

## Information Item

**Date:** November 27, 2017

**To:** The City Manager

**From:** Paul Norby, Director of Planning and Development Services  
Angela I. Carmon, City Attorney

**Subject:** Discussion of Information regarding Zoning Regulations Governing the Location and Appearance of Motor Vehicle Repair and Maintenance Uses

**Strategic Focus Area:** Livable Neighborhoods

**Strategic Objective:** NA

**Strategic Plan Action Item:** No

**Key Work Item:** No



On August 3, 2017, staff prepared the attached memo in response to questions regarding zoning regulations governing the location and appearance of motor vehicle repair businesses. The memo discusses the current regulations and options for addressing some of the noted concerns.

Motor Vehicle Repair and Maintenance Uses are currently allowed in ten (10) zoning districts in GMA 1, 2 and 3. These zoning districts include PB, NSB, HB, GB, MRB-S, E, LI, GI and MU-S, where these uses are allowed by right. These uses are also allowed in the CB zoning district with a special use permit from the Board of Adjustment, but are prohibited in the “core area” of CB. There are certain limitations on the number of vehicles that may be stored outside of an enclosed area. There are also requirements related to screening and buffers.

The attached memo details a number of options for addressing the issues that appear to surround this particular use. The options include, but are not limited to: (i) conducting field assessments of the existing locations to determine compliance and to take appropriate enforcement action against those locations that are not in compliance; (ii) re-examining in which zoning districts new Motor Vehicle Repair and Maintenance Uses should be allowed; (iii) requiring an elected body Special Use Permit for new Motor Vehicle Repair and Maintenance uses in PB, NSB, HB and MU-S or, alternatively, require an elected body Special Use Permit for any new use within 500 feet of a residentially zoned property; (iv) re-examining the landscaping and buffer requirements for said uses; and (v) instituting a moratorium on new uses.

Each option is discussed in greater detail in the attached memo. Given the wide array of options, staff would appreciate receiving guidance in selecting and prioritizing the options.