

Case # 19AMEND1004
Health Club/Fitness Center
Land Development Code Text Amendment



Current LDC Interpretation

- Currently, health clubs or fitness centers are not specifically mentioned or addressed in the LDC
- The Planning Director has interpreted that this use is most similar to health spa which is listed as a permitted use in the C-1 zoning district
- The Planning Commission directed staff to research and develop a text amendment to add health/club fitness center and related uses to the LDC in order to specifically regulate

Recommended Definitions

Athletic Facility, Indoor and Outdoor – A place designed and equipped primarily for observation and/or training of sports, including but not limited to a sports field, basketball or tennis court, stadium, or arena. Accessory facilities include, but are not limited to, equipment storage facilities, spectator seating, refreshment stands, restrooms, locker rooms and parking. The term does not include paint ball ranges or animal race tracks.

Health Club/Fitness Center – A facility where members or nonmembers use equipment or space for the purpose of physical fitness. This use may include space for physical fitness instruction.

Physical Fitness Instruction – A use of a site where classes are offered related to the physical fitness of participants which includes but is not limited to, personal training, yoga instruction, and aerobics instruction.

Recommended Zoning

- Add ***physical fitness instruction*** as a permitted use to OR-3, OTF, C-N, C-R, & C-1
- Add ***health club/fitness center*** as a permitted use to C-N & C-R

Permitted Zoning:

Athletic Facilities:

C-1, C-2, C-3, C-M, PEC, & EZ-1 (*no changes*)

Health Spas:

C-1, C-2, C-3, C-M, PEC, & EZ-1 (*no changes*)

Health Club/Fitness Center:

C-N, C-R, C-1, C-2, C-3, C-M, PEC, & EZ-1

Physical Fitness Instruction:

OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, PEC, & EZ-1

Recommended Parking

USE CATEGORY	SPECIFIC USES	MINIMUM SPACES REQUIRED	MAXIMUM SPACES ALLOWED
Office/ Financial			
Recreational	<u>Health Club/Fitness Center</u>	<u>1 space for 250 sq. ft. of gross floor area, plus 1 space for 200 sq. ft. of gross floor area used for classroom/instruction area</u>	<u>1 space for 100 sq. ft. of gross floor area</u>
	Indoor Athletic Facilities and Exercise Facilities/Health Club/Gymnastic, Karate, Yoga Studios and similar facilities	1 space for each 300 sq. ft. of gross floor area	1 space for each 100 sq. ft. of gross floor area
	<u>Physical Fitness Instruction</u>	<u>1 space for 200 sq. ft. of gross floor area</u>	<u>1 space for each 100 sq. ft. of gross floor area</u>