

**ADDENDUM TO THE PLANNING COMMISSION STAFF REPORT
FOR L20-0015**

1. Automobile, recreational vehicles or travel trailer or used car sales lots (no dismantling of cars or travel trailers or sale of used parts allowed).

	(P)Permitted (C)Conditional (No)Prohibited	
	NCC	RC
Existing TMC Table 18-6 ²		P
Option 1- Moratorium		No
Option 2 – Draft Code Changes ²		p*
Option 3 – Public Comment ²		p**
Option 4 - Public Comment ² 2		p***

2. No dismantling of cars or travel trailers or sale of used parts allowed.

p* Automotive sales must have an enclosed showroom with no outdoor storage of vehicles.

p** Automotive sales must have an enclosed showroom with no outdoor storage of vehicles. Uses existing on the effective date of the ordinance on parcels larger than 9 acres in the RC zone are exempt from the enclosed showroom requirement.

p*** Automotive sales must have an enclosed showroom with no outdoor storage of vehicles. Uses existing on the effective date of the ordinance on parcels located south of SR 518 in the RC zone are exempt from the enclosed showroom requirement.

Staff Recommendation: Staff’s recommendation in the Planning Commission packet was Option 2. After receiving public comment and discussing with the commenter, staff is recommending Option 4.

2. Rental of vehicles not requiring a commercial driver’s license.

	(P)Permitted, (C)Conditional, (No)Prohibited	
	NCC	RC
Existing TMC Table 18-6		P
Option 1- Moratorium		No
Option 2 – Draft Code Changes		p*
Option 3 – Public Comment		p**

p* Automotive rental must have an enclosed showroom with no outdoor storage of vehicles.

p** Automotive rental must have an enclosed showroom with no outdoor storage of vehicles. Uses existing on the effective date of the ordinance on parcels larger than 9 acres in the RC zone are exempt from the enclosed showroom requirement.

Staff Recommendation: Staff’s recommendation in the Planning Commission packet was Option 2. After receiving public comment and discussing with the commenter, staff is recommending Option 3.

3. Automotive services, gas (outside pumps allowed), washing, body and engine repair shops (enclosed within a building), and alternate fueling station (not wholesale distribution facilities).

	(P)Permitted, (C)Conditional, (No)Prohibited	
	NCC	RC
Existing TMC Table 18-6	P	P
Option 1- Moratorium	No	No
Option 2 – Draft Code Changes	P*	P*
Option 3 – Public comment	P*	P**

P* Outdoor storage of vehicles, tires, or other materials used for service is not permitted. Gas stations are permitted if the pumps and parking are located behind the building and the pumps meet the setback requirements. Queuing lanes are not permitted between buildings and back of sidewalk.

P** Outdoor storage of vehicles, tires, or other materials used for service is not permitted. Gas stations are permitted if the pumps and parking are located behind the building and the pumps meet the setback requirements. Queuing lanes are not permitted between buildings and back of sidewalk. Outdoor storage of vehicles is permitted for uses existing on the effective date of the ordinance on parcels larger than 9 acres in the RC zone.

Staff Recommendation: Staff’s recommendation in the Planning Commission packet was Option 2. After receiving public comment and discussing with the commenter, staff is recommending Option 3.