

**Zoning and Development Code Amendment  
Sports Training Facilities / Specialty Gyms**

**DATE OF REVIEW:** January 12, 2022

**CODE REFERENCES:** Section 1-50 – Definitions and Section 2-48 Permitted Uses in the Employment and Industrial Districts

**STAFF REVIEW AND ANALYSIS:**

Current Code Provisions: The code currently allows sports training facilities and specialty gyms to locate in the LI (Light Industrial) zoning district only with the approval of a special exception from the Zoning Board of Adjustment (ZBA). The ZBA members hold a public hearing and determine if the use is appropriate at the location. They take into consideration the use and configuration of the buildings and parking areas when approving the special exception.

Parking for these facilities is anticipated to be accommodated by the existing parking for the light industrial development, as the hours of operation of the sports training facilities typically occurs outside of the hours of operation of the other businesses. Should a new facility be designed and constructed for use as a sports training facility, the code provides for the approval of parking standards for this specific use, which is not contained in the off-street parking requirements table.

Zoning Board of Adjustment Review: Beginning in 2018, the ZBA has approved two facilities, both of which had no issues of concern. It appears that those who are seeking to operate these facilities are selecting locations which are appropriate for their use, making ZBA review unnecessary. With several other inquiries for facilities being recently received by staff, this amendment to the code has become timely.

**RECOMMENDED MOTION:**

Staff recommends approval of the code amendments providing for sports training facilities and specialty gyms to be permitted without a special exception in the LI (Light Industrial) zoning district.