Subject: Final Reading of an Ordinance Amendment Regarding Off-Street Loading and Unloading Regulations

Meeting Date: Monday, April 11, 2022

Submitted/Presented by/Department: Melissa Houtsma - Community Development

Action Type
☐ Consent Item       ☐ Discussion/Direction
☐ Public Hearing    ☐ Informational Only
☒ Action/Motion      ☐ Report
☒ Ordinance/Resolution ☐ Other:

Action
City Staff requests that the City Council review and approve the final reading of the proposed ordinance amendment.

Background
Presently the zoning ordinance reads, “Loading berths shall not occupy the front yard or a side yard adjacent to a street”. However, after some review and discussions with an industrial property owner, City Staff has elected to revisit this language and recommends an amendment that would allow more flexibility for some industrial properties while still maintaining the intent of the code.

The attached ordinance alters the code in order to allow loading berths/docks to be in the front yard in industrial districts, as long as said yard does not sit adjacent to a property of a different zoning district (such as commercial or residential). City Staff believes the intent of the current language was to lessen the visibility of loading docks from the street and/or adjacent properties. However, loading docks and larger scale vehicles are much more common in industrial areas and therefore, City Staff does not believe allowing the loading docks in the front yard (not abutting a different zoning district) to be detrimental to the views of the adjacent properties.

City Council head a first reading on the proposed ordinance amendment on March 28th, 2022 and there were no significant issues or recommended changes to the proposed amendment. The first reading was passed with a unanimous vote of approval.

Attachments
Draft Ordinance

Previous Relevant Actions
The proposed amendment was reviewed by the Planning Commission on 03/15/2022.

Alternatives
If City Council is not satisfied with the proposed ordinance amendment, please advise City Staff or the desired changes and recommendations.
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