

Memorandum



To: The Planning Commission
From: Court Barber, Planning Intern
Date: 6/12/2014
Re: Changes to the C-3 Zoning District

Attached are proposed changes to permitted uses in the C-3 Highway Commercial / Office Park district. The changes shift uses from conditional to permitted (theater and retail uses) and add a new use, “entertainment venue,” in both permitted and conditional categories. This new use necessitates adding a definition to the zoning ordinance:

ENTERTAINMENT VENUE shall mean any activity that includes, but is not limited to, a theatrical performance, live music performance, live or “virtual” disc jockey, or live or “virtual” master of ceremonies, held indoors or outdoors to which members of the public are invited with or without charge.

RECOMMENDATION:

Staff recommends approval of the proposed changes to the C-3 Highway Commercial / Office Park district and the addition of the “entertainment venue” definition.

Section 5.12 C-3 Highway Commercial / Office Park District

5.12.01 Intent: The Highway Commercial / Office Park District is intended for large scale commercial and office park development. In addition, this district prohibits all exterior storage by a primary use unless a separate Conditional Use Permit is requested for the use and granted by the City.

5.12.02 Permitted Uses:

- 5.12.02.01 *Medical/dental offices and business services including: attorneys, banks, insurance, real estate offices, postal stations, credit services, security brokers, dealers and exchange, title abstracting, finance services and investment services; but not including uses defined in Adult Establishment. (Ordinance No. 950, 3-1-05)*
- ~~5.12.02.02~~ ~~Museum, art gallery.~~
- ~~5.12.02.02~~ ~~5.12.02.03~~ ~~Entertainment Venue, indoor, not including uses defined in Adult Establishment.~~
- ~~5.12.02.03~~ ~~5.12.02.04~~ ~~Retail business or service establishment supplying commodities or performing services, such as, or in compatibility with and including the following:~~
- ~~1. Book store, not including uses defined in Adult Establishment.~~
 - ~~2. Brew-on premises store.~~
 - ~~3. Dry cleaning and laundry pickup.~~
 - ~~4. Floral shop.~~
 - ~~5. Gift and curio shop.~~
 - ~~6. Jewelry store.~~
 - ~~7. Reservation center.~~
 - ~~8. Restaurants, cafes and fast food establishment.~~
 - ~~9. Travel agencies.~~
 - ~~10. Office Park developments.~~
 - ~~11. Video store, not including uses defined in Adult Establishment.~~
 - ~~12. Meeting Halls not including Adult Establishments.~~
 - ~~13. Theater, indoor, not including uses defined in Adult Establishment.~~
 - ~~14. Coffee kiosks.~~
 - ~~15. Department stores.~~
 - ~~16. Retail trade centers.~~
 - ~~17. Shopping centers.~~
 - ~~18. Commercial strip shopping center.~~

5.12.02.04 *Publicly owned and operated facilities. (Ordinance No. 950, 3-1-05)*

5.12.03 Permitted Conditional Uses:

- ~~5.12.03.01~~ ~~Theater, indoor, not including uses defined in Adult Establishment.~~
- ~~5.12.03.02~~ ~~5.12.03.01~~ ~~Automobile display, sales, service, and repair.~~
- ~~5.12.03.03~~ ~~5.12.03.02~~ ~~Brew Pubs.~~
- ~~5.12.03.03~~ ~~Micro breweries when in conjunction with a restaurant.~~
- ~~5.12.03.04~~ ~~Entertainment Venue, indoor, but which may include outdoor events, not including uses defined in Adult Establishment.~~
- 5.12.03.05 Automated Teller Machines when not within the interior of a primary use.
- 5.12.03.06 Tavern and cocktail lounge, not including uses defined in Adult Establishment.
- 5.12.03.07 Convenience store with limited fuel sales.
- 5.12.03.08 Churches and temples.
- 5.12.03.09 Hotels, including restaurants, convention and meeting facilities and other related uses, not including uses defined in Adult Establishment.
- ~~5.12.03.10~~ ~~Department Stores.~~
- ~~5.12.03.11~~ ~~Retail trade centers.~~
- ~~5.12.03.12~~ ~~Shopping centers.~~
- ~~5.12.03.13~~ ~~Commercial Strip Shopping Center.~~
- ~~5.12.03.14~~ ~~5.12.03.10~~ ~~Outlet Shopping Center.~~
- ~~5.12.03.15~~ ~~5.12.03.11~~ ~~Health Clubs and tanning salon, not including uses defined in Adult Establishment.~~
- ~~5.12.03.16~~ ~~5.12.03.12~~ ~~Health Recreation Facilities, not including uses defined in Adult Establishment.~~
- ~~5.12.03.17~~ ~~5.12.03.13~~ ~~Colleges and Universities. (Ordinances No. 1169, 3-6-12)~~

5.12.04 Permitted Temporary Uses

Temporary Uses require a permit from the City of La Vista and shall be valid only for a specific amount of time as indicated on said permit. *All platted lots or tracts of land may have a maximum number of four (4) temporary uses per calendar year. Such uses shall not last more than two (2) weeks per use, except as provided for hereafter. (Ordinance No. 998, 7-18-06)*

- 5.12.04.01 Temporary greenhouses.
- 5.12.04.02 Temporary structures as needed for sidewalk and other outdoor sales events.
- 5.12.04.03 Fireworks stands, provided the criteria are met as established by the City through separate Ordinances.
- 5.12.04.04 Buildings and uses incidental to construction work *are permitted to remain until completion or abandonment of the construction work, at which time they shall be removed. (Ordinance No. 998, 7-18-06)*
- 5.12.04.05 Temporary structure for festivals or commercial events.

5.12.05 Permitted Accessory Uses

- 5.12.05.01 Buildings and uses customarily incidental to the permitted uses.
- 5.12.05.02 Parking as permitted in Section 7.05 through 7.09.
- 5.12.05.03 Signs allowed in Section 7.01 through 7.04.
- 5.12.05.04 Landscaping as required by Section 7.17.

5.12.06 Height and Lot Requirements:

- 5.12.06.01 The height and minimum lot requirements shall be as follows:

Uses	Lot Area (SF)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Permitted Uses	10,000	-	25' ¹	15'	15'	90' ²	60%
Permitted Conditional Uses	10,000	-	25' ¹	15'	15'	90' ²	60%

¹. 25' front yard setback required only when no parking is present in the front yard. If parking is located in the front yard then front yard setback is a minimum of fifty (50) feet.

² Any building within 100 feet of a residentially zoned district shall not exceed 45 feet in height. (Ordinance No. 1082, 11-18-08)

5.12.07 Use Limitations:

- 5.12.07.01 When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within fifteen (15) feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per Section 7.14.04.
- 5.12.07.02 Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.