



General Plan Implementation Policy 01-19

City Policy for Light Industrial Uses in the Central Commercial Residential District

The City of Isleton's General Plan encourages commercial uses within the Central Commercial Residential District ("CCRD"), particularly on the lower floors of buildings fronting Main Street. Development Standard 1 of the General Plan states:

Page IV-A-15 of the General Plan:

1. All lands within the Redevelopment Project Area shall be subject to such additional standards for Site Plan and Architectural Review as may be imposed by the City. Proposed projects shall first be approved conceptually by the Redevelopment Agency as to use prior to Site Plan Review by the City Planning Commission. The role of the Agency is to determine whether a proposal is consistent with the purposes of the Redevelopment Plan. The Planning Commission and City Council determines land use policy as contained in the General Plan and through zoning consistent with the General Plan. Temporary uses, including light industrial, may be approved under agreement between the City and applicant on the condition that the applicant will remove all temporary uses at his expense at such time the City determines that the property is needed for permanent use under the General Plan and Redevelopment Plan.

General Plan Implementation Policy:

In accordance with Policy 1 of the General Plan (Page IV-A-15), the City shall encourage commercial uses and development within the CCRD. The City may consider, on a case by case basis, light industrial uses in the CCRD, if they are temporary, with approval of a conditional use permit. This should include reserving at least 30% of the lower floor portion of buildings fronting the street, as commercial use, even if there is currently not viable commercial use for the building. If the Planning Commission recommends and the Council approves light industrial uses within the CCRD, then the facade of the building fronting the street shall be required to be improved and maintained with a retail appearance that can easily be reconverted to retail uses consistent with the surrounding retail uses.

Adoption:

This policy was approved by the City of Isleton City Council on February 12, 2019, upon recommendation of the City of Isleton Planning Commission made on February 5, 2019.

Attachment: Map of the Central Commercial Residential District

