

Executive Summary

Request:

Amend Article 8 – ACH Agricultural Business & Commercial District - Section 801.04, **Exceptions (19)** of the City of Blair Zoning Regulations to change the permitted use from:

"Rental and lease establishments, outside storage; provided however, no rental or lease establishments for construction equipment shall be allowed."

to:

"Rental and Leasing Establishments, Outside and Inside Storage"

to align with the use definition contained in Chapter 303 **Definitions, (125)** of the Zoning Regulations.

Background

The current language in Article 8, Section 801.04(19) “**Rental and Leasing Establishments, Outside and Inside Storage**” permits rental and lease establishments with outside storage but includes a prohibition on construction equipment rental or lease establishments. Staff has identified that this language is inconsistent with the defined use category contained in Chapter 3, **Definitions**, which recognizes "Rental and Leasing Establishments, Outside and Inside Storage."

Purpose of the Amendment

The proposed amendment is intended to:

- Ensure consistency between Article 8 and Chapter 3 of the Zoning Regulations.
- Eliminate conflicting terminology within the zoning code.
- Clarify the land use for property owners, developers, and staff.
- Improve administration and interpretation of the zoning regulations.
- Modernize the “use” classification to reflect common rental and leasing business operations that may include both indoor and outdoor storage areas.
- This amended use does not eliminate the requirement for a Conditional Use Permit.

Recommendation

The amendment aligns the language of Section 801.04(19) with the existing definition already established in Chapter 303: **Definitions**. By referencing both inside and outside storage, the regulations will more accurately reflect the operational characteristics of rental and leasing establishments and leaves the decision of whether there should be outdoor storage of construction equipment to the Planning Commission and City Council because what may work in one location, may not work in a different location.