

STAFF REPORT



SUBJECT: Planning and Zoning Commission Recommendations on Permitted Uses

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

The Planning and Zoning Commission recommends the zoning code be revised as needed to address the proposed modification of permitted uses.

BACKGROUND:

The permitted uses found within the zoning code have resulted in certain challenges for developments in respect to permitted uses within zoning districts.

On May 18, 2021, the City Council assigned the Planning and Zoning Commission the task to begin a review of the permitted uses and bring recommendations back to the City Council for consideration. The Commission convened on May 19, 2021 and have made the following recommendations:

1. Tattoo Parlor/Body Piercing Studios – to allow as a permitted use in B-2 and B-3 districts, removing from Industrial.
2. Tattoo Parlor/Body Piercing Studios – to allow as a permitted use in the DT district.
3. Personal Service Shop (beauty, barber and the like) – recommended to leave as currently listed in B-1, B-2, B-3 and DT zoning districts.
4. Bed and Breakfast and Bed and Breakfast/Boarding House – to combine as one permitted use as Bed and Breakfast/Boarding House in zoning districts B-1, B-3 and DT.
5. Bicycle Sales and Rentals – to allow as a permitted use in zoning districts B-2, B-3 and DT.
6. Bakery and Confectionary Shops – to combine all bakery related permitted use, with exception to wholesale and distribution, into Bakery Retail for zoning districts B-1, B-2, B-3 and DT.
7. Bakery Wholesale/Distribution – to allow as a permitted use for the Industrial zoning district.

The Planning and Zoning Commission expressed interest to continue the assignment until the full review of the permitted use table is completed if so authorized by City Council.

ALTERNATIVES

- 1) Accept the recommendations from the Planning and Zoning Commission and approve.
- 2) Modify the recommendations of the Planning and Zoning Commission and approve with modifications.
- 3) Take no action.