

ORDINANCES

**CITY COUNCIL
MARCH 23, 2004**

To: Mayor and City Council

From: George J. Rodericks, City Manager **GR**

**SUBJECT: ORDINANCE NO. 2004-500
COMMERCIAL ACCESSORY USES**

BACKGROUND

The City's Zoning Code prescribes permissible uses within the Commercial Neighborhood Zone. However, the Code does not permit uses beyond that which are specifically listed with the exception of communication buildings, electric distribution substations, and public utility booster stations. These uses are permissible subject to approval of a Conditional Use Permit.

Any other commercial use, even one ancillary to an existing approved use, may not be permitted.

FINDINGS

Ordinance No. 2004-500 adds the following text to Section 23-7.3, Uses Permitted Subject to A Conditional Use Permit:

"Any general commercial use not specifically listed in Section 23-7.2 b."

This allows ancillary or other complementary uses in the Commercial Neighborhood Zone to be permitted, subject to a Conditional Use Permit.

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council introduce for first reading Ordinance No. 2004-500, an Ordinance of the City Council of the City of Villa Park amending Section 23-7.3 of Chapter XXIII of the Villa Park Zoning Ordinance Relating to Uses Permitted Subject to Conditional Use Permit.