

# Planning Commission

---

July 3, 2008

City Council – August 20, 2008



# **ZONING ORDINANCE AMENDMENT**

Chapter 11§11-1 (43.1)

---

Neighborhood Commercial  
District (C-1)

City Council – August 20, 2008



# Proposal:

- Add outdoor cafés as a permitted use in C-1 with a Use Permit
- Inquiries from restaurateurs
- Other zoning districts allow outdoor cafés
  - C-2 and C-3
  - SPI-OH/Business and Waterfront
- Nature of C-1 requires additional review
  - Adjacent to residential

# Use Permit Requirement

- Ability to evaluate outdoor cafés on a case-by-case basis
- Ability to attach conditions:
  - Generic for all outdoor cafés in C-1
  - Specific for each location
- Public review of proposal

# Use Permit Analysis

- Specific review criteria for C-1 cafés:
  - Location, location, location
    - Proximity to residential
    - Impact on adjacent properties
    - Community Plan commercial node

# Use Permit Requirements

- Generic conditions for all C-1 cafés
  - Site, size, and access
  - Live entertainment
  - Alcoholic beverages
  - Lighting, fencing, and furnishings
  - Revocation of Use Permit

# Conclusion:

- Outdoor cafés can offer a popular dining choice in a C-1 district if the location is appropriate and with special conditions attached by a Use Permit

# Recommendation:

- Approve Zoning Ordinance Amendment