

TEU AMENDMENT

The Transportation, Energy, and Utilities Committee offers the following amendment to File No. 2021-145:

- (1) On **page 1, line 6, after** "ORDINANCE CODE;" **insert** "AMENDING PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS), SECTION 656.313 (COMMUNITY/GENERAL COMMERCIAL CATEGORY), SUBSECTION 656.313(A) (IV) (C) (COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, PERMISSIBLE USES BY EXCEPTION), AND AMENDING SUBPART D (INDUSTRIAL USE CATEGORIES AND ZONING DISTRICTS), SECTION 656.321 (BUSINESS PARK CATEGORY), SUBSECTION 656.321(A) (I) (C) (INDUSTRIAL BUSINESS PARK (IBP) DISTRICT, PERMISSIBLE USES BY EXCEPTION) TO ALLOW UNLIMITED HOURS OF OPERATION FOR OFF-STREET PARKING LOTS AS PERMISSIBLE BY EXCEPTION FOR CCG-1 AND IBP SO LONG AS THE LOT IS NOT ADJACENT TO RESIDENTIAL DISTRICTS OR USES";
- (2) On **page 1, line 13, strike** "CCG-1" and "IBP";
- (3) On **page 1, line 14, after** "DISTRICTS" **insert** "AND ALLOWING IN THE CCG-1 AND IBP DISTRICTS, AS PERMISSIBLE BY EXCEPTION AND SUBJECT TO PART 4, UNLIMITED HOURS OF OPERATION FOR OFF-STREET PARKING LOTS THAT ARE NOT LOCATED ADJACENT TO RESIDENTIAL DISTRICTS OR USES";
- (4) On **page 1, line 17-1/2, insert** the following:
Section 1. Amending Section 656.313(A) (IV) (c) (Commercial Community/General-1 (CCG-1) District, Permissible uses by exception), Subpart C (Commercial Use Categories and Zoning

Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code. Section 656.313(A) (IV) (c) (Commercial Community/General-1 (CCG-1) District, Permissible uses by exception) is hereby amended to read as follows:

Chapter 656 - ZONING CODE

* * *

PART 3. - SCHEDULE OF DISTRICT REGULATIONS

* * *

SUBPART C. - COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS

* * *

Section 656.313. - Community/General Commercial Category.

* * *

A. *Primary zoning districts.*

* * *

IV. *Commercial Community/General-1 (CCG-1) District.*

* * *

(c) *Permissible uses by exception.*

* * *

(20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

(21) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

Section 2. Amending Section 656.321(A) (I) (c) (Industrial Business Park (IBP) District, Permissible uses by exception), Subpart D (Industrial Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code. Section 656.321(A) (I) (c) (Industrial Business Park

(IBP) District, Permissible uses by exception) is hereby amended to read as follows:

Chapter 656 - ZONING CODE

* * *

PART 3. - SCHEDULE OF DISTRICT REGULATIONS

* * *

SUBPART D. - INDUSTRIAL USE CATEGORIES AND ZONING DISTRICTS

* * *

Section 656.321. - Business Park Category.

* * *

A. *Primary zoning districts.* The primary zoning districts shall include the following:

* * *

I. *Industrial Business Park (IBP) District.*

* * *

(c) *Permissible uses by exception.*

* * *

(8) Fitness centers.

(9) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

- (5) On **page 1, line 18, strike** "Section 1" and **insert** "Section 3";
- (6) On **page 2, line 7, strike** "Off street" and **insert** "Off-street";
- (7) On **page 2, line 7, strike** "CCG-1" and "IBP";
- (8) On **page 2, line 11, after** "storage," **insert** "sleeping, parking for more than 24 hours, or";
- (9) On **page 2, line 15-1/2, insert** the following:

“(3) Off-street parking lots in the CCG-1 and IBP zoning districts shall be limited to the following:

(i) If the parking lot is adjacent to a residential district or use, then the hours of parking lot use shall be limited to the hours of 7:00 a.m. to 11:00 p.m..

(ii) If the parking lot is not adjacent to a residential district or use, then a zoning exception may be granted to remove the hours of operation limitation.

(iii) There shall be no storage, sleeping, parking for more than 24 hours, or sales or service activity of any kind on these lots.

(iv) These parking lots shall be designed to meet the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations).”;

(10) On **page 2, line 17, strike “Section 2” and insert “Section 4”.**

(11) On **page 1, line 1,** amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

/s/ Susan C. Grandin

Office of General Counsel

Legislation Prepared By: Susan C. Grandin

GC-#1418999-v7-Dennis_parking_lot_hours_legis_DOCX.docx