



Commercial Uses Zoning Text Amendment ZTA #2026-00001

1

City Council Public Hearing

April 18, 2026

Agenda



- 1. Summary**
- 2. Proposed Text Amendments**
- 3. Recommendation**



Summary

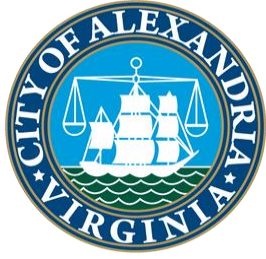


Council requested further consideration during December 2025 Commercial Uses ZTA hearing for:

- Outdoor health and athletic clubs
- Indoor live entertainment
- Temporary trailers at private schools

Proposed amendments follow a new regulatory approach established in Dec. 2025

- Improve predictability for applicants and residents
- Create uniform and enforceable operating requirements
- Focus SUP review on high-impact operations
- Protect neighborhoods from impacts (noise)

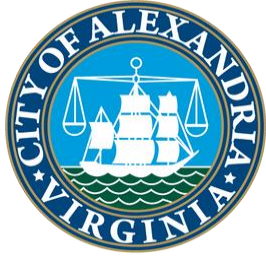


Outdoor Health and Athletic Clubs or Fitness Studios

► **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





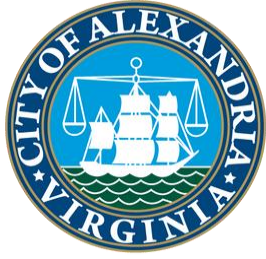
Indoor Live Entertainment

► **Recommendation: Permitted as a principal or accessory use, subject to the following use limitations:**



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 to prevent blocking rights-of-way
3. Manage orderly dispersal to prevent 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

All uses must comply with Noise Ordinance



Additional Amendments

- ▶ **Permit temporary trailers at K-12 private schools**
- ▶ **Replace day care as a permitted use in Community Regional (CR) zone**
- ▶ **Clarify definitions related to:**
 - Accessory live entertainment
 - Limited live entertainment
 - Recreation and entertainment uses
- ▶ **Establish “Section 7-1900 - Use limitations” and standard limitations applicable to any use operating under use limitations:**
 - Post use limitations and train employees
 - Designate neighborhood liaison
 - Require control plan for 3+ verified violations of the same use limitation



Planning Commission initiated and recommended approval of Zoning Text Amendment #2026-00001

Rec. to remove the word “new” from Sec. 7-1901(1)