



Commercial Uses Zoning Text Amendment ZTA #2026-00001

Planning Commission

April 7, 2026



Summary



Background

- ▶ Council request to minimize regulatory/discretionary reviews while balancing neighborhood impacts

New Regulatory Approach

- ▶ In December restaurants moved from Special Use Permit (SUP) to permitted, subject to use limitations
- ▶ Continue to move certain uses from SUP to permitted, subject to use limitations
- ▶ SUP required when deviating from use limitations

Purpose

- ▶ Improves predictability for applicants and residents
- ▶ Creates uniform and enforceable operating requirements
- ▶ Focuses SUP review on high-impact operations
- ▶ Protects neighborhoods from impacts (noise)



Outdoor Health and Athletic Clubs or Fitness Studios

► **Recommendation:** Permitted in conjunction with an abutting indoor health club/fitness studio, subject to use limitations

1. 7:00 a.m. to 11:00 p.m. Mon-Fri and 9:00 a.m. to 11:00 p.m. Sat.-Sun.
2. Allowed in rear yards, side yards, rooftops, or enclosed courtyards only
3. When abutting residential, fencing/walls and vegetative buffer installed where practicable
4. Lights off by 11:00 p.m., daily
5. No simultaneous classes
6. Music through house sound system with noise regulator only
7. No voice amplification or noise making devices allowed





Indoor Live Entertainment

- ▶ **Recommendation: Permitted as a principal or accessory use, subject to the following use limitations:**
 - ▶ Accessory use - up to 30% of total weekly operating hours



1. 9:00 a.m. to 11:00 p.m. Sun-Thurs. and 9:00 a.m. to 2:00 a.m. Fri.-Sat.
2. Manage patron queuing and prevent blocking rights-of-way
3. Manage orderly dispersal and loitering after events
4. Windows and doors must remain closed during performances
5. Within mixed-use building:
 - a) 9 a.m. to 11 p.m., daily
 - b) Amplified music/sound through house sound system only
 - c) Install and maintain sound attenuating construction



Other Related Amendments

- ▶ **Clarify definitions related to:**
 - Accessory live entertainment
 - Limited live entertainment
 - Recreation and entertainment uses

- ▶ **Establish “Section 7-1900 - Use limitations”**

- ▶ **Establish standard use limitations applicable to any use operating with use limitations:**
 - Post use limitations and train new employees
 - Designate neighborhood liaison
 - Require control plan for 3+ verified violations of the same use limitation

- ▶ **Permit temporary trailers at K-12 private schools**



Staff Recommendation:

Initiate and approve

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