Planning and Zoning

Memo

To: City Planning Commission

From: Planning Staff

Date: March 8, 2013

Subject: Zoning Ordinance Amendments – Unified Development Ordinance – Appendix A

The Planning Department received a request to construct a parking lot (offsite) within a Transitional zone. Currently, the code prohibits this use in the Transitional (T) and Commercial Neighborhood (C-1) zones. In lieu of processing an individual zoning change request, staff believes a code change allowing the use citywide is more appropriate. Staff agrees that allowing parking lot (offsite) as a Conditional Use within the T and C-1 zoning districts is an appropriate amendment.

All changes are highlighted on the attached page.

Should the Planning Commission agree, we ask that a recommendation be made to the Board of Directors to amend the UDO.

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3
P = Permitted Use, C = Conditional Use, A = Accessory Use			R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4
Bail bonds office																					P	P	P	P	
Barber shop/salon/spa/massage services															P		C	P	P	P	P	P			
Laundry (commercial/industrial)																							P	P	P
Laundry and cleaning facilities (self-service)																	P	P	P	P	P		P		
Laundry, cleaner																		P	P	P	P		P		
Laundry, cleaner (drop-off station)																	P	P	P	P	P	P	P		
Photocopy shop																	P	P	P	P	P	P	P		
Photography studio															P		P	P	P	P	P	P	P		
Print shop																		P	P	P	P	P	P	P	
Shoe repair shop															P		P	P	P	P	P	P			
Tailor shop															P		P	P	P	P	P	P			
Tanning salons															P		C	P	P	P	P	P			
Tattoo/body piercing parlor																			P	P	P	P			
Weight loss centers																		P	P	P	P	P			
Pet and animal services																									
Animal and pet services (indoor)																		P	P	P	P	P	P	P	P
Animal and pet services (outdoor)																					P		P	P	P
Animal shelter																							P	P	P
Equestrian facilities																							P	P	P
Kennels																					P		P	P	P
Pet cemetery																		C	C	C	C		C	C	C
Pet shop																		C	P	P	P	P	P		
Pet supply store																		C	P	P	P	P	P	P	P
Veterinary clinic (no outdoor kennels)																		P	P	P	P	P	P	P	P
Veterinary clinic (with outdoor kennels)																					P		P	P	P
Automobile Parking Facilities																									
Parking garage																			C	C	P	P	P	P	P
Parking lot (commercial)																					P	P	P	P	P
Parking lot (off site)																C	C	P	P	P	P	P	P	P	P
Manufacturing and Wholesale Trade																									
Food, Textiles and Related Products																									
Animal food processing																							C	C	P
Clothing manufacturing																							P	P	P
Food and beverage processing																							P	P	P
Leather and allied products																									P
Textiles																								P	P
Tobacco manufacturing																								P	P
Wood, Paper and Printing Products																									
Cabinet and woodwork shop																							P	P	P
Furniture or home furnishings																								P	P
Manufacturing, boxes/containers/corrugated																							P	P	P
Manufacturing, packaging material																							P	P	P