



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 8, 2025

Reference: Consider approval of an Ordinance for text change amendments to the Code of Ordinances, Chapter 12, Article 42, Special Definitions to add definitions for “showroom”, “warehouse”, “distribution center”, “fulfillment center”, and “retail center”; and, to amend Article 25, Light Industrial District, of said chapter to add said new definitions to permitted uses; and, to amend Article 31 of said chapter to allow conversion of dock areas to additional parking, to allow “warehouse”, “distribution center” and “fulfillment center” as defined herein to require not less than one (1) parking space per 2,000 square feet, “showroom” as defined herein to require not less than one (1) parking space per 1,000 square feet; to allow the Director of Community Development to approve up to a 10% reduction in parking for retail centers with buildings greater than 10,000 square feet; and authorizing the Mayor to sign.

2040: Create Business and Innovation Nodes

Introduction:

The purpose of this item is to adopt an Ordinance amending the Zoning Ordinance to allow for definitions for specific uses not currently listed and to allow more flexibility in parking for industrial and retail users.

Background:

The amendments were brought to the Planning and Zoning Commission on February 20, 2025, and unanimously recommended for approval.

On March 11, 2025, the City Council (7-0) approved the amendments.

Benefit to the Community:

This would provide more clarity in allowable land uses, more flexibility for the development and the reuse of the industrial buildings and would allow more flexibility in leasing up the shopping centers that are greater than 10,000 square feet in size, providing more retail opportunities for the community.

Legal Review:

The City Attorney has reviewed the proposed changes.

Fiscal Impact:

N/A

Recommendation:

The Community Development Department recommends approval of the Ordinance.