



LDCT-2025-2

Agenda Item 11

INST-2 Outdoor Storage and Vehicle Service, Mechanical LDC Text Amendment

DRC Recommendation: **Approval**

Request:

This is a County-initiated LDC Text Amendment to Chapter 2, Section 205, Table 2.1 Use Table for Standard Land Use Districts, to add Vehicle Service, Mechanical as a conditional use in Institutional-2 (INST-2) land use District and Chapter 2, Section 206.O to allow outdoor storage in Institutional-2 land use district.

- SECTION 2: Chapter 2, Section 205, Table 2.1, Use Table for Standard land Use Districts

	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	L/R	INST-1	INST-2
Vehicle Service, Mechanical	P		C3	C2	P	P	P		P	P		P	P				<u>C2</u>

- SECTION 3: Chapter 2, Section 206.O, Outdoor Storage

- Outdoor storage shall be allowed as an accessory use in accordance with the following:

- Outdoor storage shall be allowed in the following land use districts as an accessory use: LCC, CE, HIC, BPC-2, IND, INST-2 and PM (non-residential use only). Outdoor storage shall be screened from off-site view in LCC, CE, INST-2, and BPC-2***

- Legal Ad Published 2/19 – No Response.

BoCC Dates: 4/1 & 4/15

DRC Recommends Approval

Institutional-2 Land Use District

The Purpose:

- “to provide for the use and development of lands for private and public service structures which are characterized primarily by **outdoor activities** such as high schools, **government vehicle maintenance facilities**, Class III utilities, solid waste management facilities, and prisons.”

Findings:

- While Section 204 of the Land Development Code states that INST-2 is primarily characterized by outdoor activities including government vehicle maintenance facilities, Section 205, Table 2.1 Use Table for Standard Land Use Districts does not currently permit such uses.
- Polk County operates and maintains **69 parcels totaling 3,781.09 acres** designated on the Future Land Use Map as INST-2 used by School Board of Polk County and the Department of Corrections.

Section 205, Table 2.1

	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC -1	BPC -2	IND	PM	L/R	INST- 1	INST -2
Vehicle Service, Mechanical		C3	C2	P	P	P		P	P		P	P				C2

*****The Proposal:**

- *The vast majority of the properties within the INST-2 land use district are government owned.*
- *This text amendment to Chapter 2, Section 205, Table 2.1 Use Table for Standard Land Use Districts, to add Vehicle Service, Mechanical as a conditional use in Institutional-2 (INST-2) land use will give little additional rights to the private services and create a minimal impact on surrounding uses.*
- *This is part of an ongoing effort by the County to conform existing facilities to LDC and Comprehensive Plan standards.*

Outdoor Storage

- Section 206.O

Outdoor Storage (~~Added 11/4/14; Ord. 14-066~~)

Outdoor storage shall be allowed as an accessory use in accordance with the following:

- *Bona fide agricultural uses are permitted outdoor storage of equipment, supplies and other items customary to an agricultural operation;*
- *Outdoor storage shall be allowed in the following land use districts as an accessory use: LCC, CE, HIC, BPC-2, IND, INST-2 and PM (non-residential use only). Outdoor storage shall be screened from off-site view in LCC, CE, INST-2, and BPC-2.*
- *All outdoor storage shall be a minimum of 50 feet from any residential use or residential land use district;*
- *Additional restrictions regarding outdoor storage are found within this Code. The more restrictive provisions shall apply.*



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Staff Recommends Approval

- SECTION 2: Chapter 2, Section 205, Table 2.1, Use Table for Standard land Use Districts

	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	L/R	INST-1	INST-2
Vehicle Service, Mechanical	P		C3	C2	P	P	P		P	P		P	P				<u>C2</u>

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