



Legislation Text

File #: 20-448, Version: 1

Discuss and provide direction regarding draft amendments to the Comprehensive Zoning Ordinance related to parking requirements for residential and non-residential uses.

BACKGROUND:

On July 20, 2020, staff presented to the Planning and Zoning Commission proposed draft Comprehensive Zoning Ordinance (CZO) amendments for parking requirements for residential and non-residential zoning districts. There was general agreement with the overall proposed ordinance amendments. However, introduction of loading area screening and how to address existing loading operations within the city that does not having screening, was not discussed. Staff presented these proposed provisions related to loading area screening to the Commission on August 17, 2020. The Commission advised staff to take a proactive approach, bringing unscreened loading areas into compliance with the new screening requirements, sooner than later.

Staff has coordinated with the City Attorney's Office and the Director of Community Services to review any legal and code enforcement issues that might arise from attempting to enforce screening requirements on existing properties. The purpose of this agenda item is to have a follow-up discussion with the Commission regarding loading area screening provisions that have incorporated additional input from legal and code enforcement perspectives.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission provide direction regarding the proposed draft amendments to the parking regulations within the CZO.

ATTACHMENT(S):

1. Staff Report
2. Proposed Draft Ordinance (no strikethrough redlines)
3. Current CZO Excerpt - Article 4.3 Parking and Loading