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**To:** Mayor Nelson and Members of the City Council

**From:** Daniel R. Buchholtz, ICMA-CM, Administrator, Clerk/Treasurer

**Date:** January 29, 2024

**Subject:** Ordinance Amending SLPC 16.64.040, Schedule of Permitted Uses by District

The City Council directed staff to update the “Schedule of Permitted Uses by District” for clarity and to encourage a mix of businesses that will enhance the City’s tax base and provide the goods and services residents desire. The ordinance outlines revisions across various zoning districts, including residential, commercial, and light industrial zones, with a detailed schedule of permitted, conditional, interim, and accessory uses within these districts.

Key highlights include:

- Residential
  - Adjustments to the categories of permitted uses in residential districts to remove cemetery and professional offices and studios as conditional uses in the R1, R-2 and R-3 district.
  - Limitation of square footage of places of worship in residential areas to ensure that the place of worship fits in scale with the surrounding residential neighborhood.
  - Adding home based businesses as a permitted use, so long as they comply with SLPC 16.36.010
- Commercial
  - Clarified the types of uses throughout the code to minimize the level of staff interpretation needed when evaluating zoning requests.
  - Added uses such as electric vehicle charging stations, and essential service structures.
  - Establish that vehicle related businesses (drive-through lanes, etc) generally require a conditional use permit due to the traffic oriented nature of their development.
- Industrial
  - Updating various types of uses in the I-1 zoning district, including machine shops, data centers, construction trades, research and development, among others.

The ordinance aims to enhance the clarity, efficiency, and responsiveness of the zoning code to current and future development needs, promoting a balanced approach to land use that respects community values and economic growth.

The Planning Commission reviewed the proposed ordinance at its February 26 meeting and recommended approval.

The effective date of the ordinance is upon approval and publication according to law, marking a significant step towards refined zoning practices in Spring Lake Park.

If you have any questions, please do not hesitate to contact me at 763-784-6491.