

## ZONING CODE TEXT AMENDMENT SUMMARY

<i>Initiator:</i>	Council Member Gordon
<i>Introduction Date:</i>	September 25, 2013
<i>Prepared By:</i>	<a href="#">Kimberly Holien</a> , Senior Planner, (612) 673-2402
<i>Specific Site:</i>	N/A
<i>Ward:</i>	Citywide
<i>Neighborhood:</i>	Citywide
<i>Intent:</i>	To allow more flexibility regarding the size of commercial uses in certain zoning districts.

## APPLICABLE SECTION(S) OF THE ZONING CODE

- Chapter 520 relating to Introductory Provisions
- Chapter 527 related to Planned Unit Development
- Chapter 536 relating to Specific Development Standards
- Chapter 547 relating to Office Residence Districts
- Chapter 548 relating to Commercial Districts
- Chapter 549 relating to Downtown Districts
- Chapter 550 relating to Industrial Districts
- Chapter 551 relating to Overlay Districts

## BACKGROUND

An ordinance was introduced to the City Council on September 25, 2013, to allow more flexibility regarding the size of commercial uses in certain zoning districts. Two additional chapters for this amendment were introduced on September 25, 2015. Affected chapters are those listed above. This ordinance was introduced by Council Member Gordon. The amendment is intended to allow flexibility in regulations governing limited production and processing uses and the size of commercial uses generally.

This amendment looks at those size limitations specifically for commercial uses in the Office Residence and Commercial districts. Under the current regulations, the maximum size of a commercial use in the C1 and C3A districts ranges from 4,000 to 8,000 square feet depending on the design of the site and building. The maximum size of a commercial use in the C2 district is more generous, at 30,000 square feet.

The regulations for neighborhood serving retail sales and service uses in the Office Residence district are even more restrictive than the C1 and C3A districts. Such uses are first allowed in the OR2 district, provided they are no more than 2,000 square feet in area and are located on the ground floor of a building that is at least two stories and at least 20,000 square feet in area. A maximum of two such uses

is allowed per zoning lot. Limited production and processing is currently a conditional use in all commercial districts and the use is limited to 1,200 square feet of production and processing space.

The proposed amendment would increase the allowed size of commercial uses in the CI, Neighborhood Commercial and C3A, Community Activity Center districts. Specifically, the amendment proposes the following changes in the commercial districts:

- CI, Neighborhood Commercial district:
  - Increase the maximum size of a single commercial use from 4,000 square feet to 5,000 square feet.
  - Where there is no parking located between the principal structure and the street, increase the maximum size of a single commercial use from 6,000 square feet to 7,500 square feet.
  - Where there is no parking located between the principal structure and the street and the structure in which the use is located is at least two stories, increase the maximum size of a single commercial use from 8,000 square feet to 10,000 square feet.
- C3A, Community Activity Center district:
  - Increase the maximum size of a single commercial use from 4,000 square feet to 5,000 square feet.
  - Where there is no parking located between the principal structure and the street, increase the maximum size of a single commercial use from 6,000 square feet to 10,000 square feet.
  - Where there is no parking located between the principal structure and the street and the structure in which the use is located is at least two stories, increase the maximum size of a single commercial use from 8,000 square feet to 15,000 square feet.
  - Create a third bonus category for large mixed use buildings. If all of the above apply and the commercial use is located in a mixed use building that is at least 100,000 square feet in area, the maximum size of a single commercial use shall be increased to 20,000 square feet.

The proposed amendment would also overhaul the regulations for limited production and processing by defining the use, increasing the maximum allowed size to 5,000 square feet, and creating specific development standards. The amendment will also make limited production and processing a permitted use in all commercial districts. The zoning code currently requires the main entrance of a limited production and processing use to open to a retail or office component equal to not less than 15 percent of the floor area of the use. This provision will be maintained as a specific development standard.

Lastly, the amendment proposes the following changes to the Office Residence Districts:

- Expands the list of uses that are classified as neighborhood serving retail sales and service uses.
- Increases the maximum size of a neighborhood serving retail sales and service use from 2,000 square feet to 4,000 square feet and eliminates the 30-seat maximum for coffee shops and restaurants.
- Eliminates the maximum of two neighborhood serving retail sales and service uses per zoning lot.
- Eliminates the requirement that neighborhood serving retail sales and service uses be in a building that is a minimum of 20,000 square feet. They will still need to be on the ground floor of a mixed use building that is at least two stories.

## **PURPOSE**

### **What is the reason for the amendment?**

The policy intent of the regulations that limit the size of commercial uses is to reinforce the traditional pattern of smaller-scale commercial uses found along Community Corridors, and in Neighborhood Commercial Nodes and Activity Centers. Larger-scale uses correlate with zoning districts that are more often found on Commercial Corridors and designated Major Retail Centers. Staff has been processing a significant number of variance requests to increase the size of certain commercial uses due to changing market demands and need for a variety of commercial goods and services incorporated into new developments and other commercial sites. The amendment will increase the maximum size allowance for commercial uses in the Office Residence, CI and C3A districts and add flexibility to the regulations for limited production and processing uses.

### **What problem is the amendment designed to solve?**

The amendment is intended to streamline the development review process by cutting back on the number of variances requests related to commercial sizes. Since 2004, staff has processed approximately 18 variances to increase the maximum size of a commercial use in the CI and C3A districts. Of those, 17 of the 18 were approved. Since 2004, approximately seven variances have been processed to increase the size of a neighborhood serving retail sales and service use in the Office Residence districts and all of said variances were approved. The regulations for neighborhood serving retail uses in the Office Residence districts include a number of performance standards in addition to the size limitation that make the OR2, High Density Office Residence District a difficult fit for most projects. The proposed amendment would make OR2 zoning a more viable option for mixed-use buildings with small-scale, neighborhood-serving uses.

Limited production and processing is currently a conditional use in all commercial districts and the use is limited to 1,200 square feet of production and processing space. Staff has been processing a fairly significant number of applications for limited production and processing uses a well in recent years. Since 2011, approximately nine variances have been processed to increase the size of a limited production and processing use beyond 1,200 square feet. All nine variances were approved with the largest space being 24,500 square feet in area. In addition, all of the conditional use permit requests for limited production and processing uses have been approved. The amendment is also proposing to make limited production and processing a permitted use in all commercial districts, further streamlining the process and allowing additional opportunities for small-scale production uses.

### **What public purpose will be served by the amendment?**

The amendment is intended to allow flexibility regarding the size of commercial uses in certain zoning districts and make additional modifications to the Office Residence District regulations and limited production and processing regulations. Increasing flexibility in these regulations benefits the public by streamlining the development process and allowing for appropriately-sized commercial uses. The amendment will make it easier for new commercial uses and limited production and processing uses to establish themselves in the City.

The text amendment will also support City goals of being a hub of economic activity, innovation and supportive of entrepreneurs. It is anticipated that jobs would be created if the text amendment is passed. In addition, allowing for more flexibility with limited production and processing uses will continue the artisanal food and beverage production trend, as most of the conditional use permits for

limited production and processing have been for food and beverage production uses. In recent years, entrepreneurs have opened small-scale establishments throughout the City that create cured meats, chocolate, beer, spirits, honey and other food and beverage products. This has helped fill commercial storefronts and provided uniqueness to Minneapolis.

### **What problems might the amendment create?**

The amendment is not expected to create any problems. The sizes of commercial uses will still be regulated by zoning district with clear distinctions between the commercial districts and the office residence districts. For the limited production and processing changes, these uses will now have specific development standards and performance standards such as odor, noise and air emissions will still be regulated by Chapter 535 of the Zoning Code, relating to Regulations of General Applicability. The proposed specific development standards for limited production and processing are currently found in Chapter 548 of the zoning code. A high number of uses that are classified as limited production and processing and other general commercial uses will also require a business license, which adds another layer of oversight and review.

## **TIMELINESS**

### **Is the amendment timely?**

The amendment is timely given the number of applications that have been coming before staff to vary the size of commercial uses and limited production and processing uses. As detailed above, staff has processed a total of 34 variance applications to increase the size of individual commercial uses or limited production and processing uses. Of those 34 applications, 33 have been approved. The City has seen a significant number of applications for limited production and processing uses in recent years, specifically related to food and beverage production. In addition to increasing size allowances, the proposed amendment clarifies the requirements for limited production and processing uses to be consistent with staff practice and streamlines the development process for these entrepreneurial ventures.

### **Is the amendment consistent with practices in surrounding areas?**

Staff conducted research on the allowed size of commercial uses in nearby cities and in peer cities nationwide. In terms of overall size of commercial uses, peer cities vary widely in their regulations. The City of Seattle, Washington, allows commercial uses in their lowest-intensity neighborhood commercial district to go up to 10,000 square feet in gross floor area. The other commercial districts in Seattle allow individual uses that range from 25,000 to 45,000 square feet. The City of Portland, Oregon allows commercial uses in their neighborhood commercial district to be up 5,000 square feet in area. The maximum size increases to 10,000 square feet in the higher-intensity commercial zones. The commercial districts where auto-oriented development is allowed do not have a maximum size limitation.

In terms of limited production and processing, the City of Saint Paul, MN, allows limited production and processing in various zoning districts. A conditional use permit is required if the use is over 15,000 square feet. The City of Madison, Wisconsin, allows limited production and processing with a conditional use permit in their Commercial Corridor Transitional, Commercial Center and Downtown Commercial districts with no maximum size. The City of Portland, Oregon allows manufacturing and production in commercial districts with a conditional use permit provided they are not larger than 10,000 square feet. Said uses are limited to 5,000 square feet in neighborhood commercial districts. Other cities such as Philadelphia, Pennsylvania, and Atlanta, Georgia, have made recent steps to allow for more small-scale, clean industrial uses to be located in commercial districts.

### **Are there consequences in denying this amendment?**

If the amendment is denied, staff will likely continue to see variance requests to allow larger commercial uses and limited production and processing uses. As previously noted, nearly all of such variance requests in recent years have been approved. Additionally, every conditional use permit for limited production and processing has been approved with few conditions. Denying the amendment for the Office Residence Districts would maintain the current condition in which the OR2 zoning district in particular is a difficult fit for most projects.

## COMPREHENSIVE PLAN

The amendment will implement the following applicable policies of [The Minneapolis Plan for Sustainable Growth](#):

**Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

- 1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.
- 1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.
- 1.4.3 Continue to implement land use controls applicable to all uses and structures located in commercial districts and corridors, including but not limited to maximum occupancy standards, hours open to the public, truck parking, provisions for increasing the maximum height of structures, lot dimension requirements, density bonuses, yard requirements, and enclosed building requirements.

**Policy 4.1: Support private sector growth to maintain a healthy, diverse economy.**

- 4.1.5 Continue to streamline City development review, permitting and licensing to make it easier to develop property in the City of Minneapolis.

**Policy 4.2: Promote business start-ups, retention and expansion to bolster the existing economic base.**

- 4.2.5 Encourage small business opportunities, such as appropriate home occupations and business incubators, in order to promote individual entrepreneurs and business formation.

The proposed amendment will allow flexibility in the allowed sizes of commercial uses, introduce flexibility into the standards for neighborhood serving retail uses in the Office Residence Districts, and overhaul regulations for limited production and processing uses. These changes will further an ongoing effort to streamline the development review process. The amendment will also create more viable small business opportunities, as a lot of the limited production and processing uses the City has seen in recent years are small, entrepreneurial ventures.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings to amend Title 20 of the Minneapolis Code of Ordinances, amending Chapters 520, 527, 536, 547, 548, and 549 relating to Introductory Provisions,

Planned Unit Development, Specific Development Standards, Office Residence Districts, Commercial Districts and Downtown Districts, as follows:

**A. Text amendment.**

Recommended motion: **Approve** the text amendment to allow more flexibility regarding the size of commercial uses in certain zoning districts. **Return** chapters 550 and 551.

## ATTACHMENTS

1. Ordinance amending Chapter 520, Introductory Provisions
2. Ordinance amending Chapter 527, Planned Unit Development
3. Ordinance amending Chapter 536, Specific Development Standards
4. Ordinance amending Chapter 547, Office Residence Districts
5. Ordinance amending Chapter 548, Commercial Districts
6. Ordinance amending Chapter 549, Downtown Districts

**AN ORDINANCE  
of the  
CITY OF  
MINNEAPOLIS**

**By Gordon**

**Amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances relating to Zoning Code: Introductory Provisions.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 520.160 of the above-entitled ordinance be amended to read as follows:

**520.160. Definitions.** Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. Additional definitions may be found within specific chapters of this zoning ordinance. All words and phrases not defined shall have their common meaning.

*Limited access roadway.* Those roadways and roadway segments, including entrance and exit ramps and approaches, that are designated to prohibit nonmotorized traffic, and include I-35W, I-94, I-394 and Highway 62.

*Limited production and processing.* Small-scale assembly, disassembly, fabrication, manufacturing, cleaning, servicing, packaging, sorting or other handling of goods or materials, either as an intermediate input for further production or processing, or for final sale, use or consumption in a manner that is consistent and compatible with retail sales and services. Limited production and processing does not include processing of raw materials or production of primary materials, except for food and beverage products, and shall not include any use which may be classified as a medium industrial use or general industrial use which is first allowed in the I2 or I3 districts. Wholesale and off-premise sales accessory to limited production or processing uses shall be permitted.

*Limousine service.* An establishment owning, leasing or operating by contract limousines and providing some or all of the following services such as dispatching, advertising, maintenance, insurance, record keeping, driver assignments and other related services.

**AN ORDINANCE  
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**By Gordon**

**Amending Title 20, Chapter 527 of the Minneapolis Code of Ordinances relating to Zoning Code: Planned Unit Development.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 527.200 of the above-entitled ordinance be amended to read as follows:

**527.200. Additional Uses.** (a) *In general.* The city planning commission may authorize additional uses in the zoning district in which the planned unit development is located as provided below and subject to section 527.210. An amenity is not required in order to allow an additional use.

(b) *Residence and OR1 Districts.* The city planning commission may authorize additional residential uses, small neighborhood serving retail sales and services uses as allowed in the OR2 and OR3 Districts, child care centers, offices and clinics within a planned unit development located in the Residence and OR1 Districts. The additional small neighborhood serving retail sales and services uses as allowed in the OR2 and OR3 Districts, child care centers, offices and clinics shall not exceed ~~two thousand (2,000)~~ four thousand (4,000) square feet per use, unless otherwise allowed by the zoning district in which the use is located.

(c) OR 2 and OR3 Districts. The city planning commission may authorize additional residential uses and retail sales and services uses as allowed in the C1 District within planned unit developments located in the OR2 and OR3 Districts. Notwithstanding section 547.30(f)(2) and (3), the city planning commission may authorize retail sales and services uses greater than ~~two thousand (2,000)~~ four thousand (4,000) square feet, but not to exceed ~~four thousand (4,000)~~ eight thousand (8,000) square feet per use. ~~The city planning commission may allow more than two such retail sales and services uses per zoning lot.~~

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**By Gordon**

**Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 536.20 of the above-entitled ordinance be amended to read as follows:

**536.20. Specific development standards.** The uses below are subject to the following specific development standards, in addition to all other applicable regulations:

*Laundry, commercial.* The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses.

*Limited Production and Processing.*

(1) The portion of the use dedicated to production and processing activities shall not exceed five thousand (5,000) square feet of gross floor area.

(2) The main entrance shall open to a retail, dining or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the C4 District where such district standards shall apply.

*Limousine service.* In the I1 District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

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**By Gordon**

**Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office Residence Districts.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 547.30 of the above-entitled ordinance be amended to read as follows:

**547.30. Principal uses for the office residence districts.**

(f) *Neighborhood serving retail sales and services.* Neighborhood serving retail sales and services include activities that serve the surrounding neighborhood by offering basic goods and services often needed on a day to day basis. The limited nature and scale of the uses minimizes their impact on surrounding properties. Neighborhood serving retail sales and services shall be subject to the following standards:

(1) Neighborhood serving retail sales and services shall be limited to the following uses:

- a. Bakery.
- ~~a~~b. Barber shop/beauty salon.
- c. Bicycle sales and repair.
- ~~b~~d. Bookstore, new or used.
- e. Clothing and accessories.
- ~~e~~f. Coffee shop, with limited entertainment, ~~maximum thirty (30).~~
- ~~d~~g. Drug store.
- ~~e~~h. Dry cleaning pickup station
- ~~f~~i. Florist.
- ~~g~~j. Grocery store.
- ~~h~~k. Hardware store.
- l. Jewelry store.
- m. Massage and bodywork establishment.
- ~~i~~n. Performing, visual or martial arts school.
- ~~j~~o. Restaurant, sit down or delicatessen, with limited entertainment, provided no alcoholic beverages, ~~maximum thirty (30) seats.~~
- ~~k~~p. Self-service laundry.
- q. Shoe repair/tailor.
- ~~l~~r. Sports and health facility.

(2) The maximum size of individual neighborhood serving retail sales and service uses shall be ~~two thousand (2,000)~~four thousand (4,000) square feet of gross floor area.

- (3) All neighborhood serving retail sales and services shall be located on the ground floor of a mixed use building of at least two (2) stories, ~~with no more than two (2) such retail sales and services uses on a single zoning lot.~~
- (4) Drive-through facilities shall be prohibited.
- (5) Wholesale and off-premise sales shall be prohibited.
- ~~(6) The minimum floor area of the structure in which the neighborhood serving retail sales and service use is located shall be twenty thousand (20,000) square feet.~~

**AN ORDINANCE  
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**By Gordon**

**Amending Title 20, Chapter 548 of the Minneapolis Code of Ordinances relating to Zoning Code: Commercial Districts.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 548.30 of the above-entitled ordinance be amended to read as follows:

**548.30. Principal uses for the commercial districts**

~~(2) Limited production and processing. Limited production and processing uses include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing shall not include any use which may be classified as a medium industrial use or a general industrial use or any use which is first allowed in the I2 or I3 Districts. Wholesale and off-premise sales accessory to limited production and processing shall be permitted. Limited production and processing is allowed as a principal use, and may include wholesale and off-premise sales, notwithstanding the restrictions of this chapter, provided the use shall not exceed one thousand two hundred (1,200) square feet of gross floor area, and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the C4 District where such district standards shall apply. Limited production and processing includes but is not limited to the following uses:~~

- ~~a. Apparel, and other finished products made from fabrics.~~
- ~~b. Computers and accessories, including circuit boards and software.~~
- ~~c. Electronic components and accessories.~~
- ~~d. Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar.~~
- ~~e. Precision medical and optical goods.~~
- ~~f. Printing and publishing.~~
- ~~g. Signs, including electric and neon signs.~~
- ~~h. Watches and clocks.~~
- ~~i. Wood crafting and carving.~~
- ~~j. Wood furniture and upholstery.~~

Section 2. That Table 548-1 of the above-entitled ordinance be amended to read as follows:

**Table 548-1 Principal Uses in the Commercial Districts**

**AN ORDINANCE  
OF THE  
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**By Gordon**

**Amending Title 20, Chapter 549 of the Minneapolis Code of Ordinances relating to Zoning Code: Downtown Districts.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Table 549-1 of the above-entitled ordinance be amended to read as follows:

**Table 549-1 Principal Uses in the Downtown Districts**

Use	B4	B4S	B4C	B4N	Specific Development Standards
<b>COMMERCIAL USES</b>					
<b>Retail Sales and Services</b>					
General retail sales and services	P	P	P	P	
Alternative financial establishment		P	P	P	✓
Antiques and collectibles store	P	P	P	P	
Art gallery	P	P	P	P	
Art studio	P	P	P	P	✓
Bank or financial institution	P	P	P	P	
Bookstore, new or used	P	P	P	P	
Building material sales			P		
Child care center	P	P	P	P	✓
Consignment clothing store	P	P	P	P	✓
Contractor's office	C	C	C	C	
Day labor agency			C		✓
Dormitory	C	C	C	C	✓
Exterminating shop			P		

Farmers' market	P	P	P	P	✓
Firearms dealer			C		✓
Funeral home		P	P	P	✓
Greenhouse, lawn and garden supply store			P		
Grocery store	P	P	P	P	✓
Laundry, self service	P	P	P	P	
Market garden	P	P	P	P	✓
Motorized scooter sales	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	
Office supplies sales and service	P	P	P	P	
Pawnshop			P		✓
Performing, visual or martial arts school	P	P	P	P	
Pet store	P	P	P	P	✓
Photocopying	P	P	P	P	
Rental of household goods and equipment		P	P	P	
Secondhand goods store		P	P	P	✓
Shopping center	P	P	P	P	✓
Small engine repair			P		✓
Tattoo and body piercing parlor		P	P	P	
Tobacco shop	P	P	P	P	✓
Veterinary clinic	P	P	P	P	✓
Video store	P	P	P	P	
<b>Offices</b>	P	P	P	P	
<b>Automobile Services</b>					
Automobile convenience facility		C	C	C	✓
Automobile rental	C	C	C	C	✓
Automobile repair, major			C		✓

Automobile repair, minor		C	C	C	✓
Automobile sales	C	C	C	C	✓
Car wash			C		✓
<b>Food and Beverages</b>					
Catering	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	✓
Liquor store, off-sale	P	P	P	P	✓
Nightclub	P	P	P		✓
Restaurant, delicatessen	P	P	P	P	✓
Restaurant, fast food	P	P	P	P	✓
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment	P	P	P	P	✓
<b>Commercial Recreation, Entertainment and Lodging</b>					
Hotel, 5-20 rooms	P	P	P	P	✓
Hotel, 21 rooms or more	P	P	P	P	✓
Indoor recreation area	P	P	P	P	
Outdoor recreation area	C	C	C	C	✓
Radio or television station	P	P	P	P	
Reception or meeting hall	P	P	P	P	
Regional sports arena			P		
Sports and health facility	P	P	P	P	
Theater, indoor	P	P	P	P	✓
<b>Medical Facilities</b>					
Birth center	P	P	P	P	✓
Blood/plasma collection facility			P		✓
Clinic, medical or dental	P	P	P	P	
Hospital		C	C	C	✓

Laboratory, medical or dental	P	P	P	P	
<b>Planned Unit Development</b>	C	C	C	C	✓
<b>Transportation</b>					
Ambulance service			C		
Limousine service			C		
Package delivery service		C	C	C	✓
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental			C		
<b>PARKING FACILITIES</b>					
Parking facility	C	C	C	C	
<b>RESIDENTIAL USES</b>					
<b>Dwellings</b>					
Cluster development	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	
<b>Planned Unit Development</b>	C	C	C	C	✓
<b>Congregate Living</b>					
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons	C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	✓
Dormitory	C	C	C	C	✓
Hospitality residence	P	P	P	P	✓
Inebriate housing		C	C	C	✓
Residential hospice	C	C	C	C	✓
Supportive housing	C	C	C	C	✓
<b>INSTITUTIONAL AND PUBLIC USES</b>					
<b>Educational Facilities</b>					

College or university	C	C	C	C	✓
Early childhood learning center	P	P	P	P	✓
Preschool	P	P	P	P	✓
School, grades K—12	C	C	C	C	✓
School, vocational or business	P	P	P	P	✓
<b>Social, Cultural, Charitable and Recreational Facilities</b>					
Club or lodge, with general entertainment	P	P	P	P	
Community center	P	P	P	P	
Community garden		P	P	P	
Convention center, public		P	P	P	
Developmental achievement center		P	P	P	
Educational arts center	P	P	P	P	
Library	P	P	P	P	
Mission			C		✓
Museum	P	P	P	P	
Park, public	P	P	P	P	
<b>Religious Institutions</b>					
Convent, monastery or religious retreat center	P	P	P	P	✓
Place of assembly	P	P	P	P	
<b>PRODUCTION, PROCESSING AND STORAGE</b>					
Limited production and processing	P	P	P	P	<u>✓</u>
Dry cleaning establishment		C	C	C	✓
Film, video and audio production	P	P	P	P	✓
Furniture moving and storage			P		
Industrial machinery and equipment sales, service and rental			C		
Laundry, commercial		P	P	P	✓
Packaging of finished goods		P	P	P	

Printing and publishing	P	P	P	P	
Self-service storage			C		
Wholesaling, warehousing and distribution	P	P	P	P	
<b>PUBLIC SERVICES AND UTILITIES</b>					
Bus turnaround	C	C	C	C	
Communication exchange	P	P	P	P	
Electric or gas substation	C	C	C	C	
Fire station	C	C	C	C	
Garage for public vehicles			C		
Heating or cooling facility	C	C	C	C	
Mounted patrol stable			C		✓
Passenger transit station	P	P	C	P	
Police station	P	P	P	P	
Post office	P	P	P	P	
Pre-trial detention facility, adult			C		✓
Pre-trial detention facility, juvenile			C		✓
Railroad right-of-way	C	C	C	C	
Regional financial service center	P	P	P	P	
Stormwater retention pond	C	C	C	C	
Street and equipment maintenance facility			C		
Water pumping and filtration facility	C	C	C	C	

Section 2. That Section 549.410 of the above-entitled ordinance be amended to read as follows:

**549.410. General district regulations.** The following conditions govern uses in the B4 District:

- (4) *Production, processing and storage.* ~~Limited production and, processing, and storage~~ uses shall be limited to ~~one thousand two hundred (1,200)~~ five thousand (5,000) square feet of gross floor area. ~~Other production, processing, and storage uses shall be limited to four thousand (4,000) square feet of gross floor area.~~

Section 3. That Section 549.460 of the above-entitled ordinance be amended to read as follows:

**549.460. General district regulations.** The following conditions govern uses in the B4S District:

- (4) *Production, processing and storage.* Production, processing, and storage uses shall be limited to ~~four~~five thousand (45,000) square feet of gross floor area.

Use	C1	C2	C3A	C3S	C4	Specific Development Standards
<b>COMMERCIAL USES</b>						
<b>Retail Sales and Services</b>						
General retail sales and services	P	P	P	P	P	
Alternative financial establishment		P		P	P	✓
Antiques and collectibles store	P	P	P	P	P	
Art gallery	P	P	P	P	P	
Art studio	P	P	P	P	P	✓
Bank or financial institution	P	P	P	P	P	
Bookstore, new or used	P	P	P	P	P	
Building material sales	P	P		P	C	
Child care center	P	P	P	P	P	✓
Consignment clothing store	P	P	P	P	P	✓
Contractor's office	C	C	C	C	C	
Day labor agency					C	✓
Exterminating shop					P	
Farmers' market	P	P	P	P	P	✓
Firearms dealer					C	✓
Funeral home	P	P	P	P	P	✓

Greenhouse, lawn and garden supply store	P	P		P	P	
Grocery store	P	P	P	P	P	✓
Laundry, self service	P	P	P	P	P	
Market garden	P	P	P	P	P	✓
Memorial monuments		P			P	✓
Motorized scooter sales	P	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	P	
Office supplies sales and service	P	P	P	P	P	
Pawnshop					P	✓
Performing, visual or martial arts school	P	P	P	P	P	
Pet store	P	P	P	P	P	✓
Photocopying	P	P	P	P	P	
Rental of household goods and equipment		P	P	P	P	
Secondhand goods store	P	P	P	P	P	✓
Shopping center	C	C	C	C	C	✓
Small engine repair		C		P	P	✓
Tattoo and body piercing parlor	P	P	P	P	P	
Tobacco shop		P	P	P	P	✓
Veterinary clinic	P	P	P	P	P	✓
Video store	P	P	P	P	P	

<b>Offices</b>	P	P	P	P	P	
<b>Automobile Services</b>						
Automobile convenience facility existing on the effective date of this ordinance	C	C		C	C	✓
Automobile convenience facility		C		C	C	✓
Automobile rental		C			C	✓
Automobile repair, major					C	✓
Automobile repair, minor		C		C	C	✓
Automobile repair, minor, existing on the effective date of this ordinance	C	C		C	C	✓
Automobile sales		C		C	C	✓
Car wash		C		C	C	✓
<b>Food and Beverages</b>						
Catering	P	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	P	✓
Liquor store, off-sale		C	C	C	C	✓
Nightclub			C			✓
Restaurant, delicatessen	P	P	P	P	P	✓
Restaurant, fast food	C	C	C	C	C	✓
Restaurant, sit down, including the serving of alcoholic beverages, with limited entertainment	P	P	P	P	P	✓

Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment		P	P	P	P	✓
<b>Commercial Recreation, Entertainment and Lodging</b>						
Bed and breakfast home	P	P	P	P	P	✓
Hotel, 5-20 rooms	P	P	P	P	P	✓
Hotel, 21 rooms or more			P	P	P	✓
Indoor recreation area		P	P	P	P	
Outdoor recreation area		C	C	C	C	✓
Radio or television station	P	P	P	P	P	✓
Reception or meeting hall		C	P	C	C	✓
Regional sports arena			P			✓
Sports and health facility	P	P	P	P	P	
Theater, indoor	P	P	P	P	P	✓
<b>Medical Facilities</b>						
Birth center	P	P	P	P	P	✓
Blood/plasma collection facility					P	✓
Clinic, medical or dental	P	P	P	P	P	
Laboratory, medical or dental	P	P	P	P	P	
<b>Planned Unit Development</b>	C	C	C	C	C	✓
<b>Transportation</b>						

Ambulance service					C	
Bus garage or maintenance facility					C	
Limousine service					C	
Package delivery service					C	✓
Taxicab service					C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental					C	
<b>PARKING FACILITIES</b>						
Parking facility	C	C	C	C	C	
<b>RESIDENTIAL USES</b>						
<b>Dwellings</b>						
Single or two-family dwelling	P	P				
Single or two-family dwelling existing on the effective date of this ordinance			P	P	P	
Cluster development	C	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	P	
<b>Planned Unit Development</b>	C	C	C	C	C	✓
<b>Congregate Living</b>						

Community residential facility serving six (6) or fewer persons	P	P	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	C	✓
Inebriate housing		C			C	✓
Residential hospice		C			C	✓
Supportive housing		C			C	✓
<b>INSTITUTIONAL AND PUBLIC USES</b>						
<b>Educational Facilities</b>						
Early childhood learning center	P	P	P	P	P	✓
Preschool	P	P	P	P	P	✓
School, grades K—12	C	C	C	C	C	✓
School, vocational or business	C	P	P	P	P	✓
<b>Social, Cultural, Charitable and Recreational Facilities</b>						
Athletic field	C	C	C	C	C	✓
Club or lodge, with limited entertainment	C	P	P	P	P	
Club or lodge, with general entertainment		P	P	P	P	
Community center	C	P	P	P	P	✓

Community garden	P	P	P	P	P	✓
Developmental achievement center	P	P	P	P	P	
Educational arts center	P	P	P	P	P	
Library	C	P	P	P	P	
Mission					C	✓
Museum	C	P	P	P	P	
Park, public	P	P	P	P	P	
<b>Religious Institutions</b>						
Convent, monastery or religious retreat center	C	P	P	P	P	✓
Place of assembly	P	P	P	P	P	
<b>PRODUCTION, PROCESSING AND STORAGE</b>						
Limited production and processing	€P	€P	€P	€P	€P	✓
Dry cleaning establishment		C			C	✓
Film, video and audio production	P	P	P	P	P	✓
Furniture moving and storage					C	
Industrial machinery and equipment sales, service and rental					C	
Laundry, commercial		C			C	✓
Packaging of finished goods					C	
Printing and publishing		C			C	

Self-service storage					C	
Urban farm					C	✓
Wholesaling, warehousing and distribution					C	
<b>PUBLIC SERVICES AND UTILITIES</b>						
Bus turnaround	C	C	C	C	C	
Communication exchange	C	C	C	C	C	
Electric or gas substation	C	C	C	C	C	
Fire station	C	C	C	C	C	
Garage for public vehicles					C	
Heating or cooling facility	C	C	C	C	C	
Passenger transit station	C	C	C	C	C	
Police station	C	C	C	C	C	
Post office	C	C	C	C	C	
Railroad right-of-way	C	C	C	C	C	
Regional financial service center			C			✓
Stormwater retention pond	C	C	C	C	C	
Street and equipment maintenance facility					C	
Water pumping and filtration facility	C	C	C	C	C	

Section 3. That Section 548.240 of the above-entitled ordinance be amended to read as follows:

**548.240. General District Regulations.** The following conditions govern uses in the C1 District:

(1) *Maximum floor area.*

- a. *In general.* All commercial uses, including individual uses in shopping centers, and ~~film, video and audio production uses~~, shall be limited to a maximum gross floor area of ~~four thousand (4,000)~~ five thousand (5,000) square feet per use, except for planned unit developments and as provided in sections b. and c. below.
- b. *Bonus for no parking located between the principal structure and the street.* If parking is not located between the principal structure and the street, the maximum gross floor area of a commercial use shall be increased to ~~six thousand (6,000)~~ seven thousand five hundred (7,500) square feet.
- c. *Bonus for additional stories.* If parking is not located between the principal structure and the street, and the structure in which the commercial use is located is at least two (2) stories (not including the basement), the maximum gross floor area of a commercial use shall be increased to ~~eight thousand (8,000)~~ ten thousand (10,000) square feet.

Section 4. That Section 548.300 of the above-entitled ordinance be amended to read as follows:

The following conditions govern uses in the C2 District:

**548.300. General district regulations.** The following conditions govern uses in the C2 District:

- (8) *Production, processing and storage.* ~~Limited production and, processing, and storage uses shall be limited to one thousand two hundred (1,200)~~ five thousand (5,000) square feet of gross floor area. ~~Other production, processing, and storage uses shall be limited to four thousand (4,000) square feet of gross floor area.~~

Section 5. That Section 548.360 of the above-entitled ordinance be amended to read as follows:

**The following conditions govern uses in the C3A District:**

(1) *Maximum floor area.*

- a. *In general.* All retail sales and service uses, including individual uses in shopping centers, shall be limited to a maximum gross floor area of ~~four thousand (4,000)~~ five thousand (5,000) square feet per use, except as provided in sections (1)b. and c. (~~6~~5) below.
- b. *Bonus for no parking located between the principal structure and the street.* If parking is not located between the principal structure and the street, the maximum gross floor area of a retail sales and service use shall be increased to ~~six thousand (6,000)~~ ten thousand (10,000) square feet.
- c. *Bonus for additional stories.* If parking is not located between the principal structure and the street, and the structure in which the commercial use is located is at least two (2) stories (not including the basement), the maximum gross floor area of a retail sales and service use shall be increased to ~~eight thousand (8,000)~~ fifteen thousand (15,000) square feet.
- d. *Bonus for large mixed use buildings.* If parking is not located between the principal structure and the

street, and the structure in which the commercial use is located is a mixed use building of at least two (2) stories (not including the basement) with a gross floor area of at least one hundred thousand (100,000) square feet, the maximum gross floor area of a retail sales and service use shall be increased to twenty thousand (20,000) square feet.

- (5) *Shopping centers.* Notwithstanding section (1) above, shopping centers with primarily interior access to individual uses shall be allowed, provided that the individual uses shall be limited to ~~four thousand (4,000)~~five thousand (5,000) square feet. Shopping centers with primarily exterior access to individual uses shall be subject to the maximum floor area requirements of section (1) above.
- (8) *Production, processing and storage.* ~~Limited to~~Production and, processing, and storage uses shall be limited to ~~one thousand two hundred (1,200)~~five thousand (5,000) square feet of gross floor area. ~~Other production, processing, and storage uses shall be limited to four thousand (4,000) square feet of gross floor area.~~