



Legislation Text

File #: 2019-0495, **Version:** 1

Consider public testimony regarding, and an ordinance amending Zoning and Development Code, Chapter 2, Article III, Sections 2-35, 2-48, 2-77- and 2-91, Code of Ordinances (2018 Edition), regarding Veterinary Clinics, Medical Office Uses, and Cosmetic Services. (First Reading)*

Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

This ordinance adds veterinary clinics, small animals' as a permitted use in the C-1 (General Commercial), the C-1a (General Commercial - limited) and the LI (Light Industrial) zoning districts. This use is also added as permitted, with supplementary standards, in the C-2 (Local Commercial) and OF-1 (General Office) zoning districts. 'Veterinary clinics, livestock' is added as a permitted use, with supplementary standards, in the LI (Light Industrial) zoning district. This change restores these uses to their appropriate zoning districts.

This ordinance also adds 'cosmetic services' as a permitted use in the MU-2 (Mixed Use Downtown Medium Density) zoning district. This use was initially permitted in MU-2, but was mistakenly removed during the recent code codification process.

'Medical office' is added as a permitted use in the MU-1 (Mixed Use Historic Commercial Core) zoning district, except on Main Street between Mays and Sheppard. Supplementary standards also apply. Medical Office was never permitted in MU-1. The purpose of excluding it from MU-1 was to encourage more retail, entertainment, and restaurant uses in the downtown core. This goal has largely been achieved. Recently, an allergy clinic signed a lease for a property with MU-1 zoning without checking the permitted uses in this zoning district or discussing the matter with staff. Staff became aware of this issue once a building permit was submitted. Planning staff reviewed the matter and decided a code change to allow medical uses in MU-1, outside of the two-block historic district, would not be detrimental to the goals of the MU-1 district. Therefore, staff fast-tracked this proposed code change for the Council's consideration to give this business the opportunity to meet their lease obligations and move into their new office space on schedule.

The Planning and Zoning Commission held a public hearing and voted on a recommendation for the ordinances at their meeting on December 4, 2019. These results will be reported at the Council meeting.