

Docket Item #4

Text Amendments – Minor Updates

#2024-00002

Planning Commission

March 5, 2024



This presentation is subject to changes prior to hearing

Amend/delete definitions

- Remove private school, academic with a maximum of 20 students at any one time from within the personal service establishment definition.
- Amend hotel definition.
- Delete definitions for tourist home, apartment hotel, and bed and breakfast accommodation.



Consolidate accommodation uses

- Delete tourist home, apartment hotel, and bed and breakfast accommodation uses in all zones and consider most accommodations as a hotel use.



Amend administrative special use permit (SUP) regulations

- Allow up to 49 outdoor dining seats with administrative SUP approval.
- Clarify administrative SUP review process.
- Clarify administrative SUP amendment criteria.





Correct technical errors

- Add outdoor dining in a commercial complex in the CRMU-X (Commercial residential mixed use Old Town North) zone as a permitted use.
- Amend the Mount Vernon Urban Overlay and King Street Urban Retail zones to make terminology consistent with other zones for auxiliary dwellings.
- Correct cross-references for permitted obstructions related to fence height modifications in side and rear yards with BAR review and for freestanding garage provisions.
- Delete all sections related to King Street outdoor dining, which was previously amended in 2022 with requirements moved to the City Code.
- Add recreation and entertainment use, indoor as a permitted use in the I (Industrial) zone.

Conclusion

- Staff recommends that Planning Commission INITIATES the text amendment and recommends APPROVAL.

