

## DISCUSSION ON ZONING ORDINANCE AMENDMENTS

The Planning and Zoning Commission conducted a workshop concerning some amendments to the Zoning Ordinance. I drafted an ordinance implementing the changes that were discussed and presented that ordinance to the P&Z for guidance in completing some areas and review of other areas. The product of the workshop, guidance, and review is being presented to you in the attached ordinance. The amendments address several areas:

1. An inquiry about having a game hall---such is not currently addressed in our ordinance.
2. An inquiry about using shipping containers for residential use. This has been addressed to limit the use of shipping containers to MH districts and, then, only with a Specific Use Permit.
3. The need to rezone Tres Rios from R-1 to a district which allows “resorts.” The P&Z’s proposal is to create a new Parks and Recreation Zone and include “resorts” in that zone.
4. The variance required by a recent subdivision concerning the minimum width of lots on curves and cul-de-sacs where the lot meets the street.
5. The recent opening of a Short Term Rental in a store front in the B-3 District. As an immediate remedy the P&Z proposes such to be changed from “permitted” to “requires a Specific Use permit.” Ultimately, the P&Z expects to develop some specific requirements regarding an SUP for a short term rental in the B-3 District, but didn’t have time to hash the details out in the August 3, 2021 P&Z Meeting.
6. To make it where property being annexed into the City is rezoned during the annexation process to avoid another situation such as has arisen with Tres Rios.
7. To allow the P&Z to:
  - a. Meet somewhere other than City Hall when City Hall isn’t available;
  - b. Adopt procedural rules; and,
  - c. Make recommendations for filling vacancies on the board.
8. To make some procedural changes requiring that:
  - a. Notices for zoning changes (including SUPs) be sent to the property owner requesting the change.
  - b. The applicant be present at meeting, or by special permission of the board to be present via electronic medium, for his/her application to be heard. If the application is terminated for failure of the applicant to appear on more than one occasion, the fees shall be forfeited.
  - c. To require anyone whose request is denied by the P&Z to file an appeal to the City Council and in that appeal process address the reasons the P&Z gave for the denial.