



Planning Commission Staff Report

Agenda Item #	Community Development Department	Date: 9/1/22
Statement of Issue:	Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.	
Background:	<p>Over the past year, staff has accumulated another short list of sections within Article VI (Zoning) of Chapter 30 (Land Development Regulations) of the Municipal Code that could use review, and if deemed necessary, new added text, updating due to inconsistencies, duplication, need of further clarification, or simply being outdated.</p> <p>Staff will provide an overview of the areas of the Zoning Ordinance identified for review and updating, and then will prepare formal draft amendments for the Planning Commission’s consideration at a later date, and potentially the forwarding of a recommendation to the City Council for adoption.</p> <p>Sections of Zoning Ordinance suggested for review and justification for consideration:</p> <ol style="list-style-type: none"> 1. Section 30-512 Table-1. <i>Table of permitted uses.</i> (Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts) <ol style="list-style-type: none"> a. Section 30-532(1) <i>Uses permitted by conditional use permit (CUP).</i> Manufactured home parks as permitted with a CUP in the following zoning districts: R-2, SR-2, R-3, SR-3, R-4, SR-4, LB (Limited Business), SLB, MU (Mixed Use) and SMU. Currently Sect. 30-512 Table-1 lists the Manufactured home park use through an approved CUP under the R-2, SR-2, R-3, SR-3 districts. *Amend Table 1 to match Section 30-532(1) by adding the R-4, SR-4, LB (Limited Business), SLB, MU (Mixed Use) and SMU zoning districts. <i>This correction was the result of an oversight during the 2005-07 Zoning Ordinance Update Project.</i> 2. Section 30-512 Table-1. <i>Table of permitted uses.</i> <ol style="list-style-type: none"> a. Sect. 30-512 Table-1 lists Telecommunication Towers as a use through an approved CUP under the RC/SRC (Recreational Commercial), I-1/SI-1 & I-2/SI-2 (Industrial Park) and the <u>AG (Agricultural)</u> zoning districts. 	

	<p>Currently Sect. 30-952(e)1. development of towers/approval standards (within Division 15 Telecommunication Towers and Facilities) lists the use as approved through a CUP under the RC/SRC, I-1/SI-1 & I-2/SI-2 and the <u>AP (Airport)</u> districts not within the AG district.</p> <p>*Amend Section 30-952(e)1. o match Table-1 Permitted Uses by adding CUP requirement under the AG zoning district to this section and removing the AP district. This correction was also the result of an oversight during the 2005-07 Zoning Ordinance Update Project. Any airport related communication infrastructure, existing or proposed, would not be impacted by this amendment.</p> <p>3. Section 30-512. Table of permitted uses. (Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts)</p> <p>a. <i>Consider adding the grocery store use as a use permitted within the CBD (currently permitted within the GB zoning district only).</i></p> <p><i>* Amendment potentially to have maximum building size requirement?</i></p> <p>Section 30-454 <i>Amendments and rezoning procedures</i> (b) <u>Initiation.</u> <u>The city council or the planning commission may, upon their own motion, initiate a request to amend the text</u> or the zoning map of this article. Any person, firm or corporation owning real estate in the city may initiate a request for that real estate to amend the district boundaries or the text of this article. Any person, firm or corporation having an interest in real estate in the city may, with the property owner's consent, initiate a request to amend the district boundaries or text of this article. No application for an amendment which has been denied wholly or in part shall be resubmitted for a period of one year from the date of such denial except on the grounds of new evidence or a change in conditions.</p>
Considerations:	
Recommendation:	Pass a motion initiating the review/updating, and preparation of amendments to the text, in the identified sections, of the Zoning Ordinance.
Required Action:	
Attachments:	