



Land Use Management Ordinance Text Amendment
**Flex Office + Revisions to General Business
& Associated Definitions**
June 24, 2020

RECOMMENDATION

Staff recommends:

- Adopt the Resolution of Consistency
- Enact Ordinance A



Text Amendment Process

**Staff
Review**



**Planning
Comm.
Review
4/7/20**



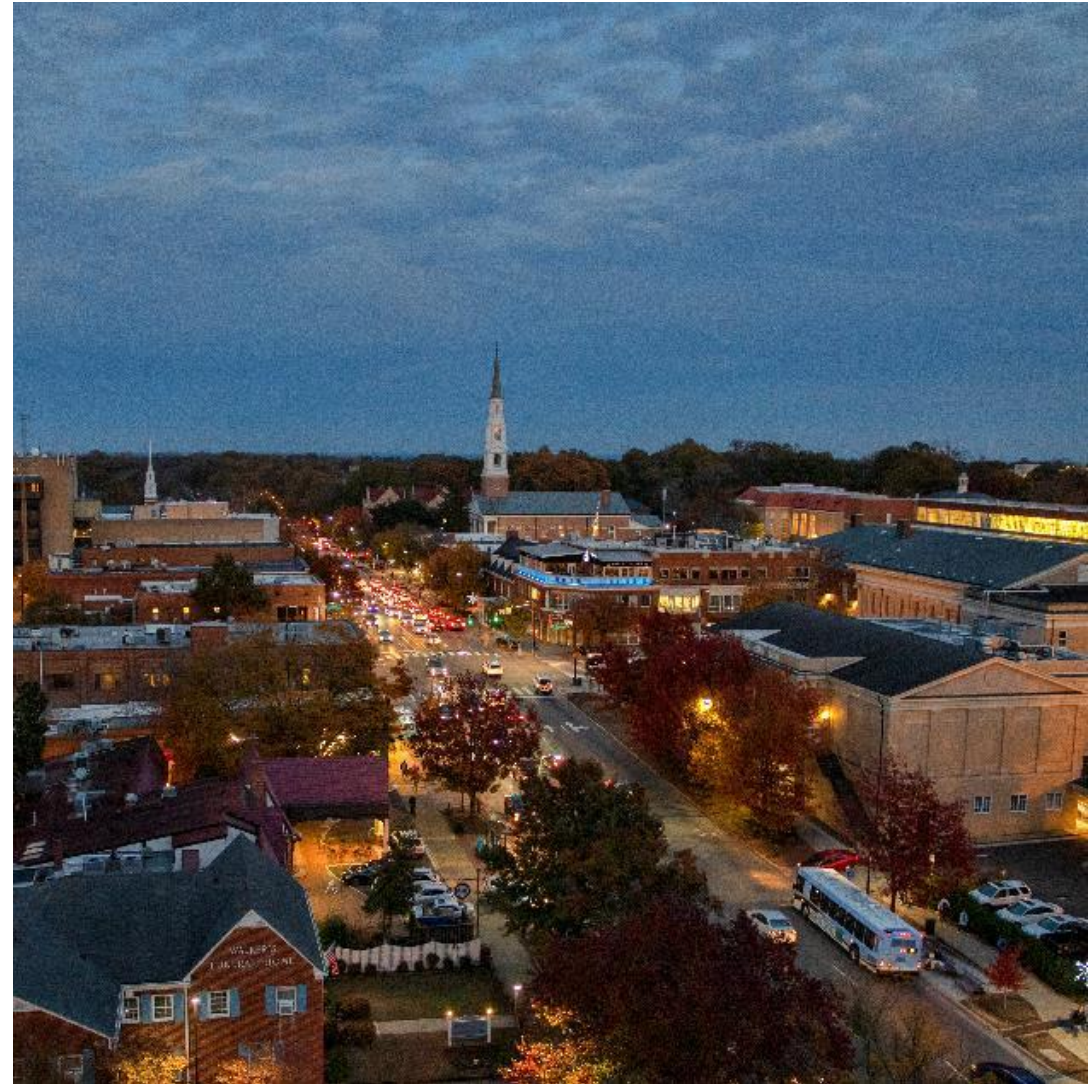
**Council
Public
Hearing
6/10/2020**



**Council
Action
6/24/2020**

Text Amendment Background

- On 2.19.2020, Mayor Hemminger submitted a petition to the Town Council to expand existing land use types to include Experiential Retail
- Text amendments would update Use Table and Definitions sections



What's in your packet?

- Staff Report
- Resolution of Consistency with the Comprehensive Plan
- Ordinance A
- Resolution B

Flex Office Space Amendment



- Revise the Use Table in Section 3.7 to allow Flex Office in the TC- zoning districts as “P” (Permitted Use).
- Including Flex Office provides greater flexibility in TC-zones.

Flex Office Space Amendment



The TC- districts are intended to be a concentration of business, administrative, financial, governmental, and support functions serving the community.

Amending Appendix A - Definitions

- Current LUMO definitions do not reflect new forms of retail
- Experiential Retail are those places that offer the shopper an experience over an object or service, such as escape rooms or paint-and-wine studios.
- Experiential Retail would be included in the definition of Business General
- This use to be permitted in those zones that already allow for General Business (TC-, CC, and NC)

Revisions Related to General Business

Staff's Text Amendment Summary shows the edits made to the specific definitions.

To Be Revised:

1. Business, general
2. Recreation facility, commercial, indoor
3. Personal services

To Be Added:

1. Health club
2. Personal instruction
3. Retail sales
4. Retail services

Revised Definitions:

1. Business, General

- Removing specific examples
- Simplifying it to those establishments that provide retail sales and services

2. Recreation Facility, Indoor

- Definition is specific to indoor uses

Revised Definitions:

3. Personal Services

- Individual services related to personal needs
- Spas
- Massage facilities
- Dry cleaners
- Tattoo parlors

New Definitions:

1. Health Club

- +10,000 SF
- Indoor sports and exercise activities

2. Personal Instruction

- Performing and culinary arts
- Physical exercise
- Crafts
- Social customs and activities

New Definitions:

3. Retail Sales

- Selling of goods and merchandise

4. Retail Services

- Services and entertainment



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