



Small Business Zoning

Discussion on Text Amendments for Proposed Uses

Planning Commission

October 3, 2019



Text Amendment Proposal Timeline

October 2019	Planning Commission feedback on uses and regulatory changes
December 2019	Staff prepares first draft amendment language
January 2020	First public outreach Staff develops second draft amendment language
February 2020	Second public outreach
March 2020	Staff drafts staff report and final recommendations
April 2020	Planning Commission and City Council hearings

Your Feedback

Uses, Standards, Definitions

Regulatory Options:

Permitted

Administrative SUP

SUP

Restaurants

Existing

Administrative SUP subject to standards of Section 11-513

Docketed hearing for requests that exceed Section 11-513 standards

Suggestions

- Administrative SUP for all restaurant requests, not limiting approvals to Section 11-513 criteria :
 - seats below 100 and replace seat count with square footage
 - hours between 5 a.m. and 12 midnight
 - limited live entertainment
 - on-premises alcohol

Outdoor Dining

Existing

Must be accessory to an indoor restaurant

Administrative SUP subject to standards of Section 11-513

Docketed hearing for requests that exceed Section 11-513 standards

Suggestions

- Administrative SUP for all outdoor dining requests, not limiting approvals to Section 11-513 criteria:
 - seats below 20
 - hours between 5 a.m. and 12 midnight
 - no live entertainment
 - on-premises alcohol
- Allow by administrative SUP in all commercial and mixed-use zones
- Outdoor dining permitted in shopping centers



Day Care Centers

Existing

Permitted uses in Commercial zones; admin SUP in I zone;
admin SUP for day care in church or school in residential zones

Suggestions

- Standardize approval for day care centers as by-right uses in all zones with a pick-up and drop off agreement
- Clarify language for pick-up and drop off plan requirements



Outdoor Food and Craft Markets

Existing

Administrative SUP subject to standards of Section 11-513

Docketed hearing for requests that exceed Section 11-513 standards

Suggestions

- Administrative SUP for all outdoor food and craft markets, not limiting approvals to Section 11-513 criteria:
 - alcohol sale and food preparation prohibition
 - limit to predominately vendor-grown produce
 - hours between 7 a.m. and sundown
 - no more than two days/week
- Allow by administrative SUP in all commercial and mixed-use zones



Health and Athletic Clubs

Existing

Administrative SUP subject to standards of Section 11-513

Docketed hearing for requests that exceed Section 11-513 standards

Suggestions

- Permitted use in all commercial and mixed-use zones
- Create one definition to encompass all fitness-related businesses

Food and Beverage Production

Existing

Defined as by-right retail use if less than 3,500

Manufacturing use if over 3,500 sf requiring administrative approval in most commercial zones

Suggestions:

- Expand by-right retail use (5,000 sf?)
- Administrative SUP approval in all commercial and mixed-use zones



Amusement Enterprise

Existing

- Docketed SUP approval in all zones except CR

Suggestions

- Permitted use
- Amend definition to include present-day use types



Convenience Stores

Existing

Docketed SUP approval in commercial zones

Suggestions

- Include in retail definition as permitted use up to 20,000 sf
- Consider permitting in all commercial and mixed-use zones

Social Service Uses

Existing

Docketed SUP approval in most commercial zones

Suggestion

- Amend definition of social service use
- Permitted use in all commercial and mixed-use zones



Home Occupations

Existing

Permitted accessory uses in residential zones in compliance with Section 7-300

Employees and customers are prohibited

Suggestions

- Allow two customers at any one time and no more than 12/day
- Allow two employees



Minor Amendment Criteria

Existing

Administrative SUP approval for business intensification or expansion changes that comply with Section 11-511(b)

two additional hours of operation/day

12 additional restaurant seats

20% additional classroom seats

Up to 33% floor area

Two delivery vehicles for restaurants with 20 seats

Docketed SUP approval for all business intensifications that exceed Section 11-511(b) standards

Suggestion

- Re-define criteria for minor amendments to allow most business intensifications through administrative SUP

Next Steps

December 2019

Staff prepares first draft amendment language

January 2020

First public outreach

Staff develops second draft amendment language