

John Roberts
Mayor

City of Red Bank
Municipal Planning Commission

Randall G. Smith
City Manager

WORK SESSION AGENDA
January 17th, 2018
6:00 pm
Red Bank Community Center

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

- | | |
|---|---|
| <input type="checkbox"/> Commissioner Cannon | <input type="checkbox"/> Commissioner Baker |
| <input type="checkbox"/> Commissioner Hafley | <input type="checkbox"/> Commissioner Smith |
| <input type="checkbox"/> Commissioner Browder | |

III. Agenda items for the January 18th regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. December 21st, 2017

B. UNFINISHED BUSINESS

1. Discussion: Review of Zoning Ordinance Revisions and Updates
 - a. Table of Uses and Intent Statement for Commercial Districts

C. NEW BUSINESS

D. OTHER BUSINESS

IV. ADJOURNMENT

AGENDA
January 18th, 2018
6:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

- | | |
|---|---|
| <input type="checkbox"/> Commissioner Cannon | <input type="checkbox"/> Commissioner Baker |
| <input type="checkbox"/> Commissioner Hafley | <input type="checkbox"/> Commissioner Smith |
| <input type="checkbox"/> Commissioner Browder | |

III. INVOCATION – Commissioner Baker

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

A. December 21st, 2017

VI. UNFINISHED BUSINESS

A. Discussion: Review of Zoning Ordinance Revisions and Updates

1. Table of Uses and Intent Statement for Commercial Districts

VII. NEW BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
December 21, 2017
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:00 pm

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Hafley, Browder and Smith were in attendance. The City Manager and the Commission's planning advisor from the Southeast Tennessee Development District were also present. Additional attendees are included on the sign-in sheet and in the below minutes.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) November 16th, 2017 Meeting Minutes

Motion by Commissioner Browder to approve the November minutes as published. Second by Commissioner Smith. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) **Proposed Zoning Ordinance Amendment to Increase the Minimum Square Footage Requirements in the R-1 and R1-A Zoning Districts**

Staff gave an overview of the proposed amendment to raise minimum square footage requirements for new homes constructed in the R-1 and R1-A zoning districts. The amendment proposes raising the minimum square footage in the R-1 district from 1,200 square feet to 1,400 square feet Section 14-301.02 (F), and removing Section 14-301.02 (F) that allows for the construction of smaller homes where the majority of abutting houses are under 1,200 square feet. The amendment proposes removing Section 14-302.03 (B) that allows for the construction of smaller homes where the majority of abutting houses are under 2,000 square feet.

Chairman Hafley remarked that the Planning Commission had requested additional information on the background behind the proposed amendment to increase R-1 minimum square footage requirements, and remove exceptions to minimum square footage requirements in the R-1 and R-1A zoning districts. The additional time would also allow the City and Mayor time to review the building permit data compiled by staff for the Planning

Commission. Staff noted that no additional feedback or modification to the proposed amendment had been received from the City. The City Manager confirmed that no additional information has been provided by the Mayor or the City Commission. Commissioner Browder remarked that it did not seem reasonable to recommend approval of this proposal without additional information or revised language from the City Commission.

Motion by Commissioner Browder to recommend denial of the proposed amendment to minimum square footage requirements in the R-1 and R1-A zoning districts. Second by Commissioner Smith. Motion passed unanimously.

VII. NEW BUSINESS

a) Proposed Zoning Ordinance Amendment to PUD Plan Setback Requirements

Staff gave an overview of the proposed amendment and noted that it was related to the revised Midvale Highlands PUD Plan. The proposed amendment is intended to increase the flexibility of the City to approve PUD plans with reduced setbacks in cases where the impact on neighboring properties is judged to be negligible. In order for the Planning Commission to recommend approval of the revised Midvale PUD Plan, the City of Red Bank must amend the PUD Plan setback requirements in Section 14.307 of the Red Bank Zoning Ordinance.

Commissioner Browder asked if it gives the PC the flexibility to approve PUD plans with reduced setbacks on a case by case basis. Chairman Hafley confirmed that approval could be granted on a case by case basis.

Chairman Hafley stated that the amendment was subject to a public hearing here and at the City Commission. Rocky Chambers came forward to speak in favor of the PUD Plan amendment, which would enable the City to approve the revised Midvale Highlands PUD Plan.

Motion by Commissioner Browder to recommend approval of the proposed amendment to PUD setback requirements in the Zoning Ordinance. Second by Commissioner Smith. Motion passed unanimously.

b) Revised Midvale Highlands PUD Plan

Staff provided an overview of the revised PUD Plan. The revised Midvale Highlands PUD plan proposes reducing minimum setbacks on lots that abut the western exterior boundary of the PUD from 25 feet to 10 feet. The stated purpose is to give the developer the flexibility to construct homes with footprints that match existing homes in the PUD. Some of these existing homes were built on lots that are not subject to the 25-foot setback requirement.

Staff recommended approval of the revised Midvale Highlands Final PUD Plan subject to approval of PUD setback amendment, Planning Commission approval of revised final plat, and completion of recommended revisions to the revised Final PUD Plan. Staff recommended a reduction of the rear setback that is judged to provide sufficient room screening and otherwise protect neighboring property owners from adverse impacts associated with the Midvale Highlands PUD.

Commissioner Browder informed Chairman Hafley of the consensus reached at the working meeting during which Planning Commission members expressed a desire for variety of native evergreen screening trees to be planted in the landscaping buffer, rather than a wall of Leyland Cypress trees.

Chairman Hafley called the applicants forward to discuss the revised PUD Plan. Surveyor Rocky Chambers and Green Tech representative Chris Anderson came forward to explain the need for the revised setbacks and lot line adjustments proposed in the revised PUD Plan. Rocky Chambers confirmed that the applicant agreed to plant an alternating combination of native evergreen screening trees on lots that abut the exterior boundary of the PUD. Examples included native magnolias, native cedars, and holly trees.

The applicants agreed to plant native ornamental trees native to East Tennessee on the community lot that was cleared at the entrance to the PUD.

Motion by Commissioner Browder to recommend approval of the revised PUD Plan for the Midvale Highlands PUD subject to the adoption of PUD setback amendment, the approval of the revised Midvale Highlands Subdivision plat, and the addition of the agreed upon conditions shown on the revised Midvale Highlands PUD Plan. Second by Commissioner Smith. Motion passed unanimously.

c) Revised Midvale Highlands Subdivision Final Plat

Staff noted that the PUD Plan revisions would also require the recording of a new plat, showing the lot line adjustments on lots 53 to 46, lots 35 to 30, lots 22 to 25, and community lot 73. The stated purpose of the revised plat is to adjust the property lines to ensure that there is a minimum of 42-feet of lot width at the building sites. Staff commented that the lot line revisions proposed in the revised final plat meets all requirements in the Red Bank Subdivision Regulations.

Chairman Hafley asked the applicant if the three parking spaces would still be preserved with the lot line adjustment. Tony Richmond came forward to confirm that the lot line revision on community lot 73 will only reduce the width of the stem by 3 or 4 feet, and does not encroach on the three existing parking spaces.

Motion by Commissioner Smith to approve the revised final plat for the Midvale Highlands Subdivision. Second by Commissioner Browder. Motion passed unanimously.

VIII. OTHER BUSINESS

a) Discussion: Zoning Ordinance Edits and Revisions

Staff gave an overview of agenda packet materials that compared table of uses and intent statements for commercial districts in Red Bank with those in peer communities. Staff explained that a good intent statement would help PC determine which uses fit under “similar to the above uses in character and impact”.

Commissioner Browder asked how the locations of the C-1, C-2 and potential C-3 zoning districts were determined. The City Manager explained the C-2 Central Business District was used to define the city center.

Commissioners then discussed the intended location for the C-3 neighborhood commercial district and whether it could be modified and applied to a section of Dayton Boulevard north of Ashland Terrace. The City Manager gave several examples of where C-3 rezoning could take place. Staff noted that the C-3 zoning district would be very restrictive for a commercial corridor like Dayton Boulevard and would prohibit many popular uses, such as the new pizza parlor.

Commissioners reviewed the commercial district intent statements from peer communities and identified sentences and descriptions that they believed to capture the intent of the C-2 Central Business District and the C-3

Neighborhood Commercial District. Commissioners then reviewed the draft table of uses compiled by staff and provided feedback on potential changes to permitted uses and use definitions.

Staff agreed to provide draft intent statement and table of uses based on review of peer communities, input from PC members, and best practices.

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Browder. Adjourned at 7:34 PM.

Chairman

Comparison of Commercial District Intent Statements: Red Bank Zoning Ordinance and Peer Municipalities

Red Bank, TN

SECTION 14-402. C-1 Commercial Zone

402.01 Intent

It is the intent of the C-1 Commercial Zone to promote the clustering and development of business, offices and service facilities to serve the demand for goods and services generated by both area residents and transients traveling to and from other neighborhoods and places of employment.

SECTION 14-404. C-2 Commercial Zone (Central Business District)

404.01 Intent

It is the intent of the C-2 Commercial Zone to function as the Central Business District for the City of Red Bank. The District is bounded on the South end by Newberry Street and includes frontage properties on both the East and West sides of Dayton Boulevard. The District extends North on the East side of Dayton Boulevard to Woodrow Avenue and on the West side of Dayton Boulevard to a point that is the North property line of 4039 Dayton Boulevard/Tax Map # 1091 E 002 (situated somewhat across from Woodrow Avenue). The Central Business District shall also include all frontage properties on the South side of Morrison Springs Road extending West to U.S. 27 Highway. It will provide for and facilitate professional office and commercial uses that are consistent with the existing developed character of this area and prohibit all those uses that are not.

SECTION 14-405. C-3 Neighborhood Commercial Zone

405.01 Intent

It is the intent of the C-3 Neighborhood Commercial Zone to promote, protect and sustain the vitality of neighborhoods by allowing the development and maintenance of small commercial and service enterprises which are both compatible with and complimentary to residential properties within the immediate vicinity. Furthermore, it is the intent of this section that all businesses locate within a C-3 Neighborhood Commercial Zone shall be for retail sales, services or otherwise of such nature as to be a benefit or convenience to neighborhood residents.

405.02 Location

Neighborhood Commercial Zones shall be located so as to primarily serve traffic on arterial or collector streets. All businesses developed within such zones shall be situated on sites so as to offer convenient and safe ingress and egress to such streets.

Dayton, TN

C-1 CENTRAL BUSINESS DISTRICT

08.01. DISTRICT DESCRIPTION.

This district is established to provide an area for the conduct of community and regional retail and service business of an indoor and intensive nature, especially for those sales and service uses which require a central location, which generate substantial pedestrian traffic, and which are mutually benefitted by close proximity to other uses of similar nature and requirements; and for only those small-scale industrial uses commonly associated with retail, or business, or personal service activities. It is intended that such areas have properties of size suitable for uses of a variety of scale so developed as to promote pedestrian circulation, avoid "dead" spaces between uses, and to contribute to mutual business advantage. It is further intended to exclude those commercial or industrial activities which are characterized by trucking other than stocking and delivery of retail goods, which cater exclusively to automobiles or traffic or to patrons who remain in their vehicles for service.

C-2 GENERAL BUSINESS DISTRICT

09.01. DISTRICT DESCRIPTION.

This district is established to provide areas for those amusement, specialized sales, and travel accommodations, activities which depend on visibility from or proximity to automobiles or traffic, serve regional travelers, cater to local residents in vehicles, or provide services essential to the movement of vehicles in major ways. It is intended that such areas have properties with lot sizes, yards, performance and development standards sufficient to ensure that activities performed on any one lot will not unduly impede the flow of traffic, will not adversely affect activities of adjoining zones, and will not infringe on the efficiency of activities or customer attractiveness to adjacent lots. It is further intended to exclude those uses which are not necessary for service to traffic, which are not dependent on traffic, and which could reasonably be located elsewhere without contributing to congestion on the major roads.

Hendersonville, NC

Section 5-6 C-1 Central Business Zoning District Classification. This zoning district classification is designed to provide **a)** a concentrated central core of retailing and services, **b)** areas accommodating central administrative business, financial, general, and professional offices and related services and **c)** residential uses. The district regulations are designed to promote convenient, pedestrian shopping and the stability of retail development by encouraging continuous retail frontage in a concentrated area.

Section 5-8 C-3 Highway Business Zoning District Classification. This zoning district classification is designed primarily to encourage the development of recognizable, attractive groupings of facilities to serve persons traveling by automobile and local residents. Since these areas are generally located on the major highways, they are subject to the public view. They should provide an appropriate appearance, ample parking, and be designed to minimize traffic congestion.

Section 5-9 C-4 Neighborhood Commercial Zoning District Classification. The purpose of this zoning district classification is to provide for the most frequent daily needs of residents of an immediate neighborhood. Because these shops and stores will be most closely associated with residential uses, more restrictive requirements for light, air, open space, etc., are necessary.

Franklin, TN

(15) CC—Central Commercial District

The purposes of the Central Commercial (CC) District, hereinafter referred to as the “CC District”, are to:

- (a)** Meet the need for professional services, specialty shops, public and semipublic uses, and attached and detached residential dwellings;
- (b)** Encourage compatible infill development with the existing character of downtown;
- (c)** Create pedestrian-oriented development through the integration of a mixture of uses including residential;
- (d)** Ensure neighborhood compatibility with surrounding neighborhoods; and
- (e)** Preserve the historic fabric of Franklin.

(16) GC—General Commercial District

The purposes of the General Commercial (GC) District, hereinafter referred to as the “GC District”, are to:

- (a)** Promote economic development through a diverse mixture of business uses;
- (b)** Minimize conflicts between uses through landscape and buffering requirements;
- (c)** Promote high-quality commercial development; and
- (d)** Emphasize access control due to the high traffic generation created by general commercial uses, especially around the Interstate-65 corridor.

(14) NC—Neighborhood Commercial District

The purposes of the Neighborhood Commercial (NC) District, hereinafter referred to as the “NC District”, are to:

- (a)** Provide for the development of small-scale retail and personal service uses within or near residential neighborhoods;
- (b)** Create pedestrian-oriented development through the integration of convenience uses near homes; and
- (c)** Promote high-quality commercial design for those commercial uses located in or near residential neighborhoods.

Black Mountain, NC

4.6.7 - Central business district (CB).

4.6.7.1 Intent.

The central business district includes the area traditionally known as "downtown" and includes the "downtown historic district". This district is established to maintain the village-like community that preserves architectural heritage and small-town character of Black Mountain. It is intended to promote a safe, convenient, and attractive environment for pedestrians; promotes business in buildings of a size and scale appropriate to a small town; encourage locally-owned businesses, entrepreneurs, and artists; provide a wide range of shopping, dining, working, and cultural attractions with storefronts that interact with the sidewalk; promote the beautification of the public rights-of-way; and encourage residential development that blends with the commercial character of the district and enhances the variety of housing options provided in the town.

4.6.8 - Highway business district (HB-8).

4.6.8.1 Intent.

The highway business district is established to provide goods and services which complement primary retail trade operations in the town. Because of the objectives and characteristics of this district, it should be located contiguous to major streets or within proximity to primary commercial districts. The intent of the district is to provide orderly growth along the town's major thoroughfares; promote access management and traffic safety for all modes of transportation, encourage the redevelopment of existing commercial sites; create economic opportunities for general retail, restaurants, professional services, banks, automotive sales and service, and other uses which expand the town's economic base; promote a safe, convenient and attractive environment for pedestrians to access stores; create gateways and entrances into the town along central corridors; and encourage residential development that blends with the commercial character of the district and enhances the variety of housing options provided in the town.

4.6.6 - Neighborhood mixed use district (NMU-8).

4.6.6.1 Intent.

The neighborhood mixed use district is established to serve the needs of the surrounding residential neighborhoods by providing compatible goods and services without negatively impacting the residential nature of the adjacent neighborhoods. It is also intended to establish areas for low-intensity business centers which are accessible to pedestrians from the surrounding residential neighborhoods and to minimize conflicts with surrounding residential uses in terms of architecture, noise, smell, or traffic. The neighborhood mixed use district shall retain the residential character of buildings in both appearance and scale and should provide for the daily convenience and personal service of the surrounding neighborhood.

Proposed Commercial District Intent Statements

SECTION 14-402. C-1 Commercial Zone

402.01 Intent

It is the intent of the C-1 Commercial Zone to

- (a) Promote a diverse mix of retail and service uses to serve both area residents and customers traveling to and from other neighborhoods and places of employment;
- (b) Balance the need to accommodate automobile-oriented commerce with the need to promote more pedestrian-oriented development in the commercial corridor;
- (c) Minimize conflicts between uses in and around the district through landscape and buffering requirements;
- (d) Emphasize access control to manage traffic generated by general commercial uses; and
- (e) Promote quality residential development that enhances the character of the commercial corridor.

SECTION 14-404. C-2 Commercial Zone (Central Business District)

404.01 Intent

It is the intent of the C-2 Commercial Zone to

- (a) Function as the Central Business District for the City of Red Bank;
- (b) Promote a mix of retail, service, civic and related uses that enhance the character of the Central Business District as a pedestrian-friendly town center where residents come to shop, dine, work, and gather;
- (c) Create pedestrian-oriented development that connects businesses with the sidewalk and contributes to a continuous commercial frontage;
- (d) Encourage mixed-use development and residential development that blends with the character of the Central Business District;
- (e) Ensure that uses are compatible with surrounding neighborhoods and encourage uses that serve these neighborhoods; and
- (f) Discourage uses that cater exclusively to automobile-oriented customers.

404.02 Location

The District is bounded on the South end by Newberry Street and includes frontage properties on both the East and West sides of Dayton Boulevard. The District extends North on the East side of Dayton Boulevard to Woodrow Avenue and on the West side of Dayton Boulevard to a point that is the North property line of 4039 Dayton Boulevard/Tax Map # 1091 E 002 (situated somewhat across from Woodrow Avenue). The Central Business District shall also include all frontage properties on the South side of Morrison Springs Road extending West to U.S. 27 Highway.

SECTION 14-405. C-3 Neighborhood Commercial Zone

405.01 Intent

It is the intent of the C-3 Neighborhood Commercial Zone to

- (a) Promote small-scale retail and service uses which are both compatible with and complimentary to nearby neighborhoods;
- (b) Create pedestrian-oriented development that connects businesses with adjacent neighborhoods; and
- (c) Promote quality residential development that enhances the character of the commercial corridor and blends with the character of surrounding businesses and residences.

405.02 Location

Neighborhood Commercial Zones shall be located so as to primarily serve traffic on arterial or collector streets. All businesses developed within such zones shall be situated on sites so as to offer convenient and safe ingress and egress to such streets.

Commercial Table of Uses

Land Use Type	Use	C1	C2	C3
Retail	(G) Retail sales	P	P	
Retail	(G) Retail sales and service establishments	P		
Retail	(A) Grocery stores, provided that no gasoline pumps and/or car washes shall be permitted as either a principal or accessory use			P
Retail	(A) Grocery stores	P	P	
Retail	(B) Drug stores	P	P	P
Retail	(D) Meat and fish markets	P	P	P
Retail	(E) Hardware stores	P	P	P
Retail	(F) Stationary stores	P	P	P
Retail	(I) Music stores	P	P	P
Retail	(R) Specialty shops and stores	P	P	P
Retail	(G) Shoe stores	P	P	P
Retail	(H) Florists	P	P	P
Retail / Micro-Industry	(C) Bakeries, provided all goods are sold on premise	P	P	P
Retail / Micro-Industry	(W) Micro-breweries and/or brew pubs	P	P	X
Retail / Micro-Industry	(P) Small printer shops, except that the gross floor area shall not exceed 2,000 square feet	P	P	
Retail Alcohol	(V) Taverns, wine and cocktail bars, brew pubs, micro-breweries and similar uses	P	P	X
Retail Alcohol	(C) The sale or consumption of any alcoholic beverage on the premises	P	P	X
Retail Alcohol	(G) Liquor stores	P	P	X
Retail Outdoor Storage	(A) Outdoor sales, service, display or storage, except for outdoor seating for restaurants		X	X
Retail Outdoor Storage	(I) Outdoor display, storage or sale of merchandise		X	X
Outdoor Storage	(L) Outdoor storage, provided that any area used for storage shall be screened by an eight (8) foot high site obscuring fence. Existing natural vegetation or topography may be used if the City Manager or his/her designee determines that the intent of the site obscuring quality has been met. The following uses may be permitted:	P		
Retail Gas Station	(L) 2) Gasoline service stations and auto repair;	P	?	X
Retail Auto Sales	(L) 1) New & used car, motorcycle, boat, farm equipment dealers	P	X	X
Retail Auto Sales	(H) New or used sales or repair facilities for autos, boats, motorcycles, farm equipment and similar uses		X	X
Dining	(B) Restaurants or Delicatessens with fewer than fifty (50) seats with no drive-thru or drive-in trade or curb service	P	P	SE
Dining	(D) Restaurants and other establishments serving food and beverages	P	P	
Dining	(D) Restaurants and Delicatessens	P	P	
Office	(P) Banks	P	P	P
Office	(M) Offices	P	P	P

Commercial Table of Uses

Land Use Type	Use	C1	C2	C3
Office	(O) Medical and dental offices and clinics	P	P	P
Office	(F) Veterinarians offices	SE / R	P	P
Service	(J) Barber\Beauty shops			P
Service	(K) Cleaning and laundry establishments	SE / R		P
Service	(G) Funeral homes and undertaking establishments	SE / R	X	
Service	(H) Car Washes	SE / R	X	
Service	(J) Plumbing, electrical, radio, TV workshops provided no more than five (5) persons are employed and that all related trucks and equipment are stored at the rear of the building, not visible from Dayton Blvd.		P	
Service	(J) Plumbing, workshops, electrical, radio and TV shops and other similar uses provided that not more than five (5) persons are employed therein.	P		
Service	(L) Repair shops for shoes, household articles or appliances			P
Service	(F) Tattoo parlors			X
Service	(I) Title Pawn, check cashing and similar uses	P	X	X
Day Care	(A) Day care centers			SE
Entertainment	(N) Studios / Galleries	P	P	P
Entertainment	(E) Theaters	P	P	
Entertainment	(E) Entertainment or recreational facilities			X
Entertainment	(D) Outdoor amusement facilities		X	
Entertainment	(B) Miniature golf courses and similar outdoor amusement facilities	SE / R		
Entertainment	(D) Bowling alleys, or other indoor amusement	SE / R		
Music	(B) The playing of music or making of announcements directly or through mechanical or electronic devices in a manner audible at any residential lot line.			X
Adult	(D) Adult oriented establishments of any type		X	X
Warehouse	(B) Self-storage or mini-warehouses	SE / R	X	
Residential	(Q) Dwellings, excluding manufactured or mobile homes when in the same building as one of the permitted uses			P
Residential	(Q) Residential uses when part of a mixed-use commercial development with only offices and\or commercial uses on the ground floor.	P		
Residential	(T) Single-family detached dwellings except manufactured homes	P	P	
Residential	(L) Mobile home parks under the following terms:	SE / R	X	X
Residential	(N) Apartments	SE / R		
School / Church	(I) Schools, churches and other public and semi-public buildings	P	P	
Group Home	(E) Drug, alcohol or correctional halfway houses, drug or alcohol rehabilitation centers or any similar use		X	
Group Home	(E) Halfway house, alcohol and drug rehabilitation centers	SE / R		
Group Home	(J) Assisted living facilities	SE / R		
Group Home	(K) Nursing homes	SE / R		
Hospital	(I) Hospitals and clinics and social agencies	SE / R		
Lodging	(K) Hotels/motels	P		
Accessory Permitted	(R) Accessory buildings and uses customarily incident to the above uses	P	P	

Commercial Table of Uses

Land Use Type	Use	C1	C2	C3
Similar to Permitted	(S) In general, any use that is similar in character and impact as the above uses		P	P
Similar to Permitted	(L) 3) Uses similar to the above in character and impact.	P		
Similar to Prohibited	(K) In general, all uses which are not in keeping with the intent of this zone		X	X
Signs	(K) Signs advertising goods and services provided on premises subject to height, setback and size limitations provided by Ordinance of this City	P	P	
Signs	(J) On-premise signs with flashing, strobe or blinking lights or light which vary in color or intensity which are visible from outside the building			X

Proposed Commercial Table of Uses with Edits

Land Use Type	Use	C1	C2	C3
Retail	(G) Retail sales	P	P	SE
Retail	Retail sales establishments up to 2,500 square feet			P
Retail	(G) Retail sales and service establishments	P		
Retail	(A) Grocery stores, provided that no gasoline pumps and/or car washes shall be permitted as either a principal or accessory use	P	P	SE
Retail	(A) Grocery stores	P	SE	
	Convenience stores without gasoline sales	P	P	SE
Retail	(B) Drug stores	P	P	P
Retail	(D) Meat and fish markets	P	P	P
Retail	(E) Hardware stores	P	P	P
Retail	(F) Stationary stores	P	P	P
Retail	(I) Music stores	P	P	P
Retail	(R) Specialty shops and stores	P	P	P
Retail	(G) Shoe stores	P	P	P
Retail	(H) Florists	P	P	P
Retail / Micro-Industry	(C) Bakeries, provided all goods are sold on premise	P	P	P
Retail / Micro-Industry	(W) Micro-breweries and/or brew pubs	P	P	X
Retail / Micro-Industry	(P) Small printer shops, except that the gross floor area shall not exceed 2,000 square feet	P	P	X
Retail Alcohol	(V) Taverns, wine and cocktail bars, brew pubs, micro-breweries and similar uses	P	P	SE
Retail Alcohol	(C) The sale or consumption of any alcoholic beverage on the premises	P	P	X
Retail Alcohol	(G) Liquor stores	P	P	X
Retail Outdoor	(A) Outdoor sales, service, or display or storage, except for outdoor seating for restaurants	SE	X	X
Retail Outdoor-Storage	(I) Outdoor display, storage or sale of merchandise		X	X
Retail Outdoor	(L) Outdoor storage, provided that any area used for storage shall be screened by an eight (8) foot high site obscuring fence. Existing natural vegetation or topography may be used if the City Manager or his/her designee determines that the intent of the site obscuring quality has been met. The following uses may be permitted:	SE		
Retail Gas Station	(L)-2 Gasoline service stations and auto repair;	P	X	X
Retail Auto Sales	(L)-1 New & used car, motorcycle, boat, farm equipment dealers	P	X	X
Retail Auto Sales	(H) New or used sales or repair facilities for autos, boats, motorcycles, farm equipment and similar uses		X	X
Auto Service	Car washes	SE	X	X
Dining	(B) Restaurants or Delicatessens with fewer than fifty (50) seats with no drive-thru or drive-in trade or curbside service	P	P	P
Dining	(D) Restaurants and other establishments serving food and beverages	P	P	SE

Proposed Commercial Table of Uses with Edits

Land Use Type	Use	C1	C2	C3
Dining	(D) Restaurants and Delicatessens	P	P	SE
Office	(P) Banks	P	P	P
Office	(M) Offices	P	P	P
Office	(O) Medical and dental offices and clinics	P	P	P
Office	(F) Veterinarians offices	P	P	SE
Service	Professional services	P		
Service	(J) Barber\Beauty shops	P	P	P
Service	(K) Cleaning and laundry establishments	SE	P	P
Service	(G) Funeral homes and undertaking establishments	SE	X	X
Service	(H) Car Washes	SE	X	X
Service	(J) Plumbing, electrical, radio, TV workshops provided no more than five (5) persons are employed and that all related trucks and equipment are stored at the rear of the building, not visible from Dayton Blvd.		P	P
Service	(J) Plumbing, workshops, electrical, radio and TV shops and other similar uses provided that not more than five (5) persons are employed therein.	P	SE	
Service	(L) Repair shops for shoes, household articles or appliances	P	P	P
Service	(F) Tattoo parlors	P	SE	X
Service	(I) Title Pawn, check cashing and similar uses	P	X	X
Day Care	(A) Day care centers	P	SE	SE
Entertainment	(N) Studios / Galleries	P	P	P
Entertainment	(E) Theaters	P	P	SE
Entertainment	(E) Entertainment or recreational facilities	SE	SE	X
Entertainment	(D) Outdoor amusement facilities	SE	SE	X
Entertainment	(B) Miniature golf courses and similar outdoor amusement facilities	SE	X	X
Entertainment	(D) Bowling alleys, or other indoor amusement	SE	SE	SE
Entertainment	Health clubs and athletic facilities	P	P	SE
Music	(B) The playing of music or making of announcements directly or through-mechanical or electronic devices in a manner audible at any residential lot line.			X
Adult	(D) Adult oriented establishments of any type	SE	X	X
Warehouse	(B) Self-storage or mini-warehouses	SE	X	X
Residential	(Q) Dwellings, excluding manufactured or mobile homes, when in the same building as one of the permitted uses	P	P	P
Residential	(Q) Residential uses when part of a mixed-use commercial development with only offices and\or commercial uses on the ground floor.	P	P	P
Residential	(T) Single-family detached dwellings except manufactured homes	P	P	P
Residential	(L) Mobile home parks under the following terms:	SE	X	X
Residential	(N) Apartments	SE		
Residential	Manufactured or mobile homes	X	X	X
School / Church	(I) Schools, churches and other public and semi-public buildings	P	SE	SE
School / Church	Places of worship	P	P	P
School / Church	Meeting halls for civic, social and fraternal uses	P	P	P
Group Home	(E) Drug, alcohol or correctional halfway houses, drug or alcohol rehabilitation-centers or any similar use		X	

Proposed Commercial Table of Uses with Edits

Land Use Type	Use	C1	C2	C3
Group Home	(E) Halfway house, alcohol and drug rehabilitation centers, or any similar use	SE	X	X
Group Home	(J) Assisted living facilities	SE	X	SE
Group Home	(K) Nursing homes	SE	X	SE
Hospital	(I) Hospitals and clinics and social agencies	SE	SE	X
Lodging	(K) Hotels/motels	P	SE	SE
Lodging	Bed and Breakfast Establishments	P	SE	SE
Other	Drive-thru uses	SE	X	X
Other	Home occupations	P	P	P
Accessory Permitted	(R) Accessory buildings and uses customarily incident to the above uses	P	P	
Similar to Permitted	(S) In general, any use that is similar in character and impact as the above uses	P	P	P
Similar to Permitted	(L) 3) Uses similar to the above in character and impact.	P		
Similar to Prohibited	(K) In general, all uses which are not in keeping with the intent of this zone	X	X	X
Signs	(K) Signs advertising goods and services provided on premises subject to height, setback and size limitations provided by Ordinance of this City	P	P	P
Signs	(J) On-premise signs with flashing, strobe or blinking lights or light which vary in color or intensity which are visible from outside the building	X	X	X

Proposed Commercial Table of Uses

Land Use Type	Use	C1	C2	C3
Retail	(G) Retail sales	P	P	
Retail	Retail sales establishments up to 2,500 square feet	P	P	P
Retail	(A) Grocery stores, provided that no gasoline pumps and/or car washes shall be permitted as either a principal or accessory use	P	P	SE
Retail	(A) Grocery stores	P	SE	
	Convenience stores without gasoline sales	P	P	SE
Retail	(B) Drug stores	P	P	P
Retail	(D) Meat and fish markets	P	P	P
Retail	(E) Hardware stores	P	P	P
Retail	(F) Stationary stores	P	P	P
Retail	(I) Music stores	P	P	P
Retail	(R) Specialty shops and stores	P	P	P
Retail	(G) Shoe stores	P	P	P
Retail	(H) Florists	P	P	P
Retail / Micro-Industry	(C) Bakeries, provided all goods are sold on premise	P	P	P
Retail / Micro-Industry	(W) Micro-breweries and/or brew pubs	P	P	X
Retail / Micro-Industry	(P) Small printer shops, except that the gross floor area shall not exceed 2,000 square feet	P	P	X
Retail Alcohol	(V) Taverns, wine and cocktail bars, brew pubs, micro-breweries and similar uses	P	P	SE
Retail Alcohol	(G) Liquor stores	P	P	X
Retail Outdoor	(A) Outdoor sales, service, or display or storage, except for outdoor seating for restaurants	SE	X	X
Retail Gas Station	Gasoline service stations	P	X	X
Retail Auto Sales	Automobile sales and similar uses	SE	X	X
Retail Auto Sales	Automobile repair, service and similar uses	P	X	X
Auto Service	Car washes	SE	X	X
Dining	(B) Restaurants or Delicatessens with fewer than fifty (50) seats with no drive-thru or drive-in trade or curb service	P	P	P
Dining	(D) Restaurants and other establishments serving food and beverages	P	P	SE
Office	(P) Banks	P	P	P
Office	(M) Offices	P	P	P
Office	(O) Medical and dental offices and clinics	P	P	P
Office	(F) Veterinarians offices	P	P	SE
Service	Professional services	P		
Service	(J) Barber\Beauty shops	P	P	P
Service	(K) Cleaning and laundry establishments	SE	P	P
Service	(G) Funeral homes and undertaking establishments	SE	X	X
Service	(H) Car Washes	SE	X	X

Proposed Commercial Table of Uses

Land Use Type	Use	C1	C2	C3
Service	(J) Plumbing, workshops, electrical, radio and TV shops and other similar uses provided that not more than five (5) persons are employed therein.	P	SE	SE
Service	(L) Repair shops for shoes, household articles or appliances	P	P	P
Service	(F) Tattoo parlors	P	SE	X
Service	(I) Title Pawn, check cashing and similar uses	P	X	X
Day Care	(A) Day care centers	P	SE	SE
Entertainment	(N) Studios / Galleries	P	P	P
Entertainment	(E) Theaters	P	P	SE
Entertainment	(E) Entertainment or recreational facilities	SE	SE	X
Entertainment	(D) Outdoor amusement facilities	SE	SE	X
Entertainment	(B) Miniature golf courses and similar outdoor amusement facilities	SE	X	X
Entertainment	(D) Bowling alleys, or other indoor amusement	SE	SE	SE
Entertainment	Health clubs and athletic facilities	P	P	SE
Adult	(D) Adult oriented establishments of any type	SE	X	X
Warehouse	(B) Self-storage or mini-warehouses	SE	X	X
Residential	(Q) Dwellings, excluding manufactured or mobile homes, when in the same building as one of the permitted uses	P	P	P
Residential	(Q) Residential uses when part of a mixed-use commercial development with only offices and/or commercial uses on the ground floor.	P	P	P
Residential	(T) Single-family detached dwellings except manufactured homes	P	P	P
Residential	(L) Mobile home parks	SE	X	X
Residential	(N) Apartments	SE	SE	SE
Residential	Manufactured or mobile homes	SE	X	X
School / Church	(I) Schools	P	SE	SE
School / Church	Places of worship	P	P	P
School / Church	Meeting halls for civic, social and fraternal uses	P	P	P
Group Home	(E) Halfway house, alcohol / drug rehabilitation centers, or any similar use	SE	X	X
Group Home	(J) Assisted living facilities	SE	X	SE
Group Home	(K) Nursing homes	SE	X	SE
Hospital	(I) Hospitals and clinics and social agencies	SE	SE	X
Lodging	(K) Hotels/motels	P	SE	SE
Lodging	Bed and Breakfast Establishments	P	SE	SE
Other	Drive-thru uses	SE	X	X
Other	Home occupations	P	P	P
Accessory Permitted	(R) Accessory buildings and uses customarily incident to the above uses	P	P	P
Similar to Permitted	(S) In general, any use that is similar in character and impact as the above uses	P	P	P
Similar to Prohibited	(K) In general, all uses which are not in keeping with the intent of this zone	X	X	X
Signs	(K) Signs advertising goods and services provided on premises subject to height, setback and size limitations provided by Ordinance of this City	P	P	P
Signs	(J) On-premise signs with flashing, strobe or blinking lights or light which vary in color or intensity which are visible from outside the building	X	X	X