

# Comprehensive Zoning Ordinance Amendment

## Proposed Amendment:

Article 7, Definitions, Section 7.3, Definitions of Uses:

*Vehicle Dispatch and Storage, Minor* – A commercial transportation service not operated by, or solely under a contract with, a governmental entity as part of a public transportation system, that specializes in the dispatch and provision of non-heavy-load vehicles such as ambulances, hearse, limousines, taxis, paratransit, and rideshare vehicles for a fee. The term includes facilities for storage of 10 or fewer vehicles used for transportation service, office space, and sleeping quarters for employees who are on-call. Vehicle storage shall not be the primary use of the property. Vehicle maintenance on-site shall be limited to washing, waxing, and cleaning of vehicles.

*Vehicle Dispatch and Storage, Major* - A commercial transportation service not operated by, or exclusively under a contract with, a governmental entity as part of a public transportation system, that specializes in the dispatch and provision of non-heavy-load vehicles such as ambulances, hearse, limousines, taxis, paratransit, and rideshare vehicles for a fee. The term includes facilities for storage of 11 or more vehicles used for the transportation service, office space, and sleeping quarters for employees who are on-call. Vehicle storage shall not be the primary use of the property. Vehicle maintenance on-site will be limited to those activities as defined in the Comprehensive Zoning Ordinance and shall be considered an accessory use.

Article 2. Zoning Districts and Uses, Section 2.4.C Use Table, as follows:

| Use  | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | D-1 | D-2 | MF-1 | MF-2 | MF-3 | MF-4 | I-RU | O | LR-1 | LR-2 | C | LI  | HI | Use<br>Std |
|--|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|---|------|------|---|-----|----|------------|
| KEY: X=Permitted S=Specific Use Permit Required T=Temporary Blank Cell=Use Not Permitted |     |     |     |     |     |     |     |     |      |      |      |      |      |   |      |      |   |     |    |            |
| <b>Transportation Related Uses</b>   |     |     |     |     |     |     |     |     |      |      |      |      |      |   |      |      |   |     |    |            |
| Vehicle Dispatch and Storage, Minor  |     |     |     |     |     |     |     |     |      |      |      |      |      |   |      |      | S | X** | X  | 2.5F       |
| Vehicle Dispatch and Storage, Major  |     |     |     |     |     |     |     |     |      |      |      |      |      |   |      |      | S | S*  | X  | 2.5F       |

The existing footnote is proposed to be revised in the Use Table to provide further clarification regarding proposed uses being prohibited within the East Side Business District that have the LI base zoning district:

\*Use is not allowed ~~with a Specific Use Permit (SUP), except~~ in the East Side Business District.

Article 4. Site Development Standards, Section 4.3, Parking and Loading, as follows:

| Use   | Minimum Parking Spaces Required   |
|---|---|
| Vehicle Dispatch and Storage, Minor and Major | One space per 2 employees, or one space per 1,000 sq ft of gross floor area, whichever is greater |

Article 2. Zoning Districts and Uses, Section 2.5, Land Uses Requiring Special Performance Standards, as follows:

F. Vehicle Dispatch and Storage

1. The following conditions are required for approval for all vehicle dispatch and storage uses:
  - a. Parking spaces used for vehicle storage shall be in designated areas that comply with the requirements of Section 4.3 Parking and Loading. Parking spaces designated for vehicle storage shall be in addition to the number of on-site parking spaces required pursuant to Section 4.3 for property developed and used for vehicle dispatch and storage purposes.
  - b. Vehicle storage spaces shall be located at the rear of the property or on the side of the building; however, vehicle storage shall not be located forward of the front face of the building. Vehicle storage areas shall be designated on a site plan approved by the City Manager or designee prior to commencement of use of property for vehicle dispatch and storage.
  - c. For major vehicle dispatch and storage uses, vehicle storage areas must be screened along all sides by a masonry wall not less than six (6) feet and no greater than eight (8) feet in height. For vehicles visible above the masonry wall, non-ornamental trees must be provided to effectively screen vehicles at a space of 1 tree per 30 linear feet (minimum 3-inch caliper at planting) for the length of the masonry wall, planted at the exterior side of the masonry wall. Trees may be clustered as approved by the City Manager or designee.
  - d. For minor vehicle dispatch and storage uses, where vehicle storage is visible from the public street evergreen screening shrubbery (minimum 36 inches at planting) and non-ornamental trees (minimum 3-inch caliper at planting) at a spacing of 1 tree per 30 linear feet must be provided to effectively screen vehicles from view of public streets.