

## ORDINANCE NO. 1663

### AN ORDINANCE AMENDING CHAPTER 9.110 OF THE CITY CODE OF 2001 TO ESTABLISH HEALTH/FITNESS CLUBS NOT EXCEEDING 4,000 SQUARE FEET IN AREA AS A CONDITIONAL USE IN THE CITY'S LB, LIMITED BUSINESS ZONING DISTRICT

The City of Columbia Heights does ordain:

#### **Section 1**

**9.110 (D)(3) of the City Code of 2001 is hereby amended to read as follows, to wit:**

- (2) *Conditional uses.* Except as specifically limited herein, the following uses may be allowed in the LB, Limited Business District, subject to the regulations set forth for conditional uses in § [9.104](#), Administration and Enforcement, and the regulations for specific uses set forth in § [9.107](#), Specific Development Standards:
- (a) School, vocational or business.
  - (b) School, performing/visual/martial arts.
  - (c) Licensed day care facility, child or adult.
  - (d) Government maintenance facility.
  - (e) State licensed residential care facility.
  - (f) Congregate living facility, including rooming houses, group living quarters, nursing homes, senior housing, assisted living facility, traditional housing and emergency housing.
  - (g) Bed and breakfast home, when accessory to a single-family dwelling.
  - (h) Community center.
  - (i) Recreational facility, indoor.
  - (j) Recreational facility, outdoor.
  - (k) Single-family dwelling, when accessory to a commercial use.
  - (l) Food service, limited (coffee shop/deli).
  - (m) Hospital.
  - (n) Museum/gallery.
  - (o) Retail sales, not exceeding 2,500 square feet in area.
  - (p) Hotel or motel.
  - (q) Fences greater than six feet in height.
  - (r) Brewer taproom, not exceeding 2,000 barrels of malt liquor a year.
  - (s) Brew pub, not exceeding 2,000 barrels of malt liquor a year.
  - (t) Health/fitness clubs, not exceeding 4,000 gross square feet in area.

#### **Section 2**

**9.107 of the City Code of 2001 (Specific Development Standards) is hereby amended to add the following, to wit:**

Health/fitness clubs in LB, Limited Business Districts.

- (a) The health/fitness club shall not exceed 4,000 gross square feet in area.
- (b) The use shall be served by a minor collector or higher classification roadway.

- (c) To the extent practical, new construction or additions to existing buildings shall be complementary and compatible with the scale and character of the surroundings and exterior materials shall be compatible with those used in the immediate neighborhood.
- (d) An appropriate transition area shall be provided between the use and adjacent property by landscaping, screening or other site improvements consistent with the character of the neighborhood.
- (e) The parking supply requirements of Section 9.105.L(10) shall be satisfied via off-street parking or a combination of off-street parking and off-site parking. Off-site parking shall be located no more than 400 feet from the main entrance of the use being served.
- (f) The City Council may establish limited business hours as a means of ensuring compatibility with surrounding uses.

**Section 3**

**9.107 of the City Code of 2001 (Specific Development Standards) is hereby amended such that the “health/fitness clubs” conditional use referenced in Section 2 above is inserted into the Section in alphabetical order.**

**Section 4**

This Ordinance shall be in full force and effect from and after 30 days after its passage.

First Reading:

Offered by:

Seconded by:

Roll Call:

Second Reading:

Offered by:

Seconded by:

Roll Call:

Date of Passage:

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Amáda Márquez Simula, Mayor

Attest:

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Nicole Tingley, City Clerk/Council Secretary