



Planning and Zoning Commission Agenda Item Summary Report

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| Meeting Date: May 2, 2019 | Submitted by: P. Morgan |
| Item Title: | |
| Hold a public hearing and discuss and consider an Ordinance amending the Zoning Ordinance, specifically including the reclassification any use that includes auto repair and amending any associated definitions. | |
| Public Hearing Item <input checked="" type="checkbox"/> Consent/Action Item <input type="checkbox"/> | Documentation Attached: None |
| Item Summary: | |
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The Zoning Ordinance provides for the regulation of uses. Section 37.2 of the Zoning Ordinance contains the designation of each use for each zoning district. Staff has concerns about the existing zoning allowing some auto uses to potentially be able to locate adjacent to residential districts without consideration of screening or noise.

Staff recommends that the Zoning Ordinance is amended to change the below uses (designated in red) from being permitted by right to being approved as a conditional use. The conditional use permit approval process will allow the Planning and Zoning Commission to consider if a specific use if appropriate for a specific location. It also allows for conditions to be placed on approval. These conditions may include hours of business, screening, outside storage restrictions, and makeup of construction materials.

| AUTO USES P – The land use is permitted by right in the zoning district indicated. – The land use is prohibited in the zoning district indicated. C – The land use may be approved as a conditional use (CUP) in the zoning district indicated | O | N S | G R | C B D | C | M U | L I |
|--|---|--------|----------|-------------|----------|--------|--------|
| Auto Accessories | | C | P | | P | P | P |
| Auto Body Repair | | | | | P | | P |
| Auto Leasing & Rental | | | C | | P | | P |
| Auto Glass Repair/Tinting | | | P | | P | P | P |
| Auto Interior Shop / Upholstery | | | C | | P | C | P |
| Auto Muffler Shop | | | C | | P | C | P |
| Auto Paint Shop | | | C | | P | C | P |
| Auto Parts Sales (indoors only; no repair bays) | | C | P | | P | P | P |
| Auto Repair (Major) | | | C | | P | C | P |
| Auto Repair (Minor) | | | P | | P | P | P |
| Auto Tire Repair /Sales (Indoor) | | | P | | P | C | P |

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|---|--|----------|----------|---|----------|---|---|
| Auto Storage/Auto Wrecker Service (Vehicle Storage Facility) | | | | | C | | C |
| Car Wash (Self Service; Automated) | | C | C | | C | C | P |
| Full Service Car Wash (Detail Shop) | | C | P | | P | P | P |
| Gasoline Service Station | | C | P | C | P | P | P |
| Limousine / Taxi Service | | | | | P | C | P |
| Public Garage / Parking Structure | | | P | | P | P | P |
| Quick Lube/Oil Change/Minor Inspection | | P | P | | P | P | P |
| Tire Sales (Outdoors) | | | | | C | | P |
| Truck Rental | | | | | C | | P |