

THE CITY OF  
**MOAB**



EST. 1902

# Zoning Text Amendment Matrix for I-1 Text Amendment

[Municipal Code Analysis 17.04.070](#)

Section	Code Provision	Compliance	Rationale
17.04.070	<b>Text Amendment Approval Criteria</b>		
17.04.070 .A	Is the <b>proposed use</b> substantially similar to other authorized uses permitted within the subject zoning district?	Complies	The proposed text amendment for self-storage warehouse is similar to other Industrial uses setback and buffer requirements. The current ordinance is adding additional requirements to a less intense use.  Currently, Indoor Kennels are allowed in conjunction with a veterinary clinic in some commercial zones.
17.04.070.B	Is the <b>proposed use a relatively new use type</b> or development concept that was not anticipated at the time of the adoption of the City’s General Plan?	Complies	A storage warehouse is a less intense industrial use rather than a heavy industrial use. It does not admit odors, noises or other forms of nuisances that would require a heavier industrial zone. The amendment is for having similar setbacks and buffer requirements as other similar uses in the zoning district.  The proposed use of “indoor/outdoor Kennel” could be compatible with other uses in the zone.
17.04.070.C	Is the amendment consistent with the policies and goals of the <b>General Plan</b> ?	Complies	Allowing smaller properties to be developed for uses that are needed in the City of Moab complies with the goals policies and visions for economic development. Adding uses that are not allowed in any other zones could assist with fulfilling the needs of the community in an appropriate zoning district.
17.67.040.D	Will the amendment create <b>significant adverse impacts</b> upon neighboring properties within or adjacent to the zoning districts which would be affected by the change?	Complies	The text amendment will allow using properties in the I-1 zone more attainable by removing restrictions that hinder the use of properties that might not meet the minimum requirements for a self-storage warehouse that is currently in place.
17.67.040.E	Is it in the <b>public interest</b> to approve the proposed amendment?	Complies	Allowing uses that are listed in the table of permitted uses in the I-1 zone to become less burdensome will help with infill development and make more efficient use of the land available in the I-1 zoning district.
17.67.040.F	Is the amendment likely to lead to a <b>positive redevelopment</b> of a specific area or zone?	Complies	The proposed amendment will allow undeveloped properties that do not meet current code requirements to be developed for uses that are needed in the City.
17.67.040.G	Will the amendment <b>provide a variety of options</b> for residents in terms of economic development, affordable housing, or other benefits?	Complies	Removing restrictions that could become burdensome and restrictive will allow for economic development to be more accessible for more properties in the Industrial zone.
17.67.040.H	Is the <b>amendment appropriate</b> considering the existing conditions in the zoning district, the established relationships between zoning districts, existing land uses and densities, and the scale of both existing and proposed development?	Complies	There is a limited amount of properties in the I-1 zone within the City of Moab. Allowing some of the regulations for self-storage warehouse to be relaxed will allow for existing properties in the zone to be developed.  Adding uses that are not allowed in any other zoning district to the I-1 zone will enable the City to have more options for uses that would not be allowed in other zoning districts.