

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Caitlin Crowe, Planner I

Date: January 18, 2019

CC: Tammi Saddler-Jones – City Administrator

RE: **Zoning Code Amendment – Loading Berth Update**

BACKGROUND

The Community Development Department reviewed the Section 908 of the Zoning Ordinance to clean up any existing typing errors.

ANALYSIS

While reviewing the Zoning Ordinance, staff found several typing errors that need to be updated to reflect the current standards.

STAFF COMMENTS

Community Development has reviewed the City's Zoning Ordinance and has made several code amendments. The proposed amendments include:

- 1) Correcting typing errors.

The Zoning Ordinance amendment was heard by the Planning and Zoning Board on December 10, 2018. It was recommended for approval by a vote of 7-0.

Community Development recommends **approval** of the following code amendments to Section 908 of the City's Zoning Ordinance:

Subsections of Section 908 of the Zoning Ordinance shall be amended to correct typing errors. The proposed sections shall read as follows (amended portions are highlighted).

ARTICLE IX. – OFF-STREET PARKING AND LOADING REQUIREMENTS

Sec. 908.- Required loading spaces.

The number of spaces required for a particular use shall be as follows:

Zoning Code Amendment – Loading Berth Update

January 18, 2019

Page 2

(908.1) Retail operations, and all first-floor nonresidential uses, with a gross floor area of less than 20,000 square feet, and all wholesale and light industrial operations with a gross floor area of less than 10,000 square feet: One loading space.

(908.2) Retail operations, including restaurant and dining facilities within hotels and office buildings, with a total usable floor area of 20,000 square feet or more devoted to such purposes: One loading berth for every 40,000 square feet of floor area or fraction thereof; one loading space for every 20,000 square feet of floor area or fraction thereof.

(908.3) Office buildings and hotels with total usable floor area of 100,000 square feet or more devoted to such purposes: One loading berth for every 100,000 square feet of floor area or fraction thereof.

(908.4) Industrial and wholesale operations with a gross floor area of 10,000 square feet or over shall conform to the following schedule:

Gross Floor Area	Required Loading Berths
10,000 - 39,000 <u>39,999</u> square feet	1
40,000 - 100,000 <u>99,999</u> square feet	2
100,000 - 160,000 <u>159,999</u> square feet	3
160,000 - 240,000 <u>239,999</u> square feet	4
240,000 - 320,000 <u>319,999</u> square feet	5
320,000 - 400,000 square feet	6
Each 90,000 above 400,000 square feet	1