

BN District

New Name: B1-1

Allowed Uses

Note: names of many uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Single family residential Multiple dwelling Two family dwelling Business offices Professional services Churches and Temples Community Residential Facilities serving 8 or fewer persons Community Residential facilities serving 9 or more persons Day Care homes serving 12 or fewer persons Nurseries (Day Care Centers) serving 13 or more Dry cleaning Fraternities and Sororities Coin Operated Laundry Parks and playgrounds Public Utility Public off-street parking facilities Public office building Libraries Police and fire stations Residential Accessory buildings and uses Retail Schools and colleges Cabaret license Not: garages (auto repair), gas stations, taverns or lounges, undertaking, second hand stores Telephone answering service	Household Living •Vertical Mixed-use building Group Living •Community Residential Facility (8 or fewer) •Community Residential Facility (9+) •Domestic Violence Residence •Personal Care Facility College/University Day Care (except as noted below) Library/Cultural Exhibit Park/Recreations Religious Assembly Safety Services School Utilities and Services •Minor Artist work or sales space Business Equipment sales and service Eating and Drinking Establishm •Restaurant Food and beverage retail sales Lodging •Bed and breakfast
	Office •Administrative, professions or general off •Medical office Personal improvement service Repair or Laundry service, consumer Retail sales Agriculture, Crop Community Garden Wireless Communication Facility •Co-located antenna

Conditional Uses

Existing Ordinance	New Ordinance
	Household Living •Single-purpose Residential Building •Multi-dwelling Group Living •Except as otherwise noted Day Care •Day Care center (13+) Utilities and services •major
	Animal Services •Animal Sales and grooming •Animal Shelter or Boarding Kennel •Veterinary Manufacturing, Production and Industrial Service •Artisan Wireless Communication Facility •Freestanding

Side by Side Comparison

Existing Commercial Zoning Districts vs. Proposed Commercial Districts (02-03-2009 draft)

Updated April 17, 2009

Lot and Building Standards

	BN [Existing]	B1-1 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
•Area per unit (sq. ft.)	-	VMU [1] – no density
•Area per unit (sq. ft.) for single purpose residential	-	SPR [2] – 1,000
•Minimum area (sq. ft.)		SPR [2] – 3,000
Minimum Setbacks (feet)		
•Front	-	Vary depending on adj district
•Street Side (corner)	-	Vary depending on adj district
•Side (interior)	-	Vary depending on adj district
•Rear	-	Vary depending on adj district, maximum 20'
Max Building Height (feet)	30	40'. 35' at setback line when adj to residential district

[1] VMU – Vertical Mixed Use

[2] SPR – Single Purpose Residential

R-V

New Name: B2-1 combined with existing BC

Allowed Uses

Note: names of many uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Single family dwelling Two family dwellings Tri-plex and four-plex Multiple dwellings Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer children Fire stations Nursing Homes Parks and playgrounds Personal Care Facilities Residential accessory buildings and uses Accountants Barber and beauty shops Churches and temples Community residential facilities (9 or more) Convents and monasteries Credit union offices / Banks Dental clinics Doctor/insurance/lawyer offices Libraries Nurseries (Day Care Centers) serving 13 or more Optician/optometrist office Public and private schools and colleges Public parking area Public utility Real estate office Bakeries Cabaret license Cafes Clothing stores Coin operated laundry and dry cleaning Drug stores Food stores Jewelry stores Private clubs and lodges Shoe store	Household Living →Vertical mixed use Group Living (except as noted below) →Community Residential Facility (8 or fewer) →Community Residential Facilities (9+) →Domestic Violence Residence →Personal care facilities Colleges and Universities Day Care (except as noted) → Day Care Center serving (13+) Hospital Library/Cultural Exhibit Park/Recreation Religious assembly Safety services Schools Utilities •Minor Agriculture – Crops Community Gardens Artisan work or sales space Business equipment sales and service Business support service Communication service establishment Eating and Drinking Establishments •Restaurant Entertainment spectator sport • small venue Financial services (except at noted below) Food and beverage retail sales Funeral and Interment Services •Undertaking Lodging •Bed and breakfast Offices •Administrative, professional or general office •Medical office Personal improvement service Repair or laundry service, consumer Retail Sales Wireless Facilities •Co-located

Conditional Uses

<i>Existing Ordinance</i>	<i>New Ordinance</i>
Water testing lab subject to conditions (OPN #97-02)	<p>Household Living →Single purpose residential</p> <p>Group Living •Except as otherwise noted →Fraternal organization</p> <p>Utilities and Services •Major Wireless Communication Facility •Freestanding</p> <p>Animal Services →sales and grooming →boarding or kennel →Veterinary</p> <p>Eating and Drinking Establishment →Tavern or nightclub</p> <p>Parking – non accessory</p> <p>Building maintenance service</p> <p>Manufacturing Production and Industrial Services →Artisan</p> <p>Microbrewery</p> <p>Winery</p> <p>Wireless Communications Facility →Freestanding</p>

Lot and Building Standards

	RV [Existing]	B2-1 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
•Area per commercial	-	-
•Area per unit (sq. ft.)	No bedrooms – 1,000 1 bedroom – 1,500 2 bedrooms – 2,000 3 bedrooms – 2,500 Minimum – 3,600	VMU [1] – no density SPR [2] – 1,000
Minimum Setbacks (feet)		
•Front	25	Vary depending on adj district
•Street Side (corner)	12.5	
•Side (interior)	10	Vary depending on adj district
•Rear	-	Vary depending on adj district. Max 20'
Max Building Height (feet)	30 or 2 stories	40'. 35' at setback line when adj to residential district

[1] VMU – Vertical Mixed Use
 [2] SPR – Single Purpose Residential

BC

New Name: B2-2 combined with existing RV

Allowed Uses

Note: names of many uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
Single family residential	Household Living
Two family dwelling	→Vertical mixed use
Tri-plex and Four-plex	Group Living
Multiple dwellings	→Community Residential Facility (8 or fewer)
Bed and Breakfast	→Community Residential Facilities (9+)
Boarding house and lodging house	→Domestic Violence Residence
Community residential facilities serving eight (8) or fewer persons	→Personal Care Facilities
Day-care homes serving twelve (12) or fewer children	Hospital
Parks and playgrounds	College/University
Residential accessory buildings and uses	Day Care (except as noted below)
Accountants	→Day Care Center (13+)
Barber and beauty shops	Library/Cultural Exhibit
Churches and temples	Park/Recreation
Community residential facilities (9 or more)	Religious Assembly
Convents and monasteries	Safety Services
Credit union offices / Banks	School
Dental clinics	Utilities and Services
Doctor/insurance/lawyer offices	→Minor
Fire station	Artisan work or sales space
Libraries	Business equipment sales and service
Nurseries (Day Care Centers) serving 13 or more	Business support service
Nursing and Convalescent homes	Communication service establishment
Optician/optometrist office	Eating and Drinking Establishment
Personal Care Facility	→Restaurant
Photo processing	Entertainment spectator sport
Public and private schools and colleges	•small venue
Public parking area	Financial services (except as noted below)
Public utility	Food and beverage retail sales
Real estate office	Funeral and Interment Services
Cabaret license	•Undertaking
Cafes	Lodging
Coin operated Laundry and dry cleaning	•Bed and breakfast
Assembly halls max 150 people	Office
Business or professional offices	→Administrative, Professional or General Office
Hospital and clinic	→Medical Office
Pet grooming	Personal improvement service
Retail 2,500 sf gross max	Repair or laundry service, consumer
Shoe shine or repair	Retail
Telephone answering service	Agriculture, Crop
Theaters max 150 people	Community Garden
	Wireless Communication Facility
	→Co-located antenna

Conditional Uses

<i>Existing Ordinance</i>	<i>New Ordinance</i>
Water testing lab subject to conditions (OPN #97-02)	Household Living →Single purpose residential Group Living •Except as otherwise noted Fraternal organization Utilities and Services •Major Wireless Communication Facility •Freestanding Animal Services →Sales and Grooming →Animal shelter or kennel →Veterinary Eating and Drinking Establishments →Tavern or nightclub Parking – non accessory Building maintenance service Manufacturing, Production and Industrial Service →Artisan Microbrewery Winery

Lot and Building Standards

	BC [Existing]	B2-2 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
→Area per unit (sq. ft.)	No bedrooms – 1,000 1 bedroom – 1,500 2 bedrooms – 2,000 3 bedrooms – 2,500	VMU [1] – no density SPR [2] – 1,000
→Area (sq. ft)	Minimum – 3,500	-
Minimum Setbacks (feet)		
→Front	20 for residential 0 for comm	Vary depending on adj district
→Street Side (corner)	10 for residential	
→Side (interior)	5 residential 0 comm	Vary depending on adj district
→Rear	20 residential 0 comm	Vary depending on adj district. Max 20'
Max Building Height (feet)	45 or 3 stories	50'. 35' at setback line when adj to residential district

[1] VMU – Vertical Mixed Use
 [2] SPR – Single Purpose Residential

C-1

New Name: C1-4 combined with existing C

Allowed Uses

Note: names of many uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
One Family Dwelling	Household Living
Two Family Dwelling	→Vertical mixed use
Tri-plexes and Four Plexes	Group Living
Multiple dwellings	→Community Residential Facility (8 or fewer)
Bed and Breakfast	→Community Residential Facilities (9+)
Boarding house and lodging house	→Domestic Violence Residence
Community residential facilities serving eight (8) or fewer persons	→Personal Care Facilities
Day-care homes serving twelve (12) or fewer children	College/University
Parks and playgrounds	Day Care (except as noted below)
Residential accessory buildings and uses	→Day Care Center (13+)
Accountants	Hospital
Barber and beauty shops	Library/Cultural Exhibit
Churches and temples	Park/Recreation
Community residential facilities (9 or more)	Religious Assembly
Convents and monasteries	Safety Services
Credit union offices / Banks	School
Dental clinics	Animal Services
Doctor/insurance/lawyer offices	→Veterinary
Fire Stations	Artisan work or sales space
Jewelry stores	Building maintenance service
Libraries	Business equipment sales and service
Nurseries (Day Care Centers) serving 13 or more	Business support service
News paper publishing	Communication service establishment
Commercial Printing	Utilities and Services
Optician/optometrist office	→Minor
Personal Care Facilities	Construction Sales and Service
Photo processing	Eating and Drinking Establishments
Police station	→Restaurant
Public and private schools and colleges	→Tavern or Night Club
Public parking area	Entertainment and Spectator Sorts
Public utility	→Small Venue
Real estate office	→Medium Venue
Retail enterprises dispensing on-premises commodities or food, including a cabaret license, except garages for automobile repair, gasoline service stations, taverns or lounges with or without entertainment provided therein, undertaking establishments and secondhand stores	→Large Venue
Retail trades	Financial Services (except as noted below)
Cabaret license	Food and Beverage Retail Sales
Cafes	Funeral and interment Services
	→Undertaking
	Gasoline and Fuel Sales (except as noted below)
	Lodging
	→Bed and Breakfast
	→Hostel
	→Hotel/Motel
	Offices
	→Administrative, Professional or

Side by Side Comparison

Existing Commercial Zoning Districts vs. Proposed Commercial Districts (02-03-2009 draft)

Updated April 17, 2009

<i>Existing Ordinance</i>	<i>New Ordinance</i>
<p>Coin operated Laundry and dry cleaning Assembly halls max 150 people Business professional offices Hospital and clinic Pet grooming Retail 2,500 sf gross max Shoe shine or repair Telephone answering service Theaters max 150 people Bakeries and delis Clothing stores Drugstores Food stores Private clubs and lodges Shoe stores Auditorium Billiard and pool halls Blue printing map making Bowling alleys Bus terminals Catering establishments Commercial schools Confectionery Dance halls Dancing schools Veterinary Drive-in refreshment stands Fishing and hunting equipment Funeral homes sanitariums Ice vending machines Interior decorating studios Laundry restaurant supply agencies Loan agencies Motels and hotels Music schools and instrument sales Parking structures photo studios radio and TV repair shops restaurants small appliance repair tailor and valet shops theaters</p>	<p>General Office →Medical Office Parking non-accessory Personal improvement service Repair or laundry service, consumer Retail Sales Sports and recreation, participant (except as noted below) Manufacturing, Production and Industrial Service →Artisan →Limited Microbrewery Winery Agriculture, Crop Community Garden Wireless Communication Facility →Co-Located antenna</p>

Side by Side Comparison
 Existing Commercial Zoning Districts vs. Proposed Commercial Districts (02-03-2009 draft)
 Updated April 17, 2009

Conditional Uses

<i>Existing Ordinance</i>	<i>New Ordinance</i>
Water testing lab subject to conditions (OPN #97-02) Mini-warehouse	Household Living →Single purpose residential Group Living →Except as otherwise noted Fraternal organization Utilities and Services →Major Wireless Communication Facility →Freestanding Animal Services →Animal sales and grooming →Animal shelter or kennel Day labor employment agency Financial Services (except as noted below) →Checking cashing loan service gasoline and Fuel Sales (except as noted below) →Truck Stop/Travel Plaza Sports and recreation, Participant (except as noted below) →Casino Vehicle Sales and Service →Car wash/cleaning service →Heavy equipment sales/service →Light equipment sales/rental →Motor vehicle repair, limited Residential storage warehouse Wireless Communication Facility →Freestanding

Lot and Building Standards

	C-1 [Existing]	C1-4 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
→Area per unit (sq. ft.)	No bedrooms – 1,000 1 bedroom – 1,500 2 bedrooms – 2,000 3 bedrooms – 2,500	VMU [1] – no density SPR [2] – 1,000
→Area (sq. ft.)	Minimum – 3,500	-
Minimum Setbacks (feet)		
→Front	20 residential 0 for comm	Vary depending on adj district
→Street Side (corner)	10 residential	
→Side (interior)	5 residential 0 comm	Vary depending on adj district
→Rear	20 residential 0 comm	Vary depending on adj district. Max 20'
Max Building Height (feet)	30 or 2 stories residential 0 Comm	125'. 35' at setback line when adj to residential district

[1] VMU – Vertical Mixed Use
 [2] SPR – Single Purpose Residential

Side by Side Comparison

Existing Commercial Zoning Districts vs. Proposed Commercial Districts (02-03-2009 draft)

Updated April 17, 2009

C

New Name: C1-4 combined with existing C-1

Allowed Uses

Note: names of many uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
One Family Dwelling	Household Living
Tri Plexes and Four Plexes	→Vertical mixed use
Multiple Dwellings	Group Living
Two family dwellings	→Community Residential Facility (8 or fewer)
Bed and Breakfast	→Community Residential Facilities (9+)
Boarding house and lodging house	→Domestic Violence Residence
Community residential facilities serving eight (8) or fewer persons	→Personal Care Facilities
Day-care homes serving twelve (12) or fewer children	College/University
Parks and playgrounds	Day Care (except as noted below)
Residential accessory buildings and uses	→Day Care Center (13+)
Accountants	Hospital
Barber and beauty shops	Library/Cultural Exhibit
Churches and temples	Park/Recreation
Community residential facilities (9 or more)	Religious Assembly
Convents and monasteries	Safety Services
Credit union offices / Banks	School
Dental clinics	Animal Services
Doctor/insurance/lawyer offices	→Veterinary
Fraternalities and sororities	Artisan work or sales space
Fire Stations	Building maintenance service
Jewelry Store	Business equipment sales and service
Libraries	Business support service
Nursing and Convalescent homes	Communication service establishment
Nurseries (Day Care Centers) serving 13 or more	Utilities and Services
Optician/optometrist office	→Minor
Personal Care Facilities	Construction Sales and Service
Police station	Eating and Drinking Establishments
Public and private schools and colleges	→Restaurant
Public parking area	→Tavern or Night Club
Public utility	Entertainment and Spectator Sorts
Real estate office	→Small Venue
Cabaret license	→Medium Venue
Cafes	→Large Venue
Coin Operated Laundry and dry cleaning	Financial Services (except as noted below)
Assembly halls max 150 people	Food and Beverage Retail Sales
Business or professional offices	Funeral and interment Services
Hospital and clinic	→Undertaking
Pet grooming	Gasoline and Fuel Sales (except as noted below)
Retail enterprises dispensing on-premises commodities or food, including a cabaret license, except garages for automobile repair, gasoline service stations, taverns or lounges with or without	Lodging
	→Bed and Breakfast
	→Hostel
	→Hotel/Motel
	Offices
	→Administrative, Professional or

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Existing Commercial Zoning Districts vs. Proposed Commercial Districts (02-03-2009 draft)

Updated April 17, 2009

<i>Existing Ordinance</i>	<i>New Ordinance</i>
entertainment provided therein, undertaking establishments and secondhand stores Retail 2,500 sf gross max Shoe shine or repair Telephone answering service Bakeries and delis Clothing stores Drugstores Dry cleaning establishments Food stores Private clubs and lodges Shoe stores Auditorium Billiard and pool halls Blue printing map making Bowling alleys Bus terminals Catering establishments Commercial schools Confectionery Dance halls Dancing schools Veterinary Drive-in refreshment stands Fishing and hunting equipment Funeral homes sanitariums Ice vending machines Ice plant or ice storage less than 5 tons Interior decorating studios Laundry restaurant supply agencies Loan agencies Motels and hotels Music schools and instrument sales News paper publishing Commercial Printing Parking structures photo studios radio and TV repair shops restaurants small appliance repair tailor and valet shops theaters automobile repair feed stores Food products or preparations, except such uses as are involve in handling live animals or fowl to finished products microbrewery motorcycle repair and sales wholesale business winery photo processing radio broadcasting station	General Office →Medical Office Parking non-accessory Personal improvement service Repair or laundry service, consumer Retail Sales Sports and recreation, participant (except as noted below) Manufacturing, Production and Industrial Service →Artisan →Limited Microbrewery Winery Agriculture, Crop Community Garden Wireless Communication Facility →Co-Located antenna

Conditional Uses

<i>Existing Ordinance</i>	<i>New Ordinance</i>
Water testing lab subject to conditions (OPN #97-02) Mini-warehouse	Household Living →Single purpose residential Group Living →Except as otherwise noted Fraternal organization Utilities and Services →Major Wireless Communication Facility →Freestanding Animal Services →Animal sales and grooming →Animal shelter or kennel Day labor employment agency Financial Services (except as noted below) →Checking cashing loan service Gasoline and Fuel Sales (except as noted below) →Truck Stop/Travel Plaza Sports and recreations, Participant (except as noted below) →Casino Vehicle Sales and Service →Car wash/cleaning service →Heavy equipment sales/service →Light equipment sales/rental →Motor vehicle repair, limited Residential storage warehouse Wireless Communication Facility →Freestanding

Lot and Building Standards

	C [Existing]	C1-4 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
→Area per unit (sq. ft.)	No bedrooms – 750 1 bedroom or more - 1,000	VMU [1] – no density SPR [2]– 1,000
→Area (sq. ft.)	-	-
Minimum Setbacks (feet)		
→Front/Street Side (corner)	20 residential 10 comm	Vary depending on adj district
→Side (interior)	5 residential or 1/3 ht 0 comm	Vary depending on adj district
→Rear	20 residential 10 comm	Vary depending on adj district. Max 20'
Max Building Height (feet)	125	125'. 35' at setback line when adj to residential district

[1] VMU – Vertical Mixed Use
 [2] SPR – Single Purpose Residential

C-II

New Name: C2-4

Allowed Uses

Note: names of many uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.

Permitted Uses

Existing Ordinance	New Ordinance
One Family Dwelling	Household Living
Bed and Breakfast	→Vertical mixed use
Boarding house and lodging house	Group Living
Multi dwellings	→Community Residential Facility (8 or fewer)
Two Family Dwellings	→Community Residential Facilities (9+)
Tri Plexes and Four Plexes	→Domestic Violence Residence
Community residential facilities serving eight (8) or fewer persons	→Personal Care Facilities
Day-care homes serving twelve (12) or fewer children	Fraternal Organization
Fire stations	College/University
Fraternities and Sororities	Day Care (except as noted below)
Jewelry stores	→Day Care Center (13+)
Nursing and Convalescent homes	Hospital
Parks and playgrounds	Library/Cultural Exhibit
Personal Care Facilities	Park/Recreation
Residential accessory buildings and uses	Religious Assembly
Accountants	Safety Services
Barber and beauty shops	School
Churches and temples	Animal Services
Community residential facilities (9 or more)	→Veterinary
Convents and monasteries	Artisan work or sales space
Credit union offices / Banks	Building maintenance service
Dental clinics	Business equipment sales and service
Doctor/insurance/lawyer offices	Business support service
Libraries	Communication service establishment
Nurseries (Day Care Centers) serving 13 or more	Utilities and Services
Optician/optometrist office	→Minor
Public and private schools and colleges	Construction Sales and Service
Public parking area	Eating and Drinking Establishments
Public utility	→Restaurant
Retail enterprises dispensing on-premises commodities or food, including a cabaret license, except garages for automobile repair, gasoline service stations, taverns or lounges with or without entertainment provided therein, undertaking establishments and secondhand stores	→Tavern or Night Club
Real estate office	Entertainment and Spectator Sorts
Cabaret license	→Small Venue
Cafes	→Medium Venue
Coin Operated Laundry and dry cleaning	→Large Venue
Assembly halls max 150 people	Financial Services (except as noted below)
Business professional offices	→Check Cashing/Loan Service
	→Pawn Shop
	Food and Beverage Retail Sales
	Funeral and interment Services
	→Undertaking
	Gasoline and Fuel Sales (except as noted below)
	Lodging
	→Bed and Breakfast
	→Hostel
	→Hotel/Motel

Side by Side Comparison

Existing Commercial Zoning Districts vs. Proposed Commercial Districts (02-03-2009 draft)

Updated April 17, 2009

<i>Existing Ordinance</i>	<i>New Ordinance</i>
<p>Hospital and clinic Pet grooming Retail 2,500 sf gross max Shoe shine or repair Telephone answering service Theaters max 150 people Bakeries and delis Clothing stores Drugstores Dry cleaning establishments Food stores Private clubs and lodges Shoe stores Auditorium Billiard and pool halls Blue printing map making Bowling alleys Bus terminals Catering establishments Commercial schools Confectionery Dance halls Dancing schools Veterinary Drive-in refreshment stands Fishing and hunting equipment Funeral homes sanitariums Ice vending machines Ice plant or ice storage less than 5 tons Interior decorating studios Laundry restaurant supply agencies Loan agencies Motels and hotels Music schools and instrument sales Parking structures photo studios Radio and TV repair shops restaurants small appliance repair tailor and valet shops theaters automobile repair feed stores Food products or preparations, except such uses as are involved in handling live animals or fowl to finished products microbrewery motorcycle repair and sales wholesale business winery photo processing auto body and paint shop auto rental agencies Auto Sales ceramic manufacturing Christmas tree sales Newspaper publishing Commercial printing</p>	<p>Offices →Administrative, Professional or General Office →Medical Office Parking non-accessory Personal improvement service Repair or laundry service, consumer Retail Sales Sports and recreation, participant (except as noted below) Vehicle Sales and Services →Car Wash/Cleaning Service →Light Equipment Sales/Rentals →Motor Vehicle Repair, Limited →Motor Vehicle Repair, General Manufacturing, Production and Industrial Service →Artisan →Limited Microbrewery Recycling Services →Limited Warehousing, Wholesaling and freight Movement Winery Agriculture, Crop Community Garden Wireless Communication Facility →Co-Located antenna</p>

Side by Side Comparison

Existing Commercial Zoning Districts vs. Proposed Commercial Districts (02-03-2009 draft)

Updated April 17, 2009

<i>Existing Ordinance</i>	<i>New Ordinance</i>
Electrical shops Frozen food lockers Pawnshops Plumbing sales retail and wholesale Plumbing and sheet metal shops Radio and TV transmitting stations Sign shops Taxidermy shops Trailer sales lots Truck and trailer rental and leasing up to 1 ton Upholstery shop Wood craft of small items	

Conditional Uses

<i>Existing Ordinance</i>	<i>New Ordinance</i>
Water testing lab subject to conditions (OPN #97-02) Mini-warehouse Truck and trailer rental centers	<p>Household Living →Single purpose residential</p> <p>Group Living →Except as otherwise noted</p> <p>Utilities and Services →Major</p> <p>Wireless Communication Facility →Freestanding</p> <p>Animal Services →Animal sales and grooming →Animal shelter or kennel</p> <p>Day labor employment agency</p> <p>Gasoline and Fuel Services →Truck Stop/Travel Plaza</p> <p>Sports and Recreation, Participant (except as noted below) →Casino</p> <p>Vehicle Sales and Service →Heavy equipment sales/service →Vehicle storage and towing</p> <p>Residential storage warehouse</p> <p>Wireless Communication Facility →Freestanding</p>

Side by Side Comparison

Existing Commercial Zoning Districts vs. Proposed Commercial Districts (02-03-2009 draft)

Updated April 17, 2009

Lot and Building Standards

	C-II [Existing]	C2-4 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
→Area per unit (sq. ft.)	No bedrooms – 1,000 1 bedroom – 1,500 2 bedrooms – 2,000 3 bedrooms – 2,500	VMU [1] – no density SPR [2] – 1,000
→Area (sq. ft.)	Minimum – 3,600	-
Minimum Setbacks (feet)		
→Front/Street Side (corner)	20 residential 0 comm	Vary depending on adj district
→Side (interior)	5 residential 0 comm	Vary depending on adj district
→Rear	20 residential 0 comm	Vary depending on adj district. Max 20'
Max Building Height (feet)	-	125'. 35' at setback line when adj to residential district

[1] VMU – Vertical Mixed Use

[2] SPR – Single Purpose Residential