

STAFF REPORT – Text Amendments
Public Hearing Date: November 21, 2024
City Council Meeting: December 2, 2024

Case: TA-2024-07

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

Staff Report Compiled By: SaVaughn Irons-Kumassah, 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-2024-06 includes an amendment to Article B. – Zoning Districts, and Design Guidelines Established, 8-8-42 Urban Village District (UV) of the City of Forest Park Code of Ordinances to amend such section, adding provisions to allow tiny homes as a permitted housing type within the UV District.

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:

1. An amendment to Article B. – Zoning Districts, and Design Guidelines Established, Section 8-8-50 Gillem District (GZ), to Section 8-8-50 Gillem District (GZ), of the City of Forest Park Code of Ordinances to amend such section, adding provisions to allow additional housing types within the GZ District.

This update provides clarity on the available housing types that will be permitted in the Urban Village District (UV), adding Tiny House/Cottage Dwelling as a permitted use type for residential development within the district.

ARTICLE B. ZONING DISTRICTS, AND DESIGN GUIDELINES ESTABLISHED

Section 8-8-42 Urban Village District (UV).

District Intent, Permitted Uses, and Conditional Uses

Intent,

The intent of the UV district is to allow a mixture of residential, commercial, and office uses within close proximity to each other.

The goal is to provide interconnected urban scale development in nodal and corridor areas that offer pedestrian connectivity and eliminate additional commuter trips for regionally oriented goods and services.

The creation of a regional destination with design amenities that accommodate mixed-use buildings with neighborhood serving retail, service, and other uses on the ground floor and residential units above the non-residential space.

Encouraging development that exhibits the physical design characteristics of pedestrian orientated, store-front style shopping streets; and promote the health and wellbeing of residents by encouraging physical activity, alternative transportation, and greater social interaction.

The district promotes a maximum density of twenty-four (24) dwelling units per acre.

Permitted Uses

Residential

- *Residential dwellings on upper floors*
- *Tiny Home/Cottage Dwelling*

Retail and Business Uses

- *Apparel and retail stores*
- *Artisan galleries and theaters*
- *Bank and loan associations*
- *Barber shop and beauty salon*
- *Breweries and distilleries*
- *Convenience store with gasoline sales*
- *Conference center*
- *Dancing schools and other group instruction*
- *Day spa and aesthetician*
- *Department stores*
- *Fitness centers, gyms, yoga studios, and similar group instruction*
- *Florist and gift shops*
- *Food trucks and courts*
- *Furniture sales and showrooms*
- *Grocery store*
- *Hotels and hospitality*
- *Indoor/outdoor recreation, including bowling alleys, golf, racing electronic gaming machines, etc.*
- *Medical and professional offices*
- *Night club, dance club, tavern, and similar establishments*
- *Restaurants, including outdoor dining*
- *Theaters, assembly halls, concert hall, or similar places of assembly*

Public/Office/Institutional

- *Commercial parking garages and lots*
- *Commuter transit, such as bus and train*
- *Municipal, county, state, or federal buildings*
- *Parks and amphitheaters*

Conditional Uses

Retail and Business Uses

- *Places of assembly*
- *Places of worship*
- *Pre-K and day care centers*

Accessory Uses

- *Home occupation*