

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2021-784 - amended

**Introducer/Sponsor(s):** Council Member Morgan

**Date of Introduction:** October 26, 2021

**Committee(s) of Reference:** LUZ

**Date of Analysis:** October 28, 2021

**Type of Action:** Zoning Code amendment

**Bill Summary:** The bill amends the Zoning Code in Sec. 656.399.62 – Renew Arlington Zoning Overlay – to add a separate design guideline for windows in service garages in the various character areas of the overlay. It will require that new service garage buildings or additions to facilities providing major or minor automotive repairs have street facing windows in the service bay sections of the building wall covering a minimum of 20% of the overall linear frontage of the building. Window proportions may vary to accommodate structural & facade articulation and shall otherwise conform to commercial building design standards.

**Background Information:** The new window design guideline will apply in the University Village, University Commercial, Merrill Commercial and Arlington Road character areas. The new design guidelines are intended to improve the appearance of the large blank spaces of roll up doors on the fronts of automotive repair shops. make it easier for service garage owners to meet the window requirements of the overlay by reducing the amount of window coverage for such garages from a minimum of 40% to a minimum of 20% of the building face and by removing the requirement that windows must begin no more than 3 feet above ground level. The overlay already prohibits service bay doors on new garages or additions to garages from facing the street, so the wall facing the street of such a facility will be a side or back wall of the garage where tools, equipment and supplies are typically stored. This amendment will allow for smaller windows and will allow their placement in a way that accommodates the operational needs of such facilities.

**Policy Impact Area:** Zoning overlay design guidelines

**Fiscal Impact:** Undetermined

**Analyst:** Clements