

City of Vergas Planning Commission  
**Summary of Proposed Changes to City of Vergas Zoning Map**  
2024

**Additional Zoning Codes**

Several new codes have been added to reflect the likely adoption of updated ordinances. Additional codes are R-2 Residential (multi-unit / apartments) and F Rural Residential and Agriculture.

**Changed from Residential (R-1) to Commercial (C-1)**

J&K Marine, Baseball Fields and Pickle Ball Courts, Jesus Little Lambs, Hanson's Lot next to the apartments, and the lots on the corners of S Pelican Ave and E Looney Lane are all being changed from R-1 to C-1.

**Changed from Commercial (C-1) to Residential (R-1)**

Homes to the west of the Event Center and playground, Homes to the South of Hanson's Plumbing and Heating, three homes east of Skal and the Laundromat are all being changed from C-1 to R-1.

**Changed from R-1 Residential to R-2 Residential**

The apartment complexes on E Frazee Ave and the multi-unit town home on E Scharf Avenue are being changed from R-1 to the new R-2 designation.

**Rural Parcels**

Many parcels that are used for agriculture or are "rural in nature" are being changed from either Open Zone or R-1 Residential to F Rural Residential and Agriculture.

**New Industrial Zones**

City Workshops and recycling need to be zoned Industrial; parts of the gravel pit are being changed from R-1 and Open Zone to industrial.