

Zoning Ordinance Text Amendments

Application PL-19-0156

Planning Commission Meeting

August 15, 2019

Avondale

Background and Purpose

- Last update to Avondale Zoning Ordinance Jan. 2018

Purpose of the update:

- Continued refinement of the Zoning Ordinance
- To reflect changes in policies and procedures
- To reflect new development trends
- To address changes to industry standards
- To enhance the overall usability and accuracy
- To allow for general housekeeping

Update

- Prohibit reduction in parking stall sizes or required parking with Administrative Relief
- Revise home occupation regulations
- Add mobile food vendor to land use matrix for commercial and industrial zones
- Prohibit mobile food vendors from operating in an area zoned for residential use or within 250 feet of an area zoned for residential use, except with a City-approved special event permit

Update Contd.

- Create a new “The BLVD” zoning district
- Revise the process for the time expiration of PAD zoning
- Revise process and regulations for wireless facilities
- Add requirement for new single-family communities to have 1 visitor parking space per unit where on-street parking or driveway parking is not provided
- Add allowance for off-premise model home signs
- Change closing hours of medical marijuana dispensaries from 6 p.m. to 8 p.m.

Summary

Amendments will clarify inconsistencies, correct typographical errors, reflect new policies and procedures, and respond to new market trends

Next Steps

- City Council Public Hearing & Adoption – September 9

Recommendation

Approval of Application PL-19-0156

Zoning Ordinance Text Amendments,
incorporating the modifications
included in the Development Services
Memorandum dated August 15, 2019