

STAFF REPORT – Text Amendments
Public Hearing Date: April 18, 2024
City Council Meeting: May 6, 2024

Case: TA-2024-02

Proposed Request: Text Amendments to The City of Forest Park Zoning Code of Ordinance

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval to amend Zoning Ordinance

PROPOSED TEXT AMENDMENTS

1. The Planning & Community Development Department is proposing a text amendment to the Code of Ordinances. Case # TA-2024-01 includes an amendment to Article A.- General Provisions, Sec. 8-8-4. - Definitions of the City of Forest Park Code of Ordinances to amend such section (D) adding event centers to definitions.
2. The Planning & Community Development Department is proposing a text amendment to the Code of Ordinances. Case # TA-2024-01 includes an amendment to Article B. – Zoning Districts, Overlay Districts, and Design Guidelines Established, Section 8-8-40 General Commercial District (GC), to amend such section and terminate the permitted use of Theaters, assembly halls, concert hall, or similar places of assembly when conducted completely within enclosed building in the permitted Retail and Business Uses section and only maintain places of assembly and event centers being permitted as a conditional Use.
3. The Planning & Community Development Department is proposing a text amendment to the Code of Ordinances. Case # TA-2024-01 includes an amendment to Article C. – Development and Use Standards, Section 8-8-84. Limitations on Certain Businesses of the City of Forest Park Code of Ordinances to amend such section (g) spacing and add Subsection (11) Event Centers.

BACKGROUND

The Planning & Community Development Department has discovered some areas of the Code of Ordinances that need to be amended for clarity and formal processes. The requested text amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner.

The following text amendments have been proposed:

ARTICLE A. GENERAL PROVISIONS

Section 8-8-4. - Definitions.

Event Center means a commercial building or facility where events are permitted to occur under this article. Any such center shall be a permanent structure (and not a temporary structure) which meets all local and state-wide building codes which are applicable to the type of commercial building to be used as an event center. An event center may host either public events or private events. An event center shall be open only for scheduled event-based operations. All events held at an events center shall be held inside the event center building. The interior and exterior of the event center shall be well-lighted at all times during any event held at the events center.

Event. An event consists of a celebration, reception, party, concert, holiday gathering, family gathering, corporate function, general gathering, birthday party, retirement event, employee appreciation event, wedding, wedding reception, anniversary celebration, funeral, and other similar parties, receptions, and events. An event does not include retail sales, amphitheatres, rodeos, circuses, or similar public events.

ARTICLE B. ZONING DISTRICTS, OVERLAY DISTRICTS, AND DESIGN GUIDELINES ESTABLISHED

Section 8-8-40 General Commercial District (GC).

GC - General Commercial District

District Intent, Permitted Uses, and Conditional Uses

Intent

The intent of the GC district is to provide a land use category for a diversity of commercial uses that Provide products and services on a regional level.

The provisions that regulate this land use district should promote an appropriate mixture of retail, personal service, dining, and entertainment uses that will allow for improved vehicular circulation and pedestrian movements.

Permitted Uses

Retail and Business Uses

- Any use permitted in the Institutional Commercial (IC) district
- Antique shops, provided that there is no outdoor display or storage
- Automobile broker
- Automobile gasoline sales
- Automobile rental and leasing facilities
- Automobile sales (new dealerships)
- Automobile minor service/repair

GC - General Commercial District

District Intent, Permitted Uses, and Conditional Uses

- Automobile wash/wax centers
- Building and lumber supply establishments, providing that there is not outside storage of materials or equipment
- Catering establishments
- Colleges, universities, and vocational technical schools
- Commercial parking garages and lots
- Commuter transit, such as bus and train
- Fitness centers, gyms, yoga studios, and similar group instruction
- Funeral home/mortuary establishments
- Furniture sales and showrooms
- Hotels
- Indoor recreation, including bowling alleys, pool rooms, electronic gaming machines, and other similar activities
- Museums and art galleries
- Mystic/spiritual readings and shops
- Night club, dance club, tavern, and similar establishments
- Package stores
- Palm readers/psychics/fortune tellers
- Pet shops having no outside kennels
- Private school K-12
- Professional/business schools and colleges or other private schools offered for profit
- Restaurants and other dining establishments with or without a drive-through configuration
- Retail warehouses/wholesales providing sales of merchandise with no outdoor storage
- Sporting field and complexes
- Stationary, office supply, and equipment stores
- Tattoo parlors and piercing studios
- Theaters, concert halls, or similar places when conducted completely within enclosed building
- Trade shops, including electrical plumbing, heating/cooling, and roofing/siding, having no outside storage
- Vape and tobacco shops
- Veterinary clinics

Public/Institutional

- Municipal, county, state or federal buildings
- Public school K-12

Conditional Uses

Retail and Business Uses

- Auction galleries
- Automobile sales (used dealerships)
- Flea Market

GC - General Commercial District

District Intent, Permitted Uses, and Conditional Uses

- Outdoor amusement enterprises, including carnivals, bazaars, miniature golf, and batting cages
- Mini-warehouses and storage buildings
- Night club, dance club, tavern, and similar establishments
- Pawn shop
- Places of assembly.
- Event Centers
- Places of Worship
- Secondhand stores, including apparel, music, movies, gaming, and books

(Ord. No. [21-11](#), § 1(Exh. A), 9-7-2021)

ARTICLE C. DEVELOPMENT AND USE STANDARDS

Section 8-8-84. Limitations on Certain Businesses. (g)Spacing.

(g) Spacing. This Code section shall apply to the following types of businesses:

- 1) *Hair salons and barbershops;*
- 2) *Nail salons;*
- 3) *Tire shops;*
- 4) *Pawn, title lending and cash for title shops;*
- 5) *Vapor shops and smoke shops;*
- 6) *Thrift stores and consignment shops;*
- 7) *Auto and truck repair shops (except that the spacing limitations shall not apply to such shops within the light industrial or heavy industrial zoning districts);*
- 8) *Appliances shops;*
- 9) *Tattoo shops; and*
- 10) *Small box discount stores as defined in section 8-8-84(i).*
- 11) **Event Centers**