MEMORANDUM

TO: Ordinance Revisions Committee

FROM: Alexis DiLeo, City Planner

CC: Brett Lenart, Planning Manager

DATE: May 22, 2018

SUBJECT: Amendments to City Code Related to P Parking District Temporary
             Activities, Outdoor Sales, and Similar Uses

A request has been made to amend the P Parking district to allow temporary activities
and similar uses. The Planning Commission discussed conceptual ideas for such
amendments at their working session on May 8, 2016 and referred the matter to the
Ordinance Revisions Committee for further discussion and refinement.

Current P (Parking) District

The P district currently allows three permitted principal uses: 1) public institutions of
higher learning, 2) public schools, and 3) parking lot or structure. Three accessory uses
are permitted: 1) parking attendant building, 2) solar energy system, and 3) wireless
communication antenna. One temporary use is permitted: special event sales.

Proposed Amendments

A collection of amendments is being considered to allow more active uses on large sites
zoned P on a temporary basis. The proposed language below includes feedback from
the May 8 working session that generally directed staff to lengthen or remove some of
the time limitations originally suggested in the 'starting point' language.

First, new uses are proposed to the definition section of the code (new language is
underlined):

Temporary Outdoor Activity – Activities and events that traditionally occur outdoors in
large parking lots that are open to the public for temporary shopping, amusement,
entertainment, and recreation. Examples include, but are not limited to: specialty
products, and seasonal plant and decoration sales; farmers markets; carnivals with
games, rides, and play structures; concerts and live performances; starting and

finishing lines of races; concession and souvenir stands; and car and recreational vehicle shows.

Short Term Car Storage – Parking of personal, privately owned vehicles in parking lots for up to 14 days. Typically associated with car sharing services or park-n-ride services.

Medium Term Car Storage – Parking of excess inventory of new, used or recalled vehicles owned by a licensed dealership for a specified period of time up to six months. Does not include storage of damaged vehicles, vehicles requiring repair, display of vehicles for customers, or retail sales of vehicles.

Second, the new uses will be added to the use table in the code:

P = Permitted
E = Special Exception
A = Accessory
Blank = Prohibited

	DISTRICT	USE SPECIFIC STANDARDS
	P Parking	
PRIMARY USES		
Institutions of Higher Learning, Public	P	
School, Public	P	
Parking Lot or Structure	P	
Short Term Parking	P	1
Medium Term Parking	E	2
ACCESSORY USES		
Parking Attendant Building	A	
Solar Energy System	A	x.xx.x
Wireless Communication Antenna	A	x.xx.x
TEMPORARY		
Special Event Sales	P	x.xx.x
Temporary Outdoor Activity	P/E	3

Third and finally, additional regulations for each new use would be added to the use specific standards section of the Code:

1. Short Term Car Storage
   a. Site must have at least 87,120 square feet of vehicular use area within P district on an approved site plan.
   b. Site must have a conforming conflicting land use buffer.

2. Medium Term Car Storage
   a. Site must have at least 87,120 square feet of vehicular use area within P district on an approved site plan.
   b. Site must have a conforming conflicting land use buffer.
   c. Special exception use approval shall include identify the area of the parking lot where cars may be stored, the maximum number of cars that may be stored, and the maximum length of time cars may be stored, in addition to any other conditions the Planning Commission may approve.

3. Temporary Outdoor Activity
   a. Site must have at least 87,120 square feet of vehicular use area within P district on an approved site plan.
   b. Site must have a conforming conflicting land use buffer.
   c. Permitted. Activities up to 8 days require a zoning permit (and any other applicable permits).
   d. Special Exception. Activities beyond 8 days require special exception use approval.