



To: Polk County Board of Commissioners

From: Planning Board and Staff

Date: December 14, 2023

Re: Polk County Zoning Ordinance Text Amendment

### Project History & Analysis

Zoning Ordinance text amendment was requested on November 9, 2023 by a citizen to add *Automobile, truck, farm equipment & farm implement sales and service* in the Neighborhood Commercial Zoning District as a Permitted use. *Automobile, truck, farm equipment & farm implement sales and service* is currently Not Permitted.

### Proposed Amendments

Amendments are as follows, additions to existing text are indicated by the use of red.

	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	ARS
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory dwelling unit <sup>xxii</sup>														P	
Agricultural building (10 acres or more) <sup>xxiii</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural building (less than 10 acres) <sup>xxiv</sup>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Animal Processing Facilities <sup>xxvii</sup>												P	S	S	
Arcades, Video Games <sup>xxviii</sup>	P	P					S		S	S	P	P	S	S	
Automobile, truck, & farm Implement sales & service <sup>xxi</sup>			P				S			P	P	P	P	P	S
Bed & Breakfast	P	P					P		P	P	P		P	P	P

***Automobile, truck, farm equipment & farm implement sales and service (Major and Minor).*** An establishment primarily engaged in the sales, repair, or maintenance of motor vehicles, motorized farm equipment, and farm implements. Major repairs and maintenance includes paint, body, fender repair and painting, and major engine overhaul. Minor repairs and maintenance include brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups, and transmission work. Both major and minor repairs and maintenance are to be performed within a completely enclosed building.

## **Plan Consistency**

The Planning Board has found that this request is consistent with the Polk County 20/20 Vision Comprehensive Plan, adopted March 15, 2010, amended September 18, 2017:

- a. The proposed change is located in an Intended Growth Sector.
- b. I.40 Encourage commercial development to locate in clusters/nodes, special use districts, intended growth and controlled growth land use categories.
- c. P.65 Polk County supports development of new businesses, which will create new products, new processes, and new business models.
- d. P.65 Polk County considers local entrepreneurship to be crucial to a stable local economy.

## **Recommendation**

The Planning Board does recommend that the Board of Commissioners enact the Polk County Zoning Ordinance text amendment as a Special Use rather than a Permitted Use as requested by the applicant.

Votes:

Aye - 4  
Nay - 1

Warren Eadus  
Planning Board Chair