



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Public Hearing Date: February 9, 2015

Common Council Public Hearing Date: March 4, 2015

Item: Zoning Ordinance Text Amendment – Sections 23-22 and 23-504
Definition for the term “Canopy”

Case Manager: Don Harp

BACKGROUND

At the November 24, 2014 Plan Commission meeting, the Commission approved Resolution #32-R-14/Lobner that directed staff conduct a review of the relevant sections of the Zoning Code, clarify the definition of “canopy” to include or not include structures covering gas pumps, and recommend any other related changes it deems necessary. The Common Council also approved this Resolution at their December 3, 2014 meeting.

At the January 12, 2015 Plan Commission meeting, the Commission reviewed and discussed the definition of “canopy” proposed by staff and directed staff to schedule an Informal Public Hearing at the February 9, 2015 Plan Commission meeting.

PROPOSED TEXT AMENDMENTS

Repeal: Section 23-22 Words and terms defined. *Canopy* means a temporary structure constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.

Repeal: Section 23-504 Definitions and interpretation. *Canopy*. A rigid frame structure that extends outward from an entrance to a building.

Create: Section 23-22 Words and terms defined. *Canopy* means a structure constructed of fabric or pliable material, metal, wood, brick or other material, consisting of a roof and supported by columns or stanchions, not enclosed, attached or unattached to a building. Examples of canopies include, but are not limited to, gas pump canopies at gasoline stations, canopies associated with a temporary use, drive-through canopies at banks, pharmacies and restaurants.

Illustration examples of the proposed definition term for “Canopy”



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RECOMMENDATION PENDING PUBLIC HEARING TESTIMONY:

Repeal the definition of “Canopy” in Sections 23-22 and 23-504 of the Zoning Ordinance and create the definition of “Canopy” in Section 23-22 identified below, **BE APPROVED.**

Canopy means a structure constructed of fabric or pliable material, metal, wood, brick or other material, consisting of a roof and supported by columns or stanchions, not enclosed, attached or unattached to a building. Examples of canopies include, but are not limited to, gas pump canopies at gasoline stations, canopies associated with a temporary use, drive-through canopies at banks, pharmacies and restaurants.