

MISCELLANEOUS ZONING CODE AMENDMENTS

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OVERVIEW

- ▶ Minor clerical changes
- ▶ Minor text changes to improve interpretability
- ▶ Smaller text amendments

BOAT & RV STORAGE

Boat and Recreational Vehicle Storage: The parking, keeping or placing of boats, recreational vehicles, and associated equipment, such as but not limited to, utility trailers, jet skis, snow mobiles, and all terrain vehicles.

Proposed Use	NC Neighborhood Commercial	LC Limited Commercial	GC General Commercial	OC Office Commercial	MX Mixed Use	PEP Planned Employment Park	LI Limited Industrial	GI General Industrial	HI Heavy Industrial
Boat and Recreational Vehicle Storage	—	—	CUP	—	—	—	CUP	CUP	CUP

MINI-STORAGE

Proposed Use	NC Neighborhood Commercial	LC Limited Commercial	GC General Commercial	OC Office Commercial	MX Mixed Use	PEP Planned Employment Park	LI Limited Industrial	GI General Industrial	HI Heavy Industrial
Mini-Storage	—	P CUP	P CUP	—	SUP CUP (7)	P CUP	P CUP	P CUP	—

RESIDENTIAL USES IN COMMERCIAL DISTRICTS

EXISTING PROVISIONS

- Table 11-6-2
- Section 11-31-31

ISSUES

- Ambiguity in requirements
- Revisions proposed to clarify the process and when a CUP is required

RESIDENTIAL USES IN COMMERCIAL DISTRICTS

PERMITTED

60% gross floor area of entire project is commercial

DENSITY

No more than:

- 15 du/ac in the NC
- 25 du/ac in the LC & GC

VERTICAL MIXED USE

65% of ground floor is commercial

CUP REQUIRED

- Projects that exceed maximum residential densities; or
- Reduction to the commercial floor area requirements

PUBLIC OUTREACH

- General Plan & Zoning Ordinance Text Amendment Open House - August 2020
- Virtual Open House - August 2020
- Special Projects Website - June thru current
- City Council - September 2020
 - ▶ Residential Uses in Commercial Districts - Directed staff to change the overall requirement for gross floor commercial to 60%

Planning & Zoning Board

- October 28, 2020
- Approval (5-0)

RECOMMENDATION