



**FARMERS
BRANCH**

City Council

November 6, 2018 (DRAFT)

CZO Text Amendment – Vehicle Dispatch and Storage

- City initiated amendment prompted by a zoning enforcement action
 - Local micro-transit company transports people and delivers packages on-demand via smartphone app
 - Proposed amendment inclusive of similar business that primarily provide transportation-related services and share similar characteristics
 - CZO does not have a land use to classify these types of uses
- Amendment includes:
 - Introducing new land uses and providing definitions
 - Appropriate zoning districts for the new uses (C, LI, & HI)
 - East Side Business District
 - Parking requirements
 - Siting or performance standards for the uses

CZO Text Amendment – Vehicle Dispatch and Storage

Definitions

- *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.

CZO Text Amendment – Vehicle Dispatch and Storage *(initial proposal by Staff)*

Zoning Districts

- Commercial (C)
 - Minor and Major Vehicle Dispatch and Storage— allowed with an SUP
- Light Industrial (LI)
 - Minor Vehicle Dispatch and Storage – allowed by right **(Except in East Side Business District)**
 - Major Vehicle Dispatch and Storage— allowed with an SUP **(Except in East Side Business District)**
- Heavy Industrial (HI)
 - Minor and Major Vehicle Dispatch and Storage – allowed by right

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 Stds
	KEY: X=Permitted S=Specific Use Permit Required T=Temporary Blank Cell=Use Not Permitted																			
	Transportation Related Uses																			
Vehicle Dispatch and Storage, Minor																	S	X*	X	2.5F
Vehicle Dispatch and Storage, Major																	S	S*	X	2.5F

***Use is not allowed in the East Side Business District.**

CZO Text Amendment – Vehicle Dispatch and Storage (*P&Z recommendation*)

Zoning Districts

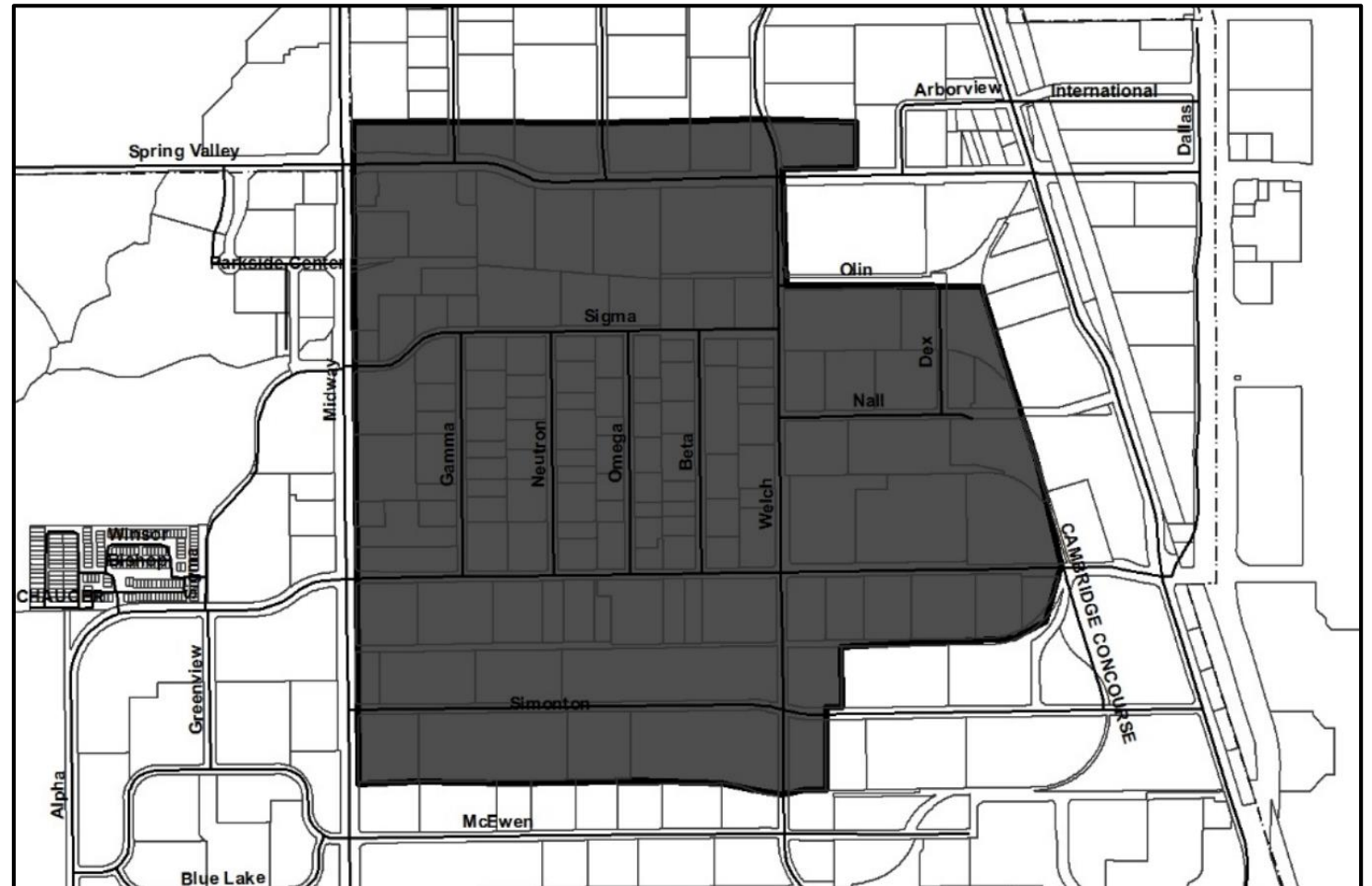
- Commercial (C)
 - Minor and Major Vehicle Dispatch and Storage— allowed with an SUP
- Light Industrial (LI)
 - Minor Vehicle Dispatch and Storage – **allowed with an SUP (allow in East Side Business District)**
 - Major Vehicle Dispatch and Storage— allowed with an SUP **(allow in East Side Business District)**
- Heavy Industrial (HI)
 - Minor and Major Vehicle Dispatch and Storage – allowed by right

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 Stds
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Vehicle Dispatch and Storage, Minor																	S	S	X	2.5F
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CZO Text Amendment – Vehicle Dispatch and Storage

East Side Business District

- Purpose is to manage vehicle sales and stimulate design-related retail activity in the area
- Designated in the East Side Comprehensive Plan as Creative Center and Community Mixed-Use
 - Consideration for some light industrial uses that can potentially be complimentary to future land uses within the area



CZO Text Amendment – Vehicle Dispatch and Storage

Parking Requirements

- Use has unique parking needs; parking will be generated from employees
- Parking needs are similar to storage or warehouse uses
- Main purpose of the property is anticipated to be for storage of vehicle

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

CZO Text Amendment – Vehicle Dispatch and Storage

Siting/Performance Standards

- Designated parking area and spaces for vehicle inventory. Parking must meet the standards including unenclosed all-weather surface area, measuring 9 feet wide by 18 feet deep, striped, etc.
 - Vehicle inventory parking is in addition to parking required for the use
- Vehicle storage spaces must be located at the rear of the property or on the side of the building.
 - Not be located forward of the front face of the building.
- For major vehicle dispatch and storage uses, vehicle storage areas must be screened along all sides by a masonry wall (minimum 6 feet and no greater than 8 feet in height)
 - Vehicles visible above the masonry wall, must provide non-ornamental trees to effectively screen vehicles
 - 1 tree per 30 linear feet (minimum 3-inch caliper at planting) for the length of the masonry wall
- 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) must be provided at 1 tree per 30 linear feet

Questions or comments?