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Planning Commission Agenda

TO BE HELD in the Ironwood Memorial Building Women's Club Room, 213 S. Marquette Street, Ironwood, MI 49938

Please click the link below to view the meeting online:
https://cityofironwood.zoom.us/j/85303269831

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1. Call meeting to order.
2. Recording of the Roll.
3. Approval of the March 5, 2026, Meeting Minutes.
4. Approval of the Agenda.
5. Citizens wishing to address the Commission regarding items on the agenda (Three-minute limit).
6. Citizens wishing to address the Commission regarding items not on the agenda (Three-minute limit).
7. Items for Discussion and Consideration.
    I. Public Hearing – 2025 Comprehensive Plan
    II. Discuss and consider approval and recommendation of the 2025 Comprehensive Plan
    III. Discuss and consider approval of Zoning Ordinance Audit
8. Other Business.
9. Next Meeting: May 7, 2026 at 5:00 p.m.
10. Adjournment.

PROCEEDINGS OF THE IRONWOOD PLANNING COMMISSION
Thursday, March 5, 2026

A Regular Meeting of the Planning Commission was held on Thursday, March 5, 2026, in the City of Ironwood Memorial Building Women's Club Room.

1. Call to Order: Sam Davey called the meeting to Order at 5:00 p.m.

2. Recording of the Roll:

MEMBER	PRESENT YES	PRESENT NO	EXCUSED	NOT EXCUSED
Sam Davey	X			
Scott Bissell	X			
Klaus Kutschke	X			
Mark Silver	X			
Vacant				
Siman Batu – Not Sworn In		X		
Grant Boelter	X			
Steve Frank ex-officio, non-voting member	X			
	6	**1**		

Also present: Community Development Assistant Tim Erickson.

3. Approval of the February 5, 2026, meeting minutes.

   Motion by Silver to approve the meeting minutes. Second by Bissell. Motion Carried 4 to 0.

4. Approval of the Agenda:

   Motion by Boelter to approve the agenda. Second by Silver. Motion Carried 4 to 0.

5. Citizens wishing to address the Commission regarding Items <u>on</u> the Agenda (three-minute limit): None.

6. Citizens wishing to address the Commission regarding Items <u>not on</u> the agenda (three-minute limit): None.

7. Items for Discussion and Consideration.

   A. Comp Plan Update: A public hearing regarding adoption of the new Comprehensive Plan will take place at the next meeting. Planning Commissioners were encouraged to continue reviewing the plan and to provide any feedback.

   B. Discuss 2026 Goals:

      I. Zoning Ordinance Revision: After adoption of the Comprehensive Plan, the zoning ordinance will need to be revised. Frank mentioned his desire to remove retail from an allowable use in the Highway Commercial District to require retail to be focused in downtown.

      II. Surplus Property Policy and Inventory: The surplus property policy and inventory will be worked on to reflect the current ordinance. Silver asked for staff to work on shipping containers and to enforce that part of our ordinance throughout the City. He mentioned his desire to help with that process.

      III. Sidewalk Policy: The new comprehensive plan will inform the creation of a new sidewalk policy.

8. Other Business: None.

9. Next Meeting: Thursday, April 2, 2026, at 5:00 p.m. at the Ironwood Memorial Building.

10. Adjournment.

Meeting adjourned by Davey.

Adjournment at 5:12 p.m.

Respectfully submitted.

_____
Sam Davey, Chair

_____
Tim Erickson, Community Development Assistant

City of Ironwood
213 S. Marquette St.
Ironwood, MI 49938

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MEMO

To: Chairman Davey and The Planning Commission

From: Tom Bergman, Community Development Director

Date: March 27, 2026 Meeting Date: April 2, 2026

Re: 2025 Comprehensive Plan Review and Adoption

Background

The City started the Comprehensive Revision Process in 2024 and we are finally reaching the finish line. Over the last several months the City has been through the public review process of the Comp Plan. This has included sending letters to designated stakeholders under the Michigan Planning Enabling Act. In addition, the Plan has been available on the website for review and comment by the public. We are now on to the public hearing process to be held at our April 2nd meeting.

Link to Comprehensive Plan Draft - https://ironwoodmi.gov/2024-comprehensive-plan/

Recommendation

If the Planning Commission is ready, motion to approve and recommend adoption of the 2025 Ironwood Comprehensive Plan to the City Commission.

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Ironwood, MI 49938

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MEMO

To: Chairman Davey and The Planning Commission

From: Tom Bergman, Community Development Director

Date: March 27, 2026 Meeting Date: April 2, 2026

Re: Zoning Ordinance Audit

Background

In the Fall of 2025, the City started the process of auditing the Zoning Ordinance. This is the first step of doing a revision of the Zoning Ordinance to meet the requirement of being consistent with the Comprehensive Plan. Now that we are finishing the Comp Plan, we can move toward the revision of the Zoning Ordinance. Attached to this memo is the draft audit for the zoning ordinance. There are some significant recommendations on changes to be made to the zoning ordinance. Some these are consistency recommendations with the Comp Plan, but others are issues we have discovered through use of the existing ordinance.

The next step is to start the revision of the Zoning Ordinance. Funding of this project will primarily come through our Redevelopment Ready Community Certification. The MEDC provides technical assistance dollars to certified communities. This should cover much of the cost associated with the zoning revision. We are hoping to get some more firm cost estimates in the coming weeks.

Recommendation

Recommend adoption of the Zoning Audit.

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EQUAL HOUSING OPPORTUNITY

City of Ironwood
Zoning Code Audit Report
March 2026

Introduction

In Fall 2025, the City contracted with HKGi to conduct this Zoning Code Audit. As the City is finalizing the update of its Comprehensive Plan, the City is also preparing for the subsequent updates that will be needed to its Zoning Code to align with the updated Plan and to implement the Plan. Zoning code updates should also support implementation of the recently approved housing study and the City's redevelopment initiatives. The City wants to identify the issues, gaps, and complexities in the zoning code that serve as barriers to property development and redevelopment as well as make the zoning code difficult to use.

HKGi's understanding of the City's needs for the zoning code audit includes the following:

- The current zoning code was updated three years ago, with Council adoption in December 2022.
- While the City is generally satisfied with the overall code structure and the 2022 code improvements, they recognize that some issues were not adequately addressed by the code update.
- The City needs to review and amend the zoning code to ensure it is consistent with the updated Comprehensive Plan.
- General code issues identified by city staff include standards oriented to a growth community rather than redevelopment, overly complex district standards, and development procedures that could be streamlined.
- The code audit is intended to identify the types of additional code improvements needed.

The purpose of this zoning code audit is to provide detailed documentation of the zoning code's issues, summarize the key code improvements needed, and provide a foundation for the future zoning code update process. The code audit is based on findings from a comprehensive review of the City's zoning code, updated comprehensive plan, and the housing action plan documents, as well as discussions with the City's Community Development Staff.

In addition to this report, the following supplementary documents are attached:

- Existing uses table (from Appendix of the Zoning Code)
- Existing dimensional standards tables
- Residential lot size analysis
- Zoning district maps
- Overview of development review procedures

Key Improvement Areas by Article

The key improvement areas were identified based on HKGi's review and evaluation of each code article as well as discussions of each article with City Community Development Staff and their experiences with the zoning code.

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Minneapolis, MN 55401

Article 1: Introduction

» *Locate all definitions in one place to make them easier to find and eliminate inconsistency and redundancy.* Consider moving all definitions to the definitions section, such as signs, adult uses, medical marihuana, lighting, and residential building types. Larger categories of definitions can be separate sub-sections within the definitions section.

» *Consider separating and relocating definitions section to a separate article.* Since the definitions are a long section and provide reference information, consider relocating from the front of the code to the last article of the code.

Article 2: Zoning Districts

One focus of this audit is an evaluation of the requirements and organization of the City's existing zoning districts to determine necessary changes to the districts, uses, and standards to reflect the guidance from the 2040 Comprehensive Plan, current market demand, reduction of development barriers, and state statute requirements. This analysis used the existing uses table, existing dimensional standards tables, mapping of existing zoning districts (residential districts map and non-residential districts map), and lot size analysis, which are attached.

Districts Overall

» *Clearly identify and expand accessory uses in the use tables by creating separate principal and accessory use tables.* The current use tables identify a limited number of accessory uses. However, standards for accessory uses are in three different sections in the zoning code, including Article 3 General Provisions (13 accessory uses), Section 5.3-8 Special Land Use Specific Requirements, and Section 5.4-5 Permitted with Use Standards Specific Requirements. Based on best practices in other cities' zoning codes, a significant number of additional accessory uses should be identified, such as garage, storage shed, accessory dwelling unit, home occupation, outdoor display, outdoor storage, drive-through window facility, keeping of chickens/bees, food truck, outdoor dining area, in-home family/group day care, swimming pool, solar facility.

» *Address the specific standards for select accessory uses.* Identified accessory uses with standards include:

- accessory structures in commercial districts – one issue is the requirement for the exterior building materials of accessory structures to be consistent with those of the principal structure
- portable toilets
- snow storage, which was in the old zoning code
- manufactured housing units Sec. 2.2-7.b.6 - particularly the reference to BOCA National Building Code Sec. 621 and consistency with State Statutes
- solar energy collectors - consider allowing ground-mounted if structure setbacks are met, in addition to roof-mounted uses that are already allowed
- wind energy systems - evaluate whether this use should be allowed in additional districts

- recreational vehicles, Sec. 3.1-26 - address the allowance of short-term uses (e.g. two weeks) of recreational vehicles and access challenges to rear yards where they are allowed

» *Organize use specific standards.* Organize all standards that are specific to a use, rather than a district, in one place by creating a new Use Specific Standards article.

Residential Districts (R-1A, R-1B, R-2, R-3, R-4):

» *Consider additional medium density (Missing Middle Housing) types/uses.* Potential Missing Middle Housing types include four-unit multi-story buildings, small townhouse buildings (up to 4 attached units), and small low-rise apartment buildings that are a similar scale to other Missing Middle Housing types already in the zoning code.

» *Add a new medium density (Missing Middle Housing focused) district.* Create a residential district that allows Missing Middle Housing options but does not allow apartment buildings, or alternatively, restructure the existing residential districts to achieve the same outcomes.

» *Consider allowing duplexes in all urban residential districts.* Currently the R-1A and R-4 districts do not allow duplexes. Also consider allowing duplexes subject to the same lot and site/building standards as single-unit dwellings as an incentive for the development of smaller and affordable housing options.

» *Consider allowing live/work buildings in additional residential districts.* Currently live/work buildings are only allowed in the R-1B district. Since the R-4 and R-2 districts allow higher density development than the R-1B district, it may be appropriate to allow live/work buildings in these districts as well.

» *Review and update the residential districts' intent statements.* All the districts' intent statements should be updated to reflect the addition of a new medium density (Missing Middle Housing focused) district.

» *Rename and renumber the residential districts*. District names and number code should reflect their relative density, with R-1 as the lowest density district, to make the zoning districts and the zoning map easier to understand. Update the districts' sequence in the tables accordingly.

» *Remove the "applicable building types" from each district's intent.* Since the Use Table identifies building/housing types for each district, it is redundant to list them with each district intent.

» *Update the districts' dimensional standards.* Evaluate dimensional standards to conform to comp plan density requirements, reflect contemporary building setback requirements, reduce barriers to development, and eliminate unnecessary or conflicting standards, including the following:

- Reduce minimum lot sizes, particularly the R-1A district; use the lot size analysis and mapping of existing non-conforming lots (attached) to identify the appropriate new lot size standards
- Consider removing the lot depth, lot width/depth ratio, site FAR, and building floor area requirements
- Consider increasing the maximum building height in the R-2 district from 3 stories (50 ft.)

- Clean up the confusing standards, discrepancies, and overly complex standards, including the following:
    - Floor area vs. FAR calculations related to the inclusion of garages
    - Cottage court/cluster housing maximum floor area standards
    - ADUs
    - Cottage court housing
    - Cottages/tiny homes
    - Window fenestration

» *Evaluate and update the Residential Building Design standards.* Section 2.2-7 is a lengthy section consisting of General Residential Building Standards and Building Type Standards. These are primarily form-based standards that should be evaluated for their benefits to development, barriers to development, complexity, and practicality.

Commercial/Mixed-Use Districts (C-1, C-2, C-2A, C-3):

» *Clarify and update C-2A as an overlay district or a base district.* If it is a base district, then the district should include the same types of standards as other commercial districts and properties should be clearly zoned C-2A on the zoning map. If it's an overlay district, the overlay district's standards need to be compared with the uses and standards in the other commercial districts, e.g. overlay districts typically don't include allowed uses.

» *Consider allowing additional residential uses in C-2, C-2A, and C-1 districts.* Some of the Missing Middle Housing types could be a good fit for these districts that already allow residential.

» *Rename and update the district intents of the commercial districts to mixed-use districts.* Since these districts all allow residential uses, make it clear to property owners, neighbors, and developers what uses are allowed.

» *Consolidate and organize the Site & Building Requirements tables into a single table*. This table would be parallel to the Residential Districts' Schedule of Regulations table (Sec. 2.2-5).

» *Update the districts' dimensional standards.* Evaluate dimensional standards to conform to Comprehensive Plan density requirements, reflect contemporary building setback requirements, reduce barriers to development, and eliminate unnecessary or conflicting standards.

» *Evaluate and update the Commercial Design standards.* Section 2.3-2 is a lengthy section consisting of building materials and other design standards. These are primarily form-based standards that should be evaluated for their benefits to development, barriers to development, complexity, and practicality. One issue is balancing between the City's desire to get commercial buildings to return to their original character and the resulting barriers to redevelopment.

» *Consider a potential overlay district that supports implementation of the Business Development District concept in the updated Comprehensive Plan.* The intent of this overlay district would be to provide an area where a wide variety of small and expanding businesses

can enter the Ironwood market through flexible standards, reuse of buildings, and allowing a greater range of uses.

Industrial District (I):

» *Assess and update the Industrial Building Standards.* Assess these form-based development standards in terms of presenting barriers to industrial development and opportunities to reduce restrictions/increase flexibility.
» *Assess uses requiring the Special Land Use (SLU) application.* Consider whether any uses requiring a SLU could be changed to Permitted with Use Standards to streamline the process and remove potential barriers to industrial development.

Open Area District (O):

Review alignment between the district's intent statement, use table, and zoning map. Based on the use table, consider whether additional parcels should be zoned for the O district, e.g. parks, public buildings.

Zoning Map

» *Align the zoning map with the future land use map in the updated Comprehensive Plan.*
- Assess whether additional land in the Downtown Neighborhood FLU area could be rezoned R-4 or R-2.
- Assess whether some land in the Traditional Neighborhood FLU areas could be rezoned R-1B or R-4.
- Assess whether any of the commercial FLU areas are oversized for commercial uses long-term and could be rezoned to R-2 to clarify the community's need and acceptance of residential development in these areas.
- Rezone industrial to align with the FLU map.

» *Assess opportunities to increase the application of the R-1B, R-4, R-2, and new medium density districts on the zoning map.* Analysis could include identifying areas that are within walking distance of community amenities, such as commercial areas, services, schools, and parks.
» *Consider extending the R-1A district down Van Buskirk Rd.* Existing areas with narrow lots could be opportunities for development of additional urban-sized lots.
» *Update the C-2A district on the zoning map.* Depending on the determination of whether it is a base district vs. an overlay district, update the zoning map accordingly, e.g. if it's an overlay district, there could be a hatched layer over that portion of the C-2 zoning.
» *Assess additional opportunities to apply the C-1 district along collector streets.* Currently the C-1 district is only applied to 20 acres of land total and less than one acre is vacant land.

Article 3: General Provisions

This article's name is confusing. Consisting of 35 sections, it is a catch-all article that makes it hard to find information with the zoning code. Our high-level review of the article finds that it includes 9 sections that are typically considered general provisions, 18 sections that are

standards for specific uses (13 accessory uses, 3 principal uses, and 2 temporary uses), 6 sections that are site development standards, and 2 sections that are district level standards.

» *Create a new article for all use specific standards separate from Article 3 General Provisions.* This article could include the 18 sections referenced above, Sec. 5.3-8 Special Land Use Specific Requirements, Sec. 5.4-5 Permitted Uses with Use Standards Specific Requirements, and potentially Sec. 2.2-7 Residential Building Design (which contains standards for each housing type in the use table).
» *Relocate sections.* The following sections could be relocated to the Site Development article:
  - Fences and walls
  - Grading, excavation, filling, soil removal, creation of ponds, and clearing of trees
  - Performance standards
  - Private road standards
  - Sidewalks, bike paths, and walkways
  - Street access and design
» *Relocate sections.* The following sections could be relocated to the Zoning Districts article:
  - Lot width/depth ratio
  - Residential recreational area
» The following sections could remain in the General Provisions article:
  - Principal Buildings, Structures, and Uses
  - Determination of Similar Uses
  - Lot Area Allocation
  - Building Grades
  - Electric Distribution and Service Lines
  - Front Yard Requirements
  - Projections Into Yards
  - Intersection Visibility
  - Height Expectations and Limitations

Article 4: Site Development

Off-Street Parking and Loading Standards

» *Align the uses in the parking standards table with the uses in the districts' use tables.* The current parking standards table includes more detailed uses than necessary and makes the table overly long. Since the districts' use tables will be updated, this table should be updated to eliminate any confusion about uses.
» *Evaluate and update the number of parking spaces requirements.* Some requirements could be lowered to meet contemporary parking demands and reduce barriers to development. In particular, consider reducing residential minimum parking requirements to reduce barriers to development. Also consider the impact of snow storage concerns on parking standards.

Access Management and Driveway Standards

» *Broaden these standards beyond Highway 2.* This section only applies to the Highway 2 corridor, which is an arterial roadway. Driveway requirements for residential are confusing. Access management and driveway standards are needed for other roadways.

- *Consider moving Sec. 3.1-31 Street Access and Design to this section.* All or portions of this section may fit better here.

Landscape and Tree Replacement Standards

- *Staff believe this section needs a full evaluation and update.* Overall, the standards are overly complex to use. Staff is unsure of how to apply it and its practicality. In particular, the tree removal/replacement, greenbelt, and buffer zone standards need updating. Staff is also interested in adding tree planting requirements within street rights-of-way.
- *Staff are interested in adding and expanding standards for screening, fences, and walls.* Fence/wall standards in Article 3 should be moved here. Consider increasing the maximum fence height allowed from 6 to 7 feet.

Sign Standards

- *Evaluate and update sign standards based on current issues.* Too many signs exist along the highway today, so evaluate whether the number and types of signs allowed is too high. Also evaluate the types, sizes, and locations of signs allowed in different contexts, e.g. pole signs vs. monument signs.
- *Update sign regulations to meet content neutrality First Amendment legal ruling.* Evaluate and update sign sections to remove content-based regulations.

Lighting Standards

- Staff feel this section does not need updating.

Article 5: Approval

Site Plan Review

- *Site plan review requirements are confusing and should be updated to be clearer.* The Uses Requiring Site Plan Review table, Sec. 5.1-2, identifies a lengthy list of uses (33) requiring site plan review but then identifies some uses that are Exempt and some that are subject to Sketch Plan Review (Administrative Approval). Evaluate and streamline the site plan review process where appropriate.
- *Expand administrative approvals.* Consider making additional uses subject to administrative approval or exempt. For example, remove detailed criteria and remove low thresholds (less than 5% of floor area or parking area). Consider more opportunities for administrative approvals of site plan amendments as well.

Planned Unit Development (PUD) Overlay

- This procedure is not currently being used so does not need updating.

Permitted With Use Standards

- *Clarify and simplify this procedure to make it less confusing.* Even though it is an administrative approval process, this section refers to conditional land uses and a requirement for a site plan review.

Special Land Use

- *Clarify and simplify this procedure.* This procedure also refers to conditional land uses and requires a site plan review.

Condominium Development Standards

» This procedure is not currently being used so does not need updating.

Subdivision

» *Develop a subdivision procedure.* The zoning code does not have a subdivision section. The City needs a subdivision process, particularly for lot splits and minor subdivisions.

Article 6: Administrative

» *Move some divisions/sections to the Introduction or General Provisions articles:*
- Non-Conforming Use, Structures, and Lots (Division 6.1)
- Authority of Zoning Administrator (Sec. 6.2-1)
- Sub-sections of Zoning Board of Appeals (Division 6.3)

» *Integrate the remaining sections into article 5.* All the zoning code's development procedures should be in the same article to better align procedures and make them easier to find for applicants.

» *Review and simplify the requirements for the certificate of zoning compliance and variance procedures.* It would be beneficial to organize all the development procedures into a table that makes it clear and easy-to-understand the requirements.

» *Simplify zoning ordinance text amendments, zoning map amendments/rezoning, and comprehensive plan amendments if feasible.* There are a substantial number of site plan amendments per year, and staff believe there are opportunities to make some amendments administrative approvals. In particular, the rezoning procedure is too complex, which may be tied in part to the City Charter, and often presents a barrier to development.

Improve the Zoning Code's Structure

Improve the Code's Practicality and Usability

The City should consider improving the zoning code's usability by revising its structure. HKGi offers the following specific suggestions for improving the zoning code's usability:

» Reorganize and relocate sections within the zoning code to group similar topics together. A suggested revised code structure follows. In particular, Article 3 General Provisions, which is a catch-all article that includes unrelated sections, should be reorganized.

» Organize uses into principal use and accessory use tables, which will also organize other articles of the code.

» Consolidate standards that are specific to a use, as opposed to the district level, into a use specific standards article.

» Organize all development procedures, both legislative and administrative, into the same article and an easy-to-use table.

» Organize all definitions into a new article.

» Address inconsistencies in language, grammar, and/or references.

Overview of Code's Current Structure

The current structure of Ironwood's Zoning Code is:
- Articles
- Divisions

- Sections

Within each section, information is generally formatted (numbered) as follows:

a.
1.
(a)
(1)
i, ii, iii

The Zoning Code, which is Chapter 34, contains 10 articles and 134 sections as shown in the table below:

Article No.	Article Name	Number of Sections
1	Introduction	21
2	Zoning Districts	20
3	General Provisions	35
4	Site Development	50
5	Approvals	59
6	Administrative	30
Total No. of Sections		215

Article 1 Introduction
- Division 1.1 Title, Purpose, & Authority
- Division 1.2 Definitions & Rules of Measurement

Article 2 Zoning Districts
- Division 2.1 Zoning Districts & Map
- Division 2.2 Residential Districts
- Division 2.3 Commercial/Mixed-Use Districts
- Division 2.4 Industrial District
- Division 2.5 Open Area District

Article 3 General Provisions
- Division 3.1 General Provisions

Article 4 Site Development
- Division 4.1 Off-Street Parking & Loading Standards
- Division 4.2 Access Management & Driveway Standards
- Division 4.3 Landscape Standards & Tree Replacement
- Division 4.4 Signs
- Division 4.5 Lighting Standards

Article 5 Approval
- Division 5.1 Site Plan Review
- Division 5.2 Planned Unit Development (PUD) Overlay

Division 5.3 Special Land Use
Division 5.4 Permitted with Use Standards
Division 5.5 Condominium Development Standards
Article 6 Administrative
Division 6.1 Non-Conforming Uses, Structures, and Lots
Division 6.2 Administration & Enforcement
Division 6.3 Zoning Board of Appeals
Division 6.4 Amendments

Potential Code Reorganization

Article 1 Introduction
Division 1.1 Title, Purpose, & Authority
Division 1.2 Zoning Administrator
Division 1.3 Zoning Board of Appeals
Division 1.4 Rules of Measurement
Article 2 Establishment of Districts & General Provisions
Division 2.1 Zoning Districts & Map
Division 2.2 General Provisions
- Principal Buildings, Structures, and Uses
- Determination of Similar Uses
- Lot Area Allocation
- Building Grades
- Electric Distribution and Service Lines
- Front Yard Requirements
- Projections Into Yards
- Intersection Visibility
- Height Expectations and Limitations

Article 3 Zoning Districts
Division 3.1 Residential Districts
Division 3.2 Commercial/Mixed-Use Districts
Division 3.3 Industrial District
Division 3.4 Open Area District
Article 4 Use Specific Standards
Division 4.1 Principal Uses
Division 4.2 Accessory Uses
Division 4.3 Temporary Uses
Article 5 Site Development
Division 5.1 Off-Street Parking & Loading Standards
Division 5.2 Access Management & Driveway Standards
Division 5.3 Streets, Sidewalks, Bike Paths Design
Division 5.4 Landscape Standards & Tree Replacement

Division 5.5 Grading, Excavation, Filling, Soil Removal, Creation of Ponds, Clearing of Trees
Division 5.6 Signs
Division 5.7 Lighting Standards
Division 5.8 Performance Standards
Article 6 Development Procedures
Division 6.1 Administration & Enforcement
Division 6.2 Permitted with Use Standards
Division 6.3 Special Land Use
Division 6.4 Site Plan Review
Division 6.5 Variances
Division 6.6 Amendments
Article 7 Definitions
Division 7.1 General Definitions
Division 7.2 Use Definitions (including residential building types)
Division 7.3 Sign Definitions
Division 7.4 Lighting Definitions
Division 7.5 Adult Use Definitions
Division 7.6 Medical Marihuana Definitions

Overview of Development Review Procedures *(Note: for analysis purposes only; procedures should be verified during code update)*																	
Area (Land Use, Subdivision, Ordinance Amendment)	**Application**		**Pre-Application Meeting with Staff Required?**	**Public Notice Required**			**Public Hearing**			**Decision**				**Appeal**			**Notes**
				Published	**Mailed**	**Distance**	**Planning Commission**	**Council**	**ZBA**	**Administrative**	**Planning Commission**	**City Commission**	**ZBA**	**City Commission**	**ZBA**	**Courts**	
Land Use	Site Plan	Sketch	No							X					X		
Land Use		Full Plan	Optional								X				X		
Land Use	PUD Site Plan	Preliminary	Optional	X	X	300	X	X (verify)				X			X		
Land Use		Final Site	No								X				X		
Land Use	Permitted with Use Standards									X					X		
Land Use	Special Land Use			X	X	300	X				X				X		
Subdivision	Condiminium Subdivision		Optional								X				X		Same procedure as Site Plan Review
Amendment	Rezoning	Rezoning	Optional	X	X	300	X	X				X			X		
Amendment		Conditional	Optional	X	X	300	X	X				X			X		Voluntary process; reviewed concurrently with rezoning application
Amendment	Zoning Text Amendment		Optional	X	X	300	X	X (optional)				X			X		For amendment affecting 11+ properties, don't need to mail notice, just publish it
Amendment	Map Amendment		Optional	X	X	300	X	X (optional)				X			X		For amendment affecting 11+ properties, don't need to mail notice, just publish it
Amendment	Master Plan Amendment		Optional	X	X	300	X				X				X		
Land Use	Variance	Dimensional Variance		X	X	300			X				X			X	
Land Use		Use Variance		X	X	300			X				X			X	
Land Use	Certificate of Zoning Compliance									X					X		

Lot Size Analysis by Residential Zoning District

Vacant land by zoning district (includes city-owned)	
Zoning District	No. of Parcels
R-1A	457
R-1B	133
R-2	4
R-3	40
R-4	11

City-owned vacant land by zoning districts	
Zoning District	No. of Parcels
R-1A	40
R-1B	12
R-2	3
R-3	6

Analysis of Existing Parcels Below Minimum Lot Area Standards				
Zoning District	Minimum Lot Size	Total Parcels	No. Parcels below Minimum Lot	% Parcels Below Minimum Lot
R-1A	8,400 sf	1,773	650	36.66%
R-1B	5,000 sf	1,292	288	22.29%
R-2	5,000 sf	32	2	6.25%
R-3	10 acres	90	55	61.11%
R-4	4,000 sf	57	14	24.56%

Non-Residential Dimensional and Building Standards						
Development Standards	C-1	C-2	C-2A	C-3		I
				Residential	Commercial/MU	
Lot Size						
Minimum Area	X					X
Minimum Width	X			X	X	X
Setbacks						
Front (minimum)	X			X	X	X
Rear (minimum)	X			X	X	X
With alley		X	X			
Without Alley		X	X			
Side (minimum)	X	X	X	X	X	X
Adjacent single-family residential (side and rear)		X	X		X	
Parking (minimum)	X	X	X		X	
Front Setback (maximum)	X			X	X	
Build to/dooryard		X	X			
Other Building Standards						
Building Floorprint (maximum)	X					
Building Height (maximum)	X	X		X	X	X
Building height (minimum)		X				
Form Standards						
Ground Floor Elevation			X			
Second Floor Elevation			X			
Upper Stories Clear Height			X			
Upper Stories Setback (above third story)		X	X			
Window fenestration						X
Ground Floor Fenestration	X	X	X	X	X	
Upper Story Fenestration	X	X	X	X	X	
Façade articulation						X
Frontage Build-to (minimum)		X	X			
Other Site Standards						
Private Open Space (minimum)		X	X			
Lot Coverage (maximum)				X	X	
Screening					X	

SEC. 2.2-5 SCHEDULE OF REGULATIONS

District	Lot Size				Floor Area Ratio (FAR) max.	Height (max.)		Yard Setbacks (min. ft.)				Floor Area
	Min. Area (min. sq. ft.)	Lot Width (min. ft.)	Lot Width (max. ft.)	Lot Depth (min. ft.)		Stories	Feet	Front	Side Least	Side Total	Rear	(min sq.ft.)
R-1B Med. Density	5,000	40	70	120	.36	2	35	25	8	16	30*	650
R-1A Low Density	8,400	75 average, 70 at road	100	120	.36	2	35	35	8	20	30*	650
R-2 Multiple-Family	5,000	50	N/A	N/A	.5	3	50	25	8		40	600
R-3 Rural	435,600 (10 acres)	330 at road	N/A	N/A	N/A	2	35	50	50		100	N/A
R-4 High Density	4,000	30	60	75	.5	2	35	15	5	10	10	600
Cottage/ Cottage Cluster	N/A	Per Dwelling Unit			N/A	2	18	10	10		10	700 max.
		18	30	50-100								

SEC. 2.2-6 RESIDENTIAL USE TABLE

In the Residential Districts, land, buildings, and other structures shall be used only for one or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, "P*" as permitted uses with use standards, "A" as accessory to a principal use, and "SLU" are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *Article 5, Division 3*. Additional applicable use standards are listed in the column at right.

Use	R-1A	R-1B	R-2	R-3	R-4	Additional Requirements
Residential						
Detached single-family dwellings	P	P	P	P	P	Sec. 2.2-7b*1. Single-Family Detached*
Duplex/Triplex		P	P			Sec. 2.2-7b*2. Duplex/ Triplex*
Townhouses			P			Sec. 2.2-7b*3. Townhouses*
Multi-family residential dwellings (flats)			P			Sec. 2.2-7b*4. Flats*
Manufactured housing units	P*	P*	P*	P*	P	Comply with Sec 621 of the BOCA National Building Code, cross section length, roof pitch

The purpose of this combined use table is to provide a snapshot of uses allowed by district. It is not intended to replace the specific use tables in each chapter.

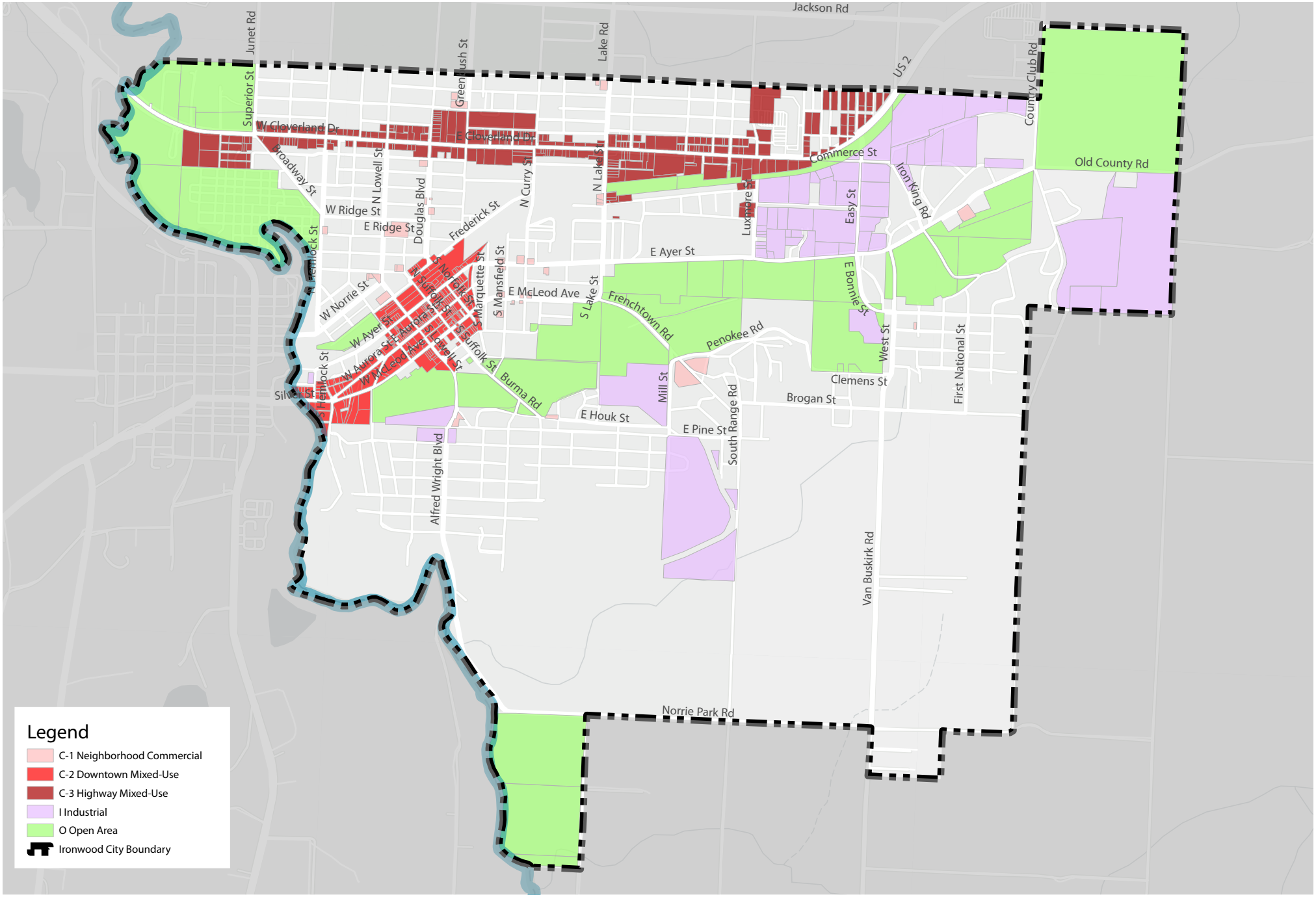
Please refer to the specific article in which that district is found.

Use	R-1A	R-1B	R-2	R-3	R-4	C-1	C-2A Storefront	C-2	C-3	I	O	Additional Requirements
Residential												
Detached single-family dwellings	P	P	P	P	P				P			Sec. 2.2-7b*1. Single-Family Detached*
Duplex/Triplex		P	P						P			Sec. 2.2-7b*2. Duplex/Triplex*
Townhouses			P						P			Sec. 2.2-7b*3. Townhouses*
Multi-family residential dwellings (flats)			P					P	P			Sec. 2.2-7b*4. Flats*
Upper floor residential dwellings						P	P	P	P			
Manufactured housing units	P*	P*	P*	P*	P							Comply with Sec 621 of the BOCA National Building Code, cross section length, roof pitch
Cottage Court			PUD	PUD								Sec. 2.2-7b*5. Cottage Courts* and *Article 5, Division 2*
Cottages (Tiny Homes)	SLU	SLU	SLU	SLU	P							
Accessory Dwelling Units	P*	P*	P*	P*								Sec. 5.4-5*a. Accessory Dwelling Unit*
Human Care Facilities	*Sec. 3.1-2 Adult and Child Care Facilities*											
Live/work		P*				P		P	P			in R-1B, non-residential uses may only be those permitted in C-1 and along minor arterials
Retail Uses												
Retail sales and services						P*	P	P	P			*C-1 Footnote*
Outdoor retail display and sales									P*			Sec. 5.4-5*i. Outdoor Retail Display and Sales*
Wholesale businesses										P		
Garden Centers									P*			Sec. 5.4-5*h. Garden Centers*
Retail businesses with adult novelties									SLU			Sec. 5.3-8 *c. Adult Entertainment Regulated Uses*
Marihuana establishment: retailer, microbusiness, and safety compliance facility								SLU	SLU			Chapter 37 of Code of Ordinances
Accessory retail										A		Limited to 20% of the total floor area of principal industrial use
Office and Service Uses												
Personal and business services						P	P	P	P			
Professional and Business Offices						P	P	P	P			
Bank, Financial Institution							P	P	P			
Studio, such as art, dance, health, music or other similar place of instruction						P	P	P				
Funeral homes and mortuaries								P*	P*			Sec. 5.4-5*g. Funeral Homes and Mortuary Establishments*

Use	R-1A	R-1B	R-2	R-3	R-4	C-1	C-2A Storefront	C-2	C-3	I	O	Additional Requirements
Self-service laundry and dry cleaning establishments								P	P			
Medical Uses												
Hospitals									P			
Medical and dental offices and clinics						P		P				
Medical laboratories								P	P	P		
Urgent care center									P			
Lodging												
Hotels and motels							P	P	P			
Bed and breakfast inns						P*		P*	P*			Sec. 5.4-5*f. Bed and Breakfast/ Inns*
Food and Drink Establishments												
Bars, taverns, lounges							P*	P*	P*			Sec. 5.4-5*e. Bars, Taverns, Lounges, Microbreweries (Accessory), and Brewpubs*
Microbreweries, brew-pubs							P*	P*	P*	P*		Sec. 5.4-5*e. Bars, Taverns, Lounges, Microbreweries (Accessory), and Brewpubs*
Drive-through window facilities for banks, restaurants, or other permitted uses								SLU	SLU	SLU		Sec. 5.3-8*g. Drive-through Window Facilities for Banks, Restaurants or Other Permitted Uses*
Restaurants, standard							P	P	P			
Restaurants with an open front window							P	P	P			Sec. 5.4-5*l. Restaurants with an Open Front Window*
Restaurant, Drive-In									P			
Restaurant, Fast-Food									P			
Restaurant, Carry-out							P	P	P			
Auto-related Uses												
Auto dealerships, new and used								SLU	P*			Sec. 5.3-8*d. Automobile or Vehicle Dealerships*
Automobile gasoline stations								SLU	SLU			Sec. 5.3-8*d. Automobile Gasoline Stations*
Automobile washes, automatic or self-service								P*	P*			Sec. 5.4-5*c. Automobile Washes, Automatic or Self-service*
Automobile and vehicle dealerships							P*	P*	P*			Sec. 5.3-8*d. Automobile or Vehicle Dealerships*
Passenger terminals								P	P			
Automobile repair establishments, (major repair)									SLU	P		Sec. 5.3-8*e. Automobile Repair Establishments (Major Repair)*

Use	R-1A	R-1B	R-2	R-3	R-4	C-1	C-2A Storefront	C-2	C-3	I	O	Additional Requirements
Automobile service establishments, (minor repair)									P*	P*		Sec. 5.4-5*b. Automobile Service Establishments (Routine Maintenance and Minor Repair)*
Industrial, Construction & Storage												
Any production, processing, cleaning, testing, repairing, storage and distribution of materials, goods, foodstuffs and products										P		
Contractor's establishments not engaging in any retail activities on the site										P		
Log yards (sorting and/or storage)										SLU		Sec. 5.3-8 *l. Log Yards*
Research and testing laboratories							P	P	P	P		
Stone cutting and monuments										P		
Building supply and equipment stores and yards										P		
Storage facilities/units										SLU		
Outdoor storage				P*				SLU	SLU	P*		Sec. 5.4-5*j. Outdoor Storage*
Medical marihuana caregiver growing facility										SLU		
Marihuana establishment: grower, processor, secure transporter, safety compliance facility										SLU		Chapter 37 of Code of Ordinances
Small scale production, manufacturing and processing establishments							P*	P*	P			If located in C-2 or C-2A, must provide an accessory retail use facing the building's front yard
Truck terminal										P		
Any modifying, altering, excavating, erecting or razing of structures or the natural characteristics of the land											SLU	
Solar energy collectors				SLU							SLU	Sec. 5.3-8 *p. Solar Energy Collectors*
Wind Energy Systems				SLU								
Animals & Agricultural												
Agriculture				A								
Agricultural businesses				A								
Farms				A								
Stables				P*								Sec. 5.4-5*m. Stables.*
Kennels				SLU						SLU		Sec. 5.4-5*k. Kennels*
Keeping of livestock				A								

Use	R-1A	R-1B	R-2	R-3	R-4	C-1	C-2A Storefront	C-2	C-3	I	O	Additional Requirements
Pet boarding facilities				SLU						P*		Sec. 5.4-5*k. Pet Boarding Facilities*
Veterinary clinic, office, hospitals				P*				P*	P*	P*		Sec. 5.4-5*n. Veterinary Hospitals*
Forestry											P	
Recreation and Entertainment Uses												
Fitness center or health club						P	P	P	P			
Recreational facility (indoor)									P			
Recreational facility (outdoor)									P	P	SLU	
Parks	P		P	P	P						P	
Multiplex and outdoor theatres (drive-in theatres)									P			
Theatres						P	P	P	P			
Adult Entertainment Regulated Uses								SLU	SLU			Sec. 5.3-8 *c. Adult Entertainment Regulated Uses*
Institutional, Educational, and Assembly Uses												
Places of assembly, including places of worship	SLU		SLU	SLU	SLU	P	A	P	P			
Schools (K-12)	P		P	P	P							
Post-secondary education, colleges, or vocational schools								P	P			
Community centers						P						
Public buildings							P	P	P	P	P	
Public utilities	SLU		SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	
Essential public service buildings and structures	SLU		SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	Sec. 5.3-8 *h. Essential Public Service Buildings and Structures*
Wireless Communications Facilities				SLU					SLU	SLU		
Cemeteries				SLU								

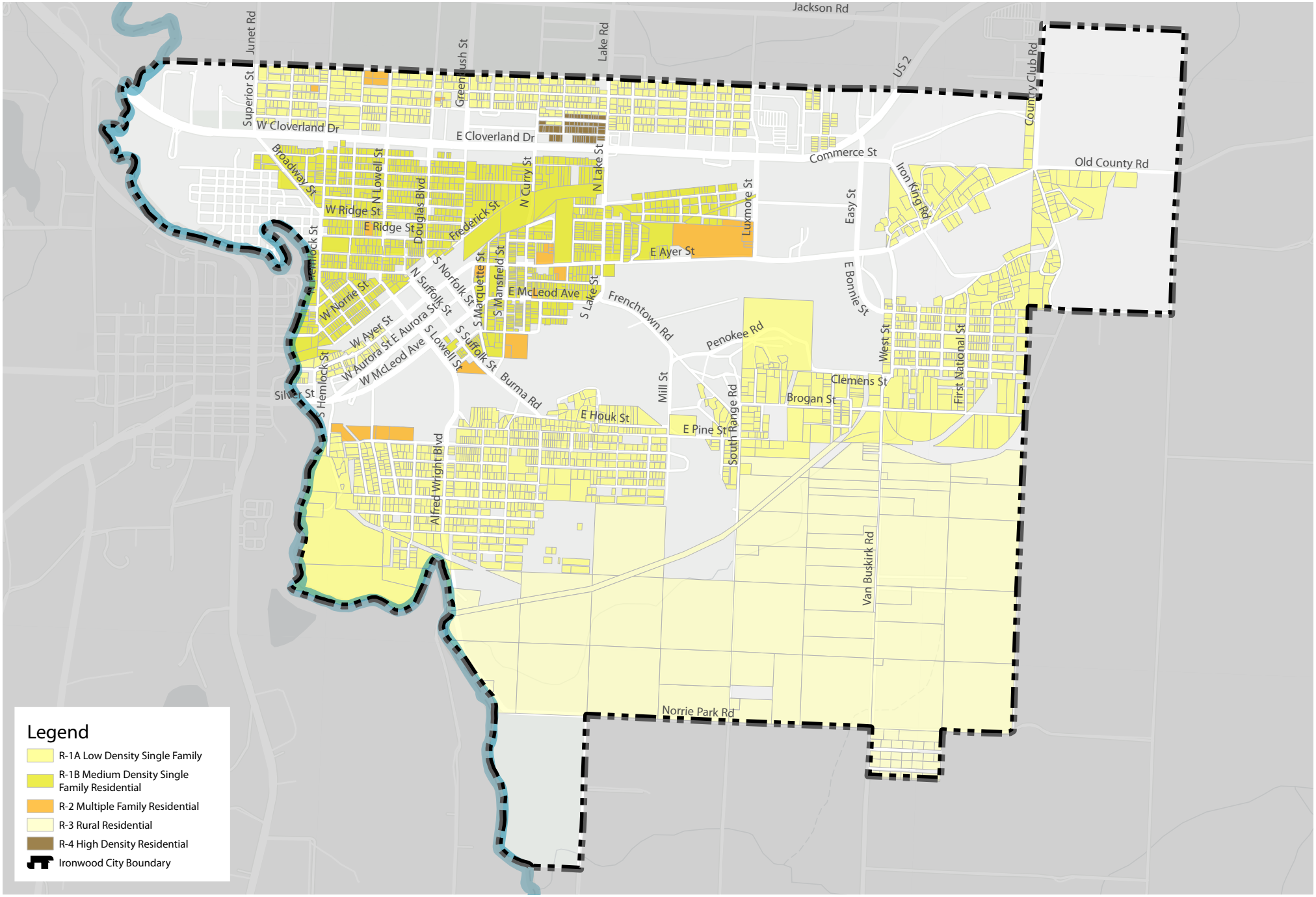


Zoning: Residential Districts

City of Ironwood

0 0.25 0.5 Miles

Source: City of Ironwood, 2025



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