wholesale, and Distribution Facilities.”
- There are multiple new land uses that are proposed to be added, including the following:
 - Community and Home Gardens
 - Homeless Shelter (this use doesn’t fit neatly within the existing “other group living” use)
 - Parks and Open Space (to distinguish from private indoor/outdoor entertainment businesses)
 - Grooming and Sales as a sub-use in Animal Services to distinguish from veterinary services
 - Building or Ground Maintenance Services (with/without outdoor storage)
 - Added with/without outdoor storage to Construction Sales and Services
 - Social Services to distinguish from Retail, Personal Services, and Office uses
 - Banquet Facility or Event Space (currently doesn’t fit neatly within any use)
 - Farmer’s Market
 - Liquor Store and Tobacco Shop (both identified in the N. Scott Overlay, but not defined)
 - RV Park and Short-Term Rental (proposed to be added, but not permitted anywhere for now)
 - Arts and Crafts Manufacturing and Production uses:
 - Arts and Crafts Studios and Galleries
 - Artisan Micro-Manufacturing
 - Artisan Food and Beverage Production
 - Artisan Alcoholic Beverage Production
 - Business Incubator/Makerspace/Co-Working
 - Outdoor Storage Yard (needs to be clarified to distinguish from vehicle storage/tow lots)
 - Self-Storage Facility – Indoor Climate Controlled
 - Self-Storage Facility – Warehouse (replaces current “mini warehouse” use)
 - Recycling Collection Facility – separate from Recycling Processing Facility to accommodate neighborhood/community drop-off sites
- New special use standards and conditions for uses permitted subject to conditions will be provided. All uses will have at least one (1) standard to assist in determining if the use is appropriate at the proposed location.
- Some land uses are proposed to be changed from special uses to uses permitted by right or subject to conditions and vice versa. The following are the most significant changes proposed:
 - Allowing public/government facilities, cultural facilities, libraries, religious assembly, schools, and utilities in all or most zoning districts (currently, most of these uses are only permitted in residential and parks and recreation zoning districts, despite many of these uses being located and appropriate in commercial and in some cases, industrial zoning districts).
 - Consideration of removing the body art services (tattoo shops) special use permit requirement to allowed by right in the zoning districts currently permitted (unlike with tobacco shops and payday loan businesses there are no conditions associated with this use or separation requirements).
 - Allow small retail uses (less than 100,000-sf.) in Business Park and Light Industrial zoning districts (this is common in most cities, and is already permitted in the N. Scott Overlay).
 - Consideration of making all auto-oriented land uses (car washes, gas stations, vehicle repair, vehicle sales, etc.) special uses due to the intensity of each use. This also allows Planning Commission and City Council to determine if the proposed use is appropriate at the proposed location and evaluate the impacts to both public and private property in the vicinity.
 - Allow Arts and Crafts Manufacturing and Production uses by right in all office, commercial, business park, and light industrial zoning districts, and by special use permit in Agricultural zoning in conjunction with agritourism businesses.

- Consideration of making all storage facility uses special uses to ensure it is at an appropriate location. Currently storage facilities are only permitted in industrial zoning districts, however, it is recommended that Indoor Climate Controlled facilities be expanded to be allowed in Business Park zoning and in the Flex Commercial Industrial zoning district in the N. Scott Corridor with a special use permit.

Example of new Land Use Tables and definitions:

(10) Arts and Crafts Manufacturing and Production Uses

a. Base zoning districts

ARTS AND CRAFTS MANUFACTURING AND PRODUCTION USES																
Uses	Zoning Districts															Conditional or Special Use Provisions
	A	R-1	R-1A	R-1B	R-2	R-3	R-3A	PR	PO	C-1	C-2	C-3	BP	M-1	M-2	
Arts and Crafts Studios and Galleries	S	-	-	-	-	-	-	P	P	P	P	P	P	P	-	
Artisan Micro-Manufacturing	S	-	-	-	-	-	-	-	P	P	P	P	P	P	-	
Artisan Food and Beverage Production	S	-	-	-	-	-	-	-	P	P	P	P	P	P	-	
Artisan Alcoholic Beverage Production	S	-	-	-	-	-	-	-	P	P	P	P	P	P	-	
Business Incubator / Makerspace / Co-Working	S	-	-	-	-	-	-	P	P	P	P	P	P	P	-	

b. North Scott Corridor Overlay District

ARTS AND CRAFTS MANUFACTURING AND PRODUCTION USES								
Uses	Zoning Districts							Conditional or Special Use Provisions
	R-3	R-3A	PO-NS	C-1-NS	C-2-NS	C-3-NS	FCI	
Arts and Crafts Studios and Galleries	-	-	P	P	P	P	P	
Artisan Micro-Manufacturing	-	-	P	P	P	P	P	
Artisan Food and Beverage Production	-	-	P	P	P	P	P	
Artisan Alcoholic Beverage Production	-	-	P	P	P	P	P	
Business Incubator / Makerspace / Co-Working	-	-	P	P	P	P	P	

c. Old Town Belton Overlay District. All uses permitted in the C-1 base zoning district are permitted as designated in the base zoning district land use table.

d. Land use definitions

Arts and Crafts Manufacturing and Production Uses: This use group provides for the production, processing, and selling of handcrafted and small-scale artisan products, as well as the utilization of shared spaces to encourage the growth and development of small businesses.

Arts and Crafts Studios and Galleries: A use involving the production of works of art by individuals and assistants produced by the use of hand tools or domestic mechanical equipment and includes the displaying, loaning, and selling of art books, paintings, sculptures, or other works of art and accessory supplies.

Artisan Micro-Manufacturing: On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts of very small-scale manufacturing uses that have no negative external impacts on surrounding properties. Showrooms and sales of goods produced on-site are permitted.

Artisan Food and Beverage Production: On-site production or preparation of food made on site with limited to no automated processes involved and may include direct sales to or consumption by consumers on premise. Typical uses include small-batch bakeries, small-batch non-alcoholic beverage producers, small-batch candy or chocolate shops, local cheese makers and other specialty food production services. Total production areas typically occupy less than ten thousand square feet (10,000-sf.) in agricultural or commercial zoning districts, but may be larger in business park, flex commercial/industrial, and industrial zoning districts.

Artisan Alcoholic Beverage Production: On-site production of alcoholic beverages and may include direct sales to or consumption by customers on premise. Typical uses include micro-breweries, micro-wineries, and micro-distilleries. Sites may include tasting rooms. Total production areas typically occupy less than ten thousand square feet (10,000-sf.) in agricultural or commercial zoning districts, but may be larger in business park, flex commercial/industrial, and industrial zoning districts.

Business Incubator / Makerspace / Co-Working: A commercial or non-profit organization providing multiple individuals and small firms access to shared office, meeting, and production spaces for small businesses. Shared spaces may include small assembly spaces for education and training. Production spaces may include commercial kitchens that can be shared by multiple artisan food and beverage producers.

Future updates needed:

- The introduction of new uses will warrant some modifications to the parking requirements in Chapter 26, however, staff will utilize the “uses not listed” rule for determining the most appropriate parking requirements for a specific until parking standards have been updated.