



Chapters 153 and 158
City Initiated Text Amendment
(P24-107)

City Council January 13, 2025
Daniel Robinson, Planner III

Summary:

The City is proposing Text Amendments to Chapters 153 and 158 to add and refine definitions, update regulations for accessory structures, driveway standards, and refuse collection, and to provide for enclosed assembly use with alcoholic beverage sales and enclosed assembly use without alcoholic beverage sales to provide improved customer service and increased transparency.

Proposed amendment to Section 153.01 is to clarify some existing definitions and to add definitions for some terms that were not previously defined. The definitions being modified or added include the following:

- ACCESSORY DWELLING UNIT (ADU)
- BANQUET HALL
- BARS, LOUNGES, AND NIGHT CLUBS
- BUILDING COVERAGE
- CARPORT, ATTACHED
- CARPORT, DETACHED
- DWELLING, SINGLE-FAMILY
- DWELLING UNIT
- ENCLOSED ASSEMBLY AREA
- GAZEBO
- KITCHEN
- MICROBREWERY
- PRIVATE PARTY HALL
- RESTAURANT, FULL SERVICE
- TOWNHOUSE

Proposed amendments to Sections 158.110, 158.110, 158,120, 158.122, 158.124 - 158.126, and 158.135 are to provide for enclosed assembly use with alcohol beverage sales, and enclosed assembly use without alcoholic beverage sales. The proposed additions to each section are the following:

Within “Permitted Principal Uses and Structures” subsection.

Enclosed assembly area 3,000 square feet or less, with ~~or without~~ an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

Within “Special Exception Uses” subsection.

Enclosed assembly area over 3,000 square feet, with ~~or without~~ an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

The reason for this change is so that when an enclosed assembly SEU is submitted, the applicant will indicate if the use will include sale of alcoholic beverages or not.

This will help everyone understand the request and it can be advertised clearly and appropriately. This revision doesn't grant any new uses, it just provides more accuracy for the permitting process.

Modification Request

Proposed amendment to Section 158.217 is to provide further clarification of existing regulations.

Proposed amendment to Section 158.222 is to provide dimensional requirements for townhouse driveways, which the code is currently silent on.

Proposed amendment to Section 158.232 identifies the use of specialized waste management programs. The following language shall be added to this section: *An applicant can request to utilize a specialized waste management program (such as compactors) in a defined and visually screened area as part of the site plan review process in lieu of providing the typical refuse and recycling dumpsters.*

Planning & Zoning Board Recommendation

The Planning and Zoning Board recommended approval at their regular meeting of December 3, 2024.