

Zoning Ordinance Text Amendments

Application PL-19-0156

September 9, 2019

Avondale

Background and Purpose

- Last major 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 and changes to industry standards
- To enhance overall clarity, accuracy, and usability
- General housekeeping

Update



- Prohibit reductions in minimum parking space sizes through the Administrative Relief process
- Revise home occupation regulations
 - Eliminate floor area limitation
 - Prohibit vehicles with 6+ S.F. signs from parking on-street or driveway to advertise the home occupation
 - Expressly prohibit service uses such as massage parlors, veterinary hospitals/offices; allow for beauty salons (no more than 2 customers/day)

Update Contd.

- Add mobile food vendor to land use matrix for commercial and industrial zones
 - Prohibit operation 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
- Create a new “The BLVD” (BLVDD) zoning district
 - Uses and standards in accordance with the vision of The BSP.
 - Owners of properties zoned City Center (CCD) will have the option to “Opt-In” to the new BLVDD district without rezoning

Update Contd.

- Revise the process for PAD zoning time expiration to require more timely development
 - Existing:
 - 4-year initial validity with up to three 2-year Council extensions (Up to 10 years total)
 - Zoning vests with commencement of vertical construction for PADs under 5 acres, with commencement of off-site improvements for PADs greater than 5 acres
 - Proposed:
 - 2-year initial validity with up to one 1-year Council extension (Up to 3 years total)
 - Zoning vests with commencement of horizontal construction (e.g. installation of underground utilities, etc.)

Update Contd.

- Revise process and regulations for freestanding wireless communication facilities
 - Eliminate CUP requirement for towers over 35 feet tall
 - Require a minimum 600-foot setback from residential properties
 - Limit height to 65 feet maximum
 - Require written documentation on why alternate sites weren't chosen
- Require visitor parking for new single-family communities when on-street parking or driveway parking is not provided
- Allow off-premise model home signs
- Extend medical marijuana dispensary closing hours to 8 p.m.

Analysis

- Amendments will clarify inconsistencies, correct typographical errors, reflect new policies and procedures, and respond to new market trends
- Draft posted on aVOICE and website; no comments received
- Planning Commission recommended approval 5-0
 - One speaker requested additional time/extensions for validity of larger, 80+ acre PADs

Recommendation

Public Hearing and Ordinance
Approval of Application PL-19-0156