City Council –
April 11th, 2022
Final Reading
Ordinance Amendment –
Off-Street Loading and Unloading
Regulations (Loading Docks)
Amendment

Off-Street Loading and Unloading Regulations

Current City Code Language – Loading Berths/Docks

• Does not allow loading berths/docks to be in the front yard or side yard adjacent to a street.
  • Applies to all zoning districts.

Proposed Change

• Allows loading berths/docks in the front yard and side yard adjacent to a street if:
  • The subject property is zoned industrial, and
  • The front/side yard does not face a different zoning district.
Amendment

Why Make the Change?

Meetings and discussion with an industrial property owner

- What is the intent of the code? Who is it helping to protect?
  - Proposed change protects the value and visual aesthetics of adjacent, non-industrial, properties while allowing added flexibility to the industrial properties.
- This will also help to align the code with the current environment of the I1 district.
  - *The image to the right shows I1 properties that have a dock in the front or side yards.*
Amendment

Off-Street Loading and Unloading Regulations

Examples

• Lot 1 – Zoned Residential
• Lot 2 – Zoned Industrial
  • Front Yard = East property line
  • Lot 2 would **not** be able to have a loading dock in the front yard
  • Lot 2 **could** have a dock in the side yard (south) facing the street

• Lot 3 – Zoned Residential
• Lot 4 – Zoned Industrial
  • Front Yard = North property line
  • Lot 4 **could** have a loading dock in the front yard
  • Lot 4 could **not** have a loading dock in the side yard (east) facing the street
Amendment

Staff Recommendation

City Staff is requesting that the City Council review the proposed ordinance amendment and approve of the final reading.