

Side by Side Comparison
 Existing Industrial vs. Consolidated Public Review Draft Commercial Districts
 March 3, 2009

D District

New Name: M1R-2

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 Bed and Breakfast Boarding house and lodging house Multi dwellings Two Family Dwellings Triplexes and Fourplexes Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer children Fire stations Fraternities and Sororities Jewelry stores Nursing and Convalescent 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 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 Real estate office Cabaret license Cafes 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	Household Living Group Living College/University Day Care Hospital Library/Cultural Exhibit Park/Recreation Religious Assembly Safety Services School Utilities and Services •Minor Animal Services •Sales and Grooming •Veterinarian Artist work or sales space Building Maintenance Service Business Equipment sales and service Business Support Services Communication Services Establishments Day Labor Employment Agency Eating and Drinking Establishments •Restaurant Entertainment and Spectator Sports Financial Services (except as noted below) •Pawn Shop Food and beverage retail sales Funeral and Interment Services •Cremating •Undertaking Gasoline and fuel Sales (except as noted below) Lodging Office Parking, Non-Accessory Personal improvement service Repair or Laundry service, consumer Research Service Retail sales Sports Recreation, Participant (except as noted below) Vehicle Sales and Service •Light Equipment Sales/Rentals •Motor Vehicle Repair, limited •Motor Vehicle Repair, general Manufacturing, Production and Industry Services •Artisan •Limited Microbrewery Recycling Services •Limited

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<p>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 police Radio and TV repair shops Restaurants Retail Trades 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 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</p>	<p>Residential Storage Warehouse Warehousing, Wholesaling and Freight Movement Winery Agriculture, Crop Community Garden Wireless Communication Facility •Co-located antenna</p>
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Side by Side Comparison
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<p>Trailer sales lots Truck and trailer rental and leasing up to 1 ton Upholstery shop Wood craft of small items Auditorium Billiard and pool halls Blue printing map making Bowling alleys Bus terminals Catering establishments Leaning, Dyeing and Laundry Commercial schools Confectionery Dance halls Dancing schools Veterinary Drive-in refreshment stands Fishing and hunting equipment Funeral homes Hospitals and 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 Retail Stores Shoe Repair small appliance repair tailor and valet shops theaters automobile repair cabaret license 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 radio broadcasting station Auto body and paint shop Auto rental agencies Auto Sales ceramic manufacturing Christmas tree sales Newspaper publishing Commercial printing 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</p>	
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<p>Trailer sales lots Truck and trailer rental and leasing up to 1 ton Upholstery shop Wood craft of small items Assembly of machines, appliances or furniture Auction rooms Bottling and distribution plants Building and storage yards Building equipment storage lots Building contractor establishments Bulk oil storage warehouses Bulk storage and distribution of gases Car washing establishments Coal sales and storage Dairies and dairy products Driving ranges Drive-in theaters Electronic equipment manufacture and assembly Feed and fuel storage Food products processing & packing except meat slaughtering; preparation of fish for packing; and rendering or refining of fats or oils. Freight and trucking terminals Grain elevators Ice and roller skating rinks Ice plants and storage up to fifty (50) tons Industrial equipment and machinery repair and servicing Machine shops, including tool, die or pattern making Medical and dental labs Metal finishing Metal works, ornamental Motorcycle Sales and Repair Office & school equipment manufacture Packing and crating establishments Pharmaceutical products manufacture Photo processing Precision instruments manufacture Railroads, including switching yards and engine and equipment repair Railroad freight terminals Retail lumber yards Research laboratories, experimental and testing Sanitary landfills Semi-trailer sales and service Sign fabrication, painting and maintenance Small boat building Telephone answering service Textile products manufacture Tire recap shops Truck and heavy equipment sales, repair and service Warehousing Welding shops Wholesale establishments and storage Woodworking and cabinet shops</p>	
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Conditional Uses

<i>Existing Ordinance</i>	<i>New Ordinance</i>
Water testing laboratory, subject to conditions	Fraternal Organization Utilities and services •major Animal Services •Animal Shelter or Boarding Kennel Construction Sales and Service Eating and Drinking Establishment •Tavern or nightclub Financial Services (except as noted below) •Check cashing/loan service Sports and Recreation, participant (except as noted below) •Casino Vehicle Sales and Services •Car Wash/Cleaning Services •Heavy Equipment Sales/Rental •Vehicle Storage and Towing Wireless Communication Facility •Freestanding

Lot and Building Standards

	D [Existing]	M1R-2 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
•Minimum Lot Area, non-residential	6,000	5,000
•Minimum Lot Area, residential	minimum - 3,500	3,000
•Minimum Lot Area per unit, residential	No bedrooms – 1,000 1 bedroom – 1,500 2 bedrooms – 2,000 3 bedrooms – 2,500	1,000
Minimum Setbacks (feet)		
•Front, non-residential	20	Vary depending on adj district
•Front, residential	20	20
•Street Side (corner) non-residential	-	-
•Street Side (corner)residential	10	10
•Side (interior), non-residential	-	Vary depending on adj district
•Side (interior), residential	5	5
•Rear, non-residential	20	Vary depending on adj district. Max
•Rear, residential	20	20' 20

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	D [Existing]	M1R-2 [New]
Max Building Height (feet), non-residential	50	50'. 35' at setback line when adj to residential district
Max Building Height (feet), residential	45	45'. 35' at setback line when adj to residential district

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I-I District

New Name: M1-2

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
Auditorium Billiard and pool halls Blue printing map making Bowling alleys Bus terminals Catering establishments Cleaning, Dyeing and Laundry Commercial schools Confectionery Dance halls Dancing schools Veterinary Drive-in refreshment stands Fishing and hunting equipment Funeral homes Hospitals and 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 Retail Stores Shoe Repair small appliance repair tailor and valet shops theaters automobile repair cabaret license 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 radio broadcasting station Auto body and paint shop Auto rental agencies Auto Sales ceramic manufacturing Christmas tree sales Newspaper publishing Commercial printing	Safety services Utilities Services <ul style="list-style-type: none"> •Minor Animal Services <ul style="list-style-type: none"> •Sales and Grooming •Shelter or Boarding Kennel •Veterinary Artisan work or sales space Building Maintenance Service Business equipment sales and service Business support service Communication service establishment Construction Sales and Service Day Labor Employment Agency Eating and Drinking Establishments <ul style="list-style-type: none"> •Restaurant Entertainment spectator sport Financial services (except as noted below) <ul style="list-style-type: none"> •Check Cashing/Loan Service •Pawn Shop Food and beverage retail sales Funeral and Interment Services <ul style="list-style-type: none"> •Cremating •Undertaking Gasoline and Fuel Sales (except as noted below) <ul style="list-style-type: none"> •Truck Stop/Travel Plaza Lodging Office Parking, Non-Accessory Personal improvement service Repair or laundry service, consumer Research Service Retail Sales Sports and Recreation, Participant (except as noted below) Vehicle Sales and Service <ul style="list-style-type: none"> •Car Wash/Cleaning Service •Heavy Equipment Sales/Rentals •Light Equipment Sales/Rentals •Motor Vehicle repair, Limited •Motor Vehicle repair, General •Vehicle Storage and Towing Manufacturing, Production and industrial Service <ul style="list-style-type: none"> •Artisan •Limited •General Microbrewery Recycling service

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<p>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 Ice Plant or Storage for less than 5 tons Retail Trades Public garages Assembly of machines, appliances or furniture Auction rooms Bottling and distribution plants Building and storage yards Building equipment storage lots Building contractor establishments Bulk oil storage warehouses Bulk storage and distribution of gases Car washing establishments Coal sales and storage Dairies and dairy products Driving ranges Drive-in theaters Electronic equipment manufacture and assembly Feed and fuel storage Food products processing & packing except meat slaughtering; preparation of fish for packing; and rendering or refining of fats or oils. Freight and trucking terminals Grain elevators Ice and roller skating rinks Ice plants and storage up to fifty (50) tons Industrial equipment and machinery repair and servicing Machine shops, including tool, die or pattern making Medical and dental labs Metal finishing Metal works, ornamental Motorcycle Sales and Repair Office & school equipment manufacture Packing and crating establishments Pharmaceutical products manufacture Photo processing Precision instruments manufacture Railroads, including switching yards and engine and equipment repair Railroad freight terminals Retail lumber yards Research laboratories, experimental and testing Sanitary landfills Semi-trailer sales and service Sign fabrication, painting and maintenance Small boat building Telephone answering service Textile products manufacture Tire recap shops Truck and heavy equipment sales, repair and service</p>	<ul style="list-style-type: none"> •limited Residential Storage Warehouse Warehousing, Wholesaling and Freight Movement Waste-Related Use (except as noted below) •Demolition Debris Landfill •Sanitary Landfill •Solid Waste Separation Facility •Transfer Station Winery Agriculture, Crop Community garden Wireless Facilities •Co-located
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Warehousing Welding shops Wholesale establishments and storage Woodworking and cabinet shops	
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Conditional Uses

Existing Ordinance	New Ordinance
	Detention and Correctional Facilities Utilities and Services •Major Eating and Drinking Establishments •Tavern or Nightclub Sports and Recreation, Participant (except as noted below) •Casino Junk Salvage Yard Auto Wrecking Recycling service •General Waste-related Use (except as noted below) Wireless Communication Facility •Freestanding

Lot and Building Standards

	I-I [Existing]	M1-2 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
•Minimum Lot area	6,000	5,000
Minimum Setbacks (feet)		
•Front	20	Vary depending on adj district
•Street Side (corner)		Vary depending on adj district
•Side (interior)	-	Vary depending on adj district
•Rear	20	Vary depending on adj district. Max 20'
Max. Building Height (feet)	50	50'. 35' at setback line when adj to residential district

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I-II District

New Name: M2-4

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
Auditorium Billiard and pool halls Blue printing map making Bowling alleys Bus terminals Catering establishments Cleaning Dyeing and Laundry Commercial schools Confectionery Dance halls Dancing schools Veterinary Drive-in refreshment stands Fishing and hunting equipment Funeral homes Hospitals and sanitariums Ice vending machines Ice plant or ice storage for 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 Retail Stores Shoe Repair Shops 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 Retail Trades radio broadcasting station auto body and paint shop auto rental agencies Auto Sales ceramic manufacturing Christmas tree sales	Safety services Utilities •Minor •Major Animal Services •Sales and Grooming •Shelter or Boarding Kennel •Veterinary •Stable Artisan work or sales space Building Maintenance Service Business equipment sales and service Business support service Communication service establishment Construction Sales and Service Day Labor Employment Agency Eating and Drinking Establishments •Restaurant Entertainment spectator sport Financial services (except at noted below) •Check Cashing/Loan Service •Pawn Shop Food and beverage retail sales Funeral and Interment Services •Cremating •Undertaking Gasoline and Fuel Sales (except as noted below) •Truck Stop/Travel Plaza Lodging Office Parking, Non-Accessory Personal improvement service Repair or laundry service, consumer Research Service Retail Sales Sports and Recreation, Participant (except as noted below) Vehicle Sales and Service •Car Wash/Cleaning Service •Heavy Equipment Sales/Rentals •Light Equipment Sales/Rentals •Motor Vehicle repair, Limited •Motor Vehicle repair, General •Vehicle Storage and Towing Junk/Salvage yard Auto Wrecking

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<p>Newspaper publishing Commercial printing Electrical shops Frozen food lockers Pawnshops Plumbing sales retail and wholesale Plumbing and sheet metal shops Sign shops Taxidermy shops Trailer sales lots Truck and trailer rental and leasing up to 1 ton Upholstery shop Wood craft of small items Assembly of machines, appliances or furniture Auction rooms Bottling and distribution plants Building and storage yards Building equipment storage lots Building contractor establishments Bulk oil storage warehouses Bulk storage and distribution of gases Cabaret license Car washing establishments Coal sales and storage Dairies and dairy products Driving ranges Drive-in theaters Electronic equipment manufacture and assembly Feed and fuel storage Food products processing & packing except meat slaughtering; preparation of fish for packing; and rendering or refining of fats or oils. Freight and trucking terminals Grain elevators Ice and roller skating rinks Ice plants and storage up to fifty (50) tons Industrial equipment and machinery repair and servicing Machine shops, including tool, die or pattern making Medical and dental labs Metal finishing Metal works, ornamental Motorcycle Sales and Repair Office & school equipment manufacture Packing and crating establishments Pharmaceutical products manufacture Precision instruments manufacture Public garages Railroads, including switching yards and engine and equipment repair Railroad freight terminals Retail lumber yards Research laboratories, experimental and testing Sanitary landfills Semi-trailer sales and service Sign fabrication, painting and maintenance Small boat building Telephone answering service Textile products manufacture Tire recap shops Truck and heavy equipment sales, repair and service Warehousing</p>	<p>Manufacturing, Production and industrial Service •Artisan •Limited •General •intensive Microbrewery Mining/Quarrying Recycling service •Limited •General Residential Storage Warehouse Warehousing, Wholesaling and Freight Movement Waste-Related Use (except as noted below) •Demolition Debris landfill •Sanitary Landfill •Solid Waste Separation Facility •Transfer Station Winery Agriculture, Crop Community garden Wireless Facilities •Co-located</p>
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Welding shops Wholesale establishments and storage Woodworking and cabinet shops Acetylene gas manufacture Acid manufacture Boiler works Brick and tile manufacture Cement block manufacture Chlorine and ammonia manufacture Concrete or cement products Flour and feed mills Foundries, iron, steel, brass or copper Freight yards Large scale industries Livestock Auctions Plastic manufacture Rocks, sand and gravel distribution Smokehouses Spring and bearing manufacture Tanneries and hide and fur warehouses Tractor equipment sales and service	
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Conditional Uses

<i>Existing Ordinance</i>	<i>New Ordinance</i>
	Eating and Drinking Establishments •Tavern or Nightclub Sports and Recreation, Participant (except as noted below) •Casino Wireless facilities •Freestanding

Lot and Building Standards

	I-II[Existing]	M2-4 [New]
CONVENTIONAL DEV'T		
Minimum Lot Size		
•Minimum lot area(sq. ft.)	10,000	5,000
Minimum Setbacks (feet)		
•Front	20	Vary depending on adj district
•Street Side (corner)	-	
•Side (interior)	-	Vary depending on adj district
•Rear	20	Vary depending on adj district. Max 20'
Max. Building Height (feet)	125	125'. 35' at setback line when adjacent to residential dist