

Draft of Proposed New Zoning Classifications – 07-13-2017

Proposed Zoning Class

Old Zoning Classes: UB - Urban Business, B-1 - Neighborhood Business, C-1 – General Commercial. CR-1 – Commercial Residential

<p>B-2 - Neighborhood Business The purpose of this district is to provide primarily for office, retail shopping and personal service uses, to be developed either as a unit or on individual parcel, to serve the needs of a relatively small area, primarily nearby rural, low-density or medium density residential neighborhoods. To enhance the general character of the district and its compatibility with its residential surroundings, signs are limited to those accessory to businesses conducted on the premises, and the number, area and type of signs are limited.</p>	<p>B-3 Business Research This District is generally intended for office buildings, office park and professional park development. 50% of the floor area may be for a limited number of auxiliary commercial uses that typically support the office use. Restaurants are permitted as a stand-alone use</p>	<p>C-2 Medium Commercial This District supports uses that include retail sales and performance of consumer services. It permits a variety of retail, professional and services businesses. The district shall be primarily located near arterial and collector streets. It accommodates community commercial uses that do not have outside storage or sales...</p>	<p>C-3 Heavy Commercial (Auto-Oriented Commercial) This district is generally intended for larger scale auto-oriented retail and service businesses along major arterial roads that serve local and regional residents as well as the travelling public. In addition to most commercial uses found in this zone, automobile, truck, recreational vehicle and boat sales, rental and major repair facilities may also be located in this district.</p>	<p>C-4 Planned Commercial In order to encourage carefully planned large-scale commercial, retail, and mixed use developments as a means of creating a superior shopping, working and living environment through unified developments, and to provide for the application of design ingenuity while protecting existing and future developments and achieving the goals of the Comprehensive Plan. *Approved concurrently with a site plan *Possibly approved with conditions as appropriate. *This District should allow uses found in the B-2 District as long as they are part of any overall shopping center.</p>	<p>C-5 Service/ Limited Manufacturing The Service/Limited Manufacturing District is designed to maintain and facilitate the growth and expansion of small scale light industrial, wholesale distribution and personal service.</p>	<p>I-1 Institutional The purpose of this district is to recognize the public, quasi-public, and institutional nature of particular parcels of land and provide standards and guidelines for their continued use and future development; and to ensure that the public, quasi-public, and institutional structures and developments in the district will be compatible with surrounding districts and uses.</p>
---	---	---	--	--	---	---

Bulk Standards

<p>Minimum Lot Size: 5,000 SF Maximum Lot Size: 3 acres Maximum Floor Area: 35,000 SF</p>	<p>Minimum Lot Size: N/A Maximum Lot Size: N/A Maximum Gross Floor Area: N/A</p>	<p>Minimum Lot Size: 15,000 SF Maximum Lot Size: N/A Maximum Floor Area: 75,000 SF Other restrictions: No outside sales or storage</p>	<p>Minimum Lot Size: 1 acre Maximum Lot Size: N/A Maximum Floor Area: 150,000 SF</p>	<p>Minimum Lot Size: 3 acres Maximum Lot Size: N/A Maximum Floor Area: N/A</p>	<p>Minimum Lot Size: 15,000 SF Lot Size: N/A Maximum Floor Area: 50,000 SF</p>	<p>Minimum Lot Size: N/A Maximum Lot Size: N/A Maximum Gross Floor Area: N/A</p>
--	---	--	---	---	---	---

Uses

Note: Where, in the judgment of the Commission, a use is not specifically referenced but is similar to those listed as permitted, it may be permitted by approval of the Commission.

<ol style="list-style-type: none"> Greenhouse, commercial Seasonal Sales of Products/temporary Removable Stands (6 months out of the year) Wholesale, retail, nurseries for sale of products produced on site Apartment above commercial or office uses Bed & Breakfast (Tourist Homes) Home-based business Hotel, motel or motor lodge Convenience store Convenience store , Fuel Station (less than 6 pumps) Retail food establishments 3,500 SF or less Retail food establishments 3501 SF to 7,500 SF Retail sales establishments 3,500 SF or less Retail sales establishments 3501 SF to 7,500 SF Retail sales establishments 3,500 SF or less 	<ol style="list-style-type: none"> Apartment above commercial or office uses Dwelling, Multi-family Hotel, motel or motor lodge Convenience store Retail food establishments 3,500 SF or less Retail food establishments 3501 SF to 7,500 SF Retail food establishments more than 7,501 SF Retail sales establishments 3,500 SF or less Retail sales establishments 3501 SF to 7,500 SF Pharmacy or related uses, 12,000 SF or less Restaurant 3,500 SF or less Restaurant 3501 SF to 7,500 SF Brew Pub 7,500 SF or less 	<ol style="list-style-type: none"> Apartment above commercial or office uses Bed & Breakfast (Tourist Homes) Hotel, motel or motor lodge Convenience store Convenience store , Fuel Station (less than 6 pumps) Retail food establishments 3,500 SF or less Retail food establishments 3501 SF to 7,500 SF Retail food establishments more than 7,501 SF Retail sales establishments 3,500 SF or less Retail sales establishments 3501 SF to 7,500 SF Retail sales establishments 7,501 SF to 35,000 SF Retail sales establishments 	<ol style="list-style-type: none"> Greenhouse, commercial Seasonal Sales of Products/temporary Removable Stands (6 months out of the year) Wholesale, retail, nurseries for sale of products produced on site Apartment above commercial or office uses Home-based business Hotel, motel or motor lodge Convenience store Convenience store , Fuel Station (less than 6 pumps) Convenience store , Fuel Station (more than 6 pumps) Retail food establishments 3,500 SF or less Retail food establishments 3501 SF to 7,500 SF Retail food establishments more 	<ol style="list-style-type: none"> Greenhouse, commercial Seasonal Sales of Products/temporary Removable Stands (6 months out of the year) Wholesale, retail, nurseries for sale of products produced on site Apartment above commercial or office uses Bed & Breakfast (Tourist Homes) Dwelling, Duplex Dwelling, Multi-family Dwelling, Townhouse Home-based business Hotel, motel or motor lodge Convenience store Convenience store , Fuel Station (less than 6 pumps) Convenience store , Fuel Station (more than 6 pumps) Retail food establishments 3,500 	<ol style="list-style-type: none"> Agriculture-Related Business Agricultural Uses (less than 5 acres) Farm, Truck Garden, Orchard or Nursery Uses Aquaculture Greenhouse, commercial Seasonal Sales of Products/temporary Removable Stands (6 months out of the year) Wholesale, retail, nurseries for sale of products produced on site Convenience store Retail food establishments 3,500 SF or less Retail food establishments 3501 SF to 7,500 SF Retail sales establishments 3,500 SF or less Retail sales establishments 3501 SF to 7,500 SF 	<ol style="list-style-type: none"> Greenhouse, commercial Seasonal Sales of Products/temporary Removable Stands (6 months out of the year) Social service establishments Bio Tech Campus Biotech Industry Places of worship Family Child Day care center (1-6 children) Large Family Child Care Homes (7-12 children) Early Care and Education and school-Age Centers (13or more children) Residential Child Care Facilities and Day Treatment Programs Child Placing Agencies Hospital
---	---	---	--	--	---	---

Draft of Proposed New Zoning Classifications – 07-13-2017

13. Retail sales establishments 3501 SF to 7,500 SF	14. Wholesale trade establishment	35,001 SF to 90,000 SF	than 7,501 SF	SF or less	12. Restaurant 3501 SF to 7,500 SF	14. Medical clinic
14. Pharmacy or related uses, 12,000 SF or less	15. Business service establishments	13. Pharmacy or related uses, 12,000 SF or less	13. Retail sales establishments 3,500 SF or less	15. Retail food establishments 3501 SF to 7,500 SF	13. Wholesale trade establishment	15. Independent Care Facility
15. Pharmacy or related uses, 12,001 SF to 35,000 SF	16. Bank	14. Pharmacy or related uses, 12,001 SF to 35,000 SF	14. Retail sales establishments 3501 SF to 7,500 SF	16. Retail food establishments more than 7,501 SF	14. Business service establishments	16. Assisted Living Facility
16. Supermarket, 35,000 to 50,000 SF	17. Professional Offices	15. Supermarket, 35,000 to 50,000 SF	15. Retail sales establishments 7,501 SF to 35,000 SF	17. Retail sales establishments 3,500 SF or less	15. Bank	17. Extended Care Facility
17. Restaurant 3,500 SF or less	18. Personal service establishments	16. Supermarket, more than 50,001 SF	16. Retail sales establishments 35,001 SF to 90,000 SF	18. Retail sales establishments 3501 SF to 7,500 SF	16. Professional Offices	18. Intermediate Care Facility
18. Restaurant 3501 SF to 7,500 SF	19. Entertainment establishments 7,500 SF or less	17. Restaurant 3,500 SF or less	17. Retail sales establishments 90,001 SF or more	19. Retail sales establishments 7,501 SF to 35,000 SF	17. Personal service establishments	19. Long-term Care Facility
19. Brew Pub 7,500 SF or less	20. Entertainment establishments more than 7,501 SF	18. Restaurant 3501 SF to 7,500 SF	18. Pharmacy or related uses, 12,000 SF or less	20. Retail sales establishments 35,001 SF to 90,000 SF	18. Multiple use development less than 4 business units	20. Graduate Care Facility
20. Business service establishments	21. Social service establishments	19. Restaurant 7,501 SF or more	19. Pharmacy or related uses, 12,001 SF to 35,000 SF	21. Retail sales establishments 90,001 SF or more	19. Exposition Center or Fair Ground	21. Surgical center
21. Bank	22. Development requiring shared internal streets	20. Brew Pub 7,500 SF or less	20. Supermarket, 35,000 to 50,000 SF	22. Pharmacy or related uses, 12,000 SF or less	20. Winery, Brewery or Distillery under 7500 sqft	22. Fitness / wellness center
22. Professional Offices	23. Multiple use development less than 4 business units	21. Brew Pub 7,501 SF or more	21. Supermarket, more than 50,001 SF	23. Pharmacy or related uses, 12,001 SF to 35,000 SF	21. Manufacturing	23. Museums, Non-profit art galleries
23. Personal service establishments	24. Multiple use development more than 4 business units	22. Wholesale trade establishment	22. Restaurant 3,500 SF or less	24. Supermarket, 35,000 to 50,000 SF	22. Material Storage Yard w/ on-site mulching, pulping or manufacturing of material	24. Community Centers
24. Entertainment establishments 7,500 SF or less	25. Manufacturing	23. Business service establishments	23. Restaurant 3501 SF to 7,500 SF	25. Supermarket, more than 50,001 SF	23. Places of worship	25. Private Schools, Charter Schools
25. Entertainment establishments more than 7,501 SF	26. Bio Tech Campus	24. Bank	24. Restaurant 7,501 SF or more	26. Restaurant 3,500 SF or less	24. Self-storage facility	26. Garage, public or commercial parking
26. Social service establishments	27. Biotech Industry	25. Professional Offices	25. Brew Pub 7,500 SF or less	27. Restaurant 3501 SF to 7,500 SF	25. Motor & non-motor vehicle sales, rental, repair, service and storage	27. Self-storage facility
27. Multiple use development less than 4 business units	28. Educational institutions, public and private	26. Personal service establishments	26. Brew Pub 7,501 SF or more	28. Restaurant 7,501 SF or more	26. Garage, public or commercial parking	28. Warehouse
28. Winery, Brewery or Distillery under 7500 sqft	29. Places of worship	27. Entertainment establishments 7,500 SF or less	27. Wholesale trade establishment	29. Brew Pub 7,500 SF or less	27. Self-storage facility	29. Government facilities and services, local
29. Recreational Facility, Commercial (Indoor Only)	30. Family Child Day care center (1-6 children)	28. Entertainment establishments more than 7,501 SF	28. Wholesale trade establishment	29. Wholesale trade establishment	28. Warehouse	30. Government facilities and services, non-local
30. Club Indoor, private such as clubs, lodges, and other annual membership clubs	31. Large Family Child Care Homes (7-12 children)	29. Social service establishments	29. Business service establishments	30. Brew Pub 7,501 SF or more	29. Government facilities and services, local	31. Parks & open space
31. Educational institutions, public and private	32. Early Care and Education and school-Age Centers (13or more children)	30. Development requiring shared internal streets	30. Multiple use development less than 4 business units	30. Wholesale trade establishment	30. Government facilities and services, non-local	32. Public safety facilities including, ambulance, fire, police, rescue, and national security
32. Places of worship	33. Residential Child Care Facilities and Day Treatment Programs	31. Multiple use development less than 4 business units	31. Bank	31. Bank	31. Parks & open space	33. Utility service facilities
33. Family Child Day care center (1-6 children)	34. Child Placing Agencies	32. Manufacturing	32. Professional Offices	32. Business service establishments	32. Public safety facilities including, ambulance, fire, police, rescue, and national security	34. Communication Towers
34. Large Family Child Care Homes (7-12 children)	35. Hospital	33. Recreational Facility, Commercial (Indoor Only)	33. Personal service establishments	33. Bank	33. Utility service facilities	35. Recreational Facility, Government
35. Early Care and Education and school-Age Centers (13or more children)	36. Medical clinic	34. Club Indoor, private such as clubs, lodges, and other annual membership clubs	34. Entertainment establishments 7,500 SF or less	34. Professional Offices	34. Communication Towers	36. Off-Premise Signs
36. Residential Child Care Facilities and Day Treatment Programs	37. Distribution center	35. Educational institutions, public and private	35. Entertainment establishments more than 7,501 SF	35. Personal service establishments	35. Recreational Facility, Government	37. Cemeteries
37. Child Placing Agencies	38. Garage, public or commercial parking	36. Places of worship	36. Social service establishments	36. Entertainment establishments 7,500 SF or less	36. Off-Premise Signs	38. Funeral home
38. Medical clinic	39. Government facilities and services, local	37. Family Child Day care center (1-6 children)	37. Development requiring shared internal streets	37. Entertainment establishments more than 7,501 SF	37. Commercial kennels, provided that no open pens, runs, kennels or cages are located within 200 feet of land that is used or zoned residential and 50 feet from and property line)	39. Animal Hospital and Veterinary clinics
39. Assisted Living Facility	40. Government facilities and services, non-local	38. Large Family Child Care Homes (7-12 children)	38. Multiple use development less than 4 business units	38. Social service establishments		
40. Extended Care Facility	41. Parks & open space	39. Early Care and Education and school-Age Centers (13or more children)	39. Multiple use development more than 4 business units	39. Development requiring shared internal streets		
41. Intermediate Care Facility	42. Public safety facilities including, ambulance, fire, police, rescue, and national security	40. Residential Child Care Facilities and Day Treatment Programs	40. Winery, Brewery or Distillery under 7500 sqft	40. Multiple use development less than 4 business units		
42. Long-term Care Facility	43. Utility service facilities	41. Child Placing Agencies	41. Recreational Facility, Commercial (Indoor Only)	41. Multiple use development more than 4 business units		
43. Surgical center	44. Recreational Facility, Government	42. Medical clinic	42. Recreational Facility, Commercial (Indoor & Outdoor)	42. Tenting Area		
44. Fitness / wellness center		43. Assisted Living Facility	43. Club Indoor, private such as clubs, lodges, and other annual membership clubs	43. Exposition Center or Fair Ground		
45. Museums, Non-profit art galleries		44. Extended Care Facility	44. Aquariums, commercial	44. Winery, Brewery or Distillery under 7500 sqft		
46. Community Centers		45. Intermediate Care Facility	45. Educational institutions, public and private	45. Recreational Facility, Commercial (Indoor Only)		
47. Private Schools, Charter Schools		46. Long-term Care Facility	46. Places of worship	46. Recreational Facility, Commercial (Indoor & Outdoor)		
48. Motor-vehicle washes		47. Surgical center	47. Family Child Day care center (1-6 children)	47. Club Indoor, private such as clubs, lodges, and other annual membership clubs		
49. Garage, public or commercial parking		48. Fitness / wellness center		48. Aquariums, commercial		
50. Self-storage facility		49. Museums, Non-profit art galleries		49. Educational institutions, public and		
		50. Community Centers				

Draft of Proposed New Zoning Classifications – 07-13-2017

<ul style="list-style-type: none"> 51. Warehouse 52. Government facilities and services, local 53. Government facilities and services, non-local 54. Parks & open space 55. Public safety facilities including, ambulance, fire, police, rescue, and national security 56. Utility service facilities 57. Recreational Facility, Government 58. Cemeteries 59. Funeral home 60. Animal Hospital and Veterinary clinics 	<ul style="list-style-type: none"> 51. Private Schools, Charter Schools 52. Self-storage facility 53. Warehouse 54. Government facilities and services, local 55. Government facilities and services, non-local 56. Parks & open space 57. Public safety facilities including, ambulance, fire, police, rescue, and national security 58. Utility service facilities 59. Recreational Facility, Government 60. Funeral home 61. Animal Hospital and Veterinary clinics 	<ul style="list-style-type: none"> 48. Large Family Child Care Homes (7-12 children) 49. Early Care and Education and school-Age Centers (13or more children) 50. Residential Child Care Facilities and Day Treatment Programs 51. Child Placing Agencies 52. Medical clinic 53. Assisted Living Facility 54. Extended Care Facility 55. Intermediate Care Facility 56. Long-term Care Facility 57. Surgical center 58. Fitness / wellness center 59. Museums, Non-profit art galleries 60. Community Centers 61. Private Schools, Charter Schools 62. Motor & non-motor vehicle sales, rental, repair, service and storage 63. Motor-vehicle washes 64. Distribution center 65. Garage, public or commercial parking 66. Self-storage facility 67. Warehouse 68. Government facilities and services, local 69. Government facilities and services, non-local 70. Parks & open space 71. Public safety facilities including, ambulance, fire, police, rescue, and national security 72. Utility service facilities 73. Communication Towers 74. Recreational Facility, Government 75. Off-Premise Signs 76. Commercial kennels, provided that no open pens, runs, kennels or cages are located within 200 feet of land that is used or zoned residential and 50 feet from and property line) 77. Animal Hospital and Veterinary clinics 	<ul style="list-style-type: none"> private 50. Places of worship 51. Family Child Day care center (1-6 children) 52. Large Family Child Care Homes (7-12 children) 53. Early Care and Education and school-Age Centers (13or more children) 54. Residential Child Care Facilities and Day Treatment Programs 55. Child Placing Agencies 56. Medical clinic 57. Independent Care Facility 58. Assisted Living Facility 59. Extended Care Facility 60. Intermediate Care Facility 61. Long-term Care Facility 62. Graduate Care Facility 63. Surgical center 64. Fitness / wellness center 65. Museums, Non-profit art galleries 66. Community Centers 67. Private Schools, Charter Schools 68. Motor & non-motor vehicle sales, rental, repair, service and storage 69. Motor-vehicle washes 70. Distribution center 71. Garage, public or commercial parking 72. Self-storage facility 73. Warehouse 74. Government facilities and services, local 75. Government facilities and services, non-local 76. Parks & open space 77. Public safety facilities including, ambulance, fire, police, rescue, and national security 78. Utility service facilities 79. Communication Towers 80. Recreational Facility, Government 81. Off-Premise Signs 	<ul style="list-style-type: none"> 51. Private Schools, Charter Schools 52. Self-storage facility 53. Warehouse 54. Government facilities and services, local 55. Government facilities and services, non-local 56. Parks & open space 57. Public safety facilities including, ambulance, fire, police, rescue, and national security 58. Utility service facilities 59. Recreational Facility, Government 60. Funeral home 61. Animal Hospital and Veterinary clinics 	<ul style="list-style-type: none"> 51. Private Schools, Charter Schools 52. Self-storage facility 53. Warehouse 54. Government facilities and services, local 55. Government facilities and services, non-local 56. Parks & open space 57. Public safety facilities including, ambulance, fire, police, rescue, and national security 58. Utility service facilities 59. Recreational Facility, Government 60. Funeral home 61. Animal Hospital and Veterinary clinics
--	---	---	---	---	---