



# Land Use Management Ordinance Text Amendment Flex Office + Revisions to General Business & Associated Definitions

April 7, 2020

# RECOMMENDATION

## Staff recommends:

Review the proposed text amendments and forward a recommendation to the Town Council in time for the Council's review at the April 22, 2020 Public Hearing.



# Text Amendment Process

**Staff  
Review**



**Planning  
Comm.  
Review  
4/7/20**



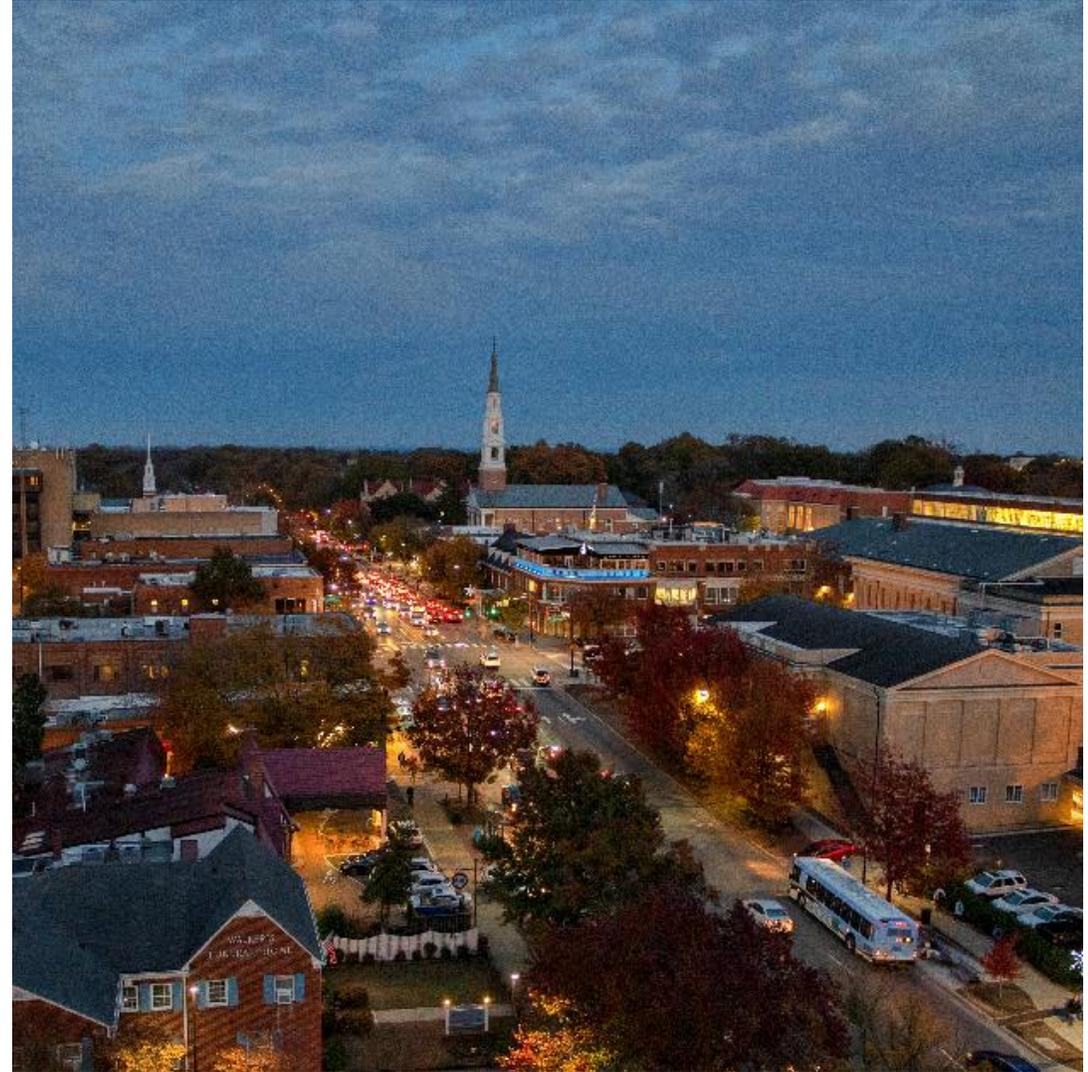
**Council  
Public  
Hearing  
4/22/20**



**Council  
Action  
4/22/20**

# Text Amendment Background

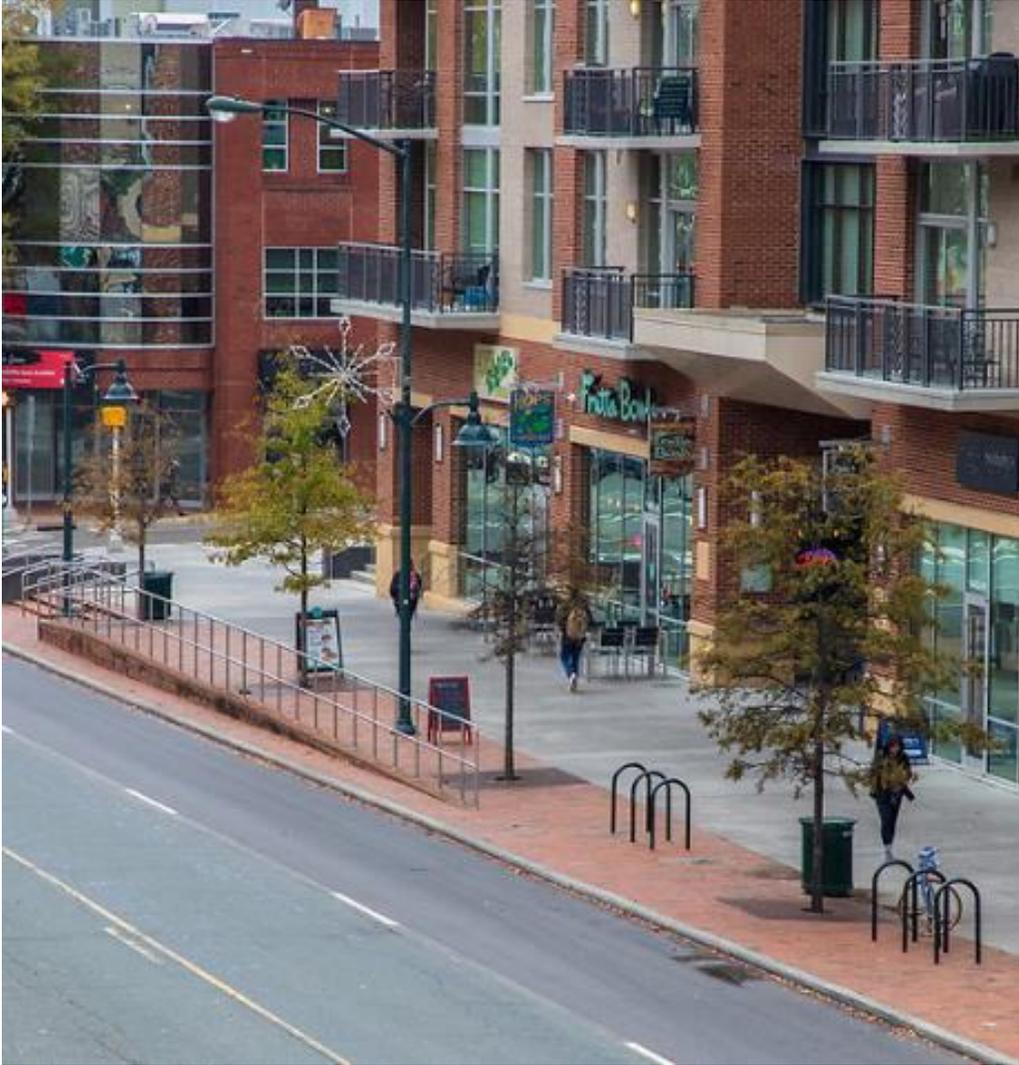
- On 2.19.2020, Mayor Hemminger submitted a petition to the Town Council to expand existing land use types to include Experiential Retail.
- Text amendments would update Use Table and Definitions sections



# What's in your packet?

- Staff Memo
- Resolution of Consistency with the Comprehensive Plan
- Ordinance A
- Resolution B

# Flex Office Space Amendment



- Revise the Use Table in Section 3.7 to allow Flex Office in the TC- zoning districts as “P” (Permitted Use).
- Including Flex Office provides greater flexibility in TC-zones.

# Flex Office Space Amendment



The TC- districts are intended to be a concentration of business, administrative, financial, governmental, and support functions serving the community.

# Revisions Related to General Business

The nature of retail is changing and the current LUMO definitions do not reflect new forms and changes in the retail industry.

**3 definitions to be revised:** (1) Business, general (2) Recreation facility, commercial, indoor (3) Personal services

**4 new definitions to be added:** (1) Personal instruction (2) Health club (3) Retail services (4) Retail sales

# Revisions Related to General Business

*Staff's Text Amendment Summary shows the edits made to the specific definitions.*

***Business, general:*** Commercial establishments that provide retail sales and services. All associated activities, noise, odors, and vibrations shall be contained entirely within an enclosed building or tenant space, except as otherwise provided for in this Code.

# Revisions Related to General Business

*Recreation facility, commercial indoor:* A private profit-making facility providing recreational activities enclosed within buildings, including commercially operated indoor swimming pools and tennis courts, health clubs, gymnasiums, bowling alleys, and indoor skating rinks.

# Revisions Related to General Business

*Personal services:* Establishments primarily engaged in providing individual services generally related to personal needs. Typical uses include, but are not limited to barber shops, beauty salons and spas, massage facilities, dry cleaners, tailors, and tattoo parlors.

# Revisions Related to General Business

*Health club:* Establishments over 10,000 square feet for the conduct of indoor sports and exercise activities, along with related locker and shower rooms, offices and classrooms.

# Revisions Related to General Business

*Personal instruction:* Establishments that principally offer instruction in performing and culinary arts, martial arts, physical exercise, yoga, crafts, social customs and activities, and similar uses. Typical uses include, but are not limited to dance instruction centers, cooking schools, exercise studios, craft and art instructional studios, and martial arts studios.

# Revisions Related to General Business

*Retail services:* Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use including personal services and instruction. This term does not include places of assembly.

*Retail sales:* Establishments engaged in selling of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

# RECOMMENDATION

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