

# City of Bloomington Common Council

# Legislative Packet

# **Regular Session**

# 20 December 2006

Office of the Common Council P.O. Box 100 401 North Morton Street Bloomington, Indiana 47402

812.349.3409

council@bloomington.in.gov www.bloomington.in.gov/council City of Bloomington Indiana City Hall 401 N. Morton St. Post Office Box 100 Bloomington, Indiana 47402



Office of the Common Council (812) 349-3409 Fax: (812) 349-3570 email: <u>council@bloomington.in.gov</u> To:Council MembersFrom:Council OfficeRe:Weekly Packet MemoDate:December 15, 2006

# Packet Related Material

Memo Agenda Calendar

Notices and Agendas:

**Sidewalk Committee Meeting** on Tuesday, December 19<sup>th</sup> at noon in the Council Library

Legislation for Final Action can be found in the 6 December 2006 Council Legislative Packet:

Ord 06-26 To Authorize the Issuance of Bonds by the Monroe County Redevelopment Commission Pursuant to IC 36-7-14-3.5

Memo from Dave Schilling, Monroe County Attorney

Contact: Susan Failey at 349-3553 or faileys@bloomington.in.gov

Ord 06-25 Establishing the Commission on the Status of Black Males as a Permanent Commission

*Contact:* Craig Brenner at 349-3471 or brennerc@bloomington.in.gov Ord 06-27 To Vacate a Public Parcel - Re: Right-of-Way Running North /South Along the East Side of 111 South Grant Street (Trinity Episcopal Church - Rectors and Wardens, Petitioners)

*Contact:* Lynne Darland at 349-3529 or darlandl@bloomington.in.gov **Unified Development Ordinance Materials**:

**Ord 06-24** To Repeal and Replace Title 20 of the Bloomington Municipal Code Entitled, "Zoning", Including the Incorporated Zoning Maps, and Title 19 of the Bloomington Municipal Code, Entitled "Subdivisions"

Certification

Appendix A - Draft F (Released September 1, 2006)

Appendix B - Zoning Maps (Including Maps of Each Quadrant of the City's Planning Jurisdiction as Well as the Downtown Overlays)

Appendix C - Plan Commission Amendments with Summary Sheet

Appendix D - Common Council Amendments

Appendix E - Special Findings of Facts Regarding Sexually Oriented Businesses

# Link to Materials

Schedule for Considerationhttp://bloomington.in.gov/egov/docs/1166032218\_402596.pdfof the UDOOrd 06-24 and All Appendixehttp://bloomington.in.gov/egov/docs/1164152168\_359066.pdf(exceptAppendix D)Materials In PacketExcerpts of Appendix DLog of Council Amendments and Copies of Amendments to be(Council MemberConsidered on December 20<sup>th</sup> are Included in this Packet.Amendments)Legislation and Background Material for First Reading:None – The Council is entering its Winter Recess and will reconvene for an

Organizational and Committee of the Whole meeting on Wednesday, January 3, 2007.

# Minutes from Regular Session:

None

# <u>Memo</u>

# Much to Do at the Last Meeting of the Year

There is one meeting next week, which is a Regular Session on Wednesday, December 20<sup>th</sup> at 7:30 p.m. Here are the items on that last agenda of the year:

First, there will be a tribute for Councilmember Gaal, who is leaving to become Monroe County Prosecutor.

Second, there are three ordinances which were introduced on December 6<sup>th</sup> and are ready for final action. These can be found in the 6 December 2006 Council Legislative Packet.

Third, there are a number of actions you are scheduled to take in order to wrap-up your work on the Unified Development Ordinance. These include:

- Hearing Objections to the UDO
- Considering Four Amendments that have been postponed or are expected to be reconsidered on that date, and
- o Taking a Final Vote

# **Consideration of Amendments to the UDO**

- Am 23 Re: To Make Technical Corrections Plan Staff Submitted By: Tom Micuda, Director of Planning Please anticipate a Motion to Reconsider in order to insert a section which would add cemeteries to list of uses to be separated from sexually oriented businesses
- Am 29 Re: To Establish Minimum Required Entrances along the B-Line Trail Sponsor: Sturbaum Please anticipate Motion to Reconsider and Amend to require an entrance for at least every 100' of property frontage

 Am 22 Re: To Modify the LEED and Affordable Housing Components in Green Development Standards Sponsor: Rollo This amendment is being further revised in order to seek a compromise between the positions of Councilmember Rollo and Sturbaum. It should be distributed on Monday.

 Am 20 Re: To Reduce the Separation Requirement for Projecting Signs in the Commercial Downtown (CD) District Sponsor: Volan Please anticipate a Motion to Reconsider this item.

Council Will Go Into Recess After the Regular Session – The Next Time Council Meets is for an Organizational and Committee of the Whole Meeting on January 3, 2007

#### NOTICE AND AGENDA BLOOMINGTON COMMON COUNCIL REGULAR SESSION 7:30 P.M., WEDNESDAY, DECEMBER 20, 2006 COUNCIL CHAMBERS SHOWERS BUILDING, 401 N. MORTON ST.

None

- I. ROLL CALL
- II. AGENDA SUMMATION

### III. APPROVAL OF MINUTES FOR:

## **IV. REPORTS FROM:**

- 1. Councilmembers
  - 2. The Mayor and City Offices
  - 3. Council Committees
    - Tribute to Councilmember Gaal
- 4. Public

# V. APPOINTMENTS TO BOARDS AND COMMISSIONS

## VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS

1. <u>Ordinance 06-26</u> To Authorize the Issuance of Bonds by the Monroe County Redevelopment Commission Pursuant to IC 36-7-14-3.5

Committee Recommendation: None

2. <u>Ordinance 06-25</u> To Amend Chapter 2.23 of the Bloomington Municipal Code Entitled "Community and Family Resources Department" in Order to Establish the Commission on the Status of the Black Males as a Permanent Commission.

Committee Recommendation: None

3. <u>Ordinance 06-27</u> To Vacate A Public Parcel - Re: Right-of-Way Running North /South Along the East Side of 111 South Grant Street (Trinity Episcopal Church - Rectors and Wardens, Petitioners

Committee Recommendation: None

4. <u>Ordinance 06-24</u> To Repeal and Replace Title 20 of the Bloomington Municipal Code Entitled, "Zoning", Including the Incorporated Zoning Maps, and Title 19 of the Bloomington Municipal Code, Entitled "Subdivisions"

\* This portion of the agenda is a continuation of the Special Session being held by the Council to consider what is known as the Unified Development Ordinance.

# Hearing On Written Objections To The Unified Development Ordinance (UDO) Pursuant To I.C. 36-7-4-606(C)(3) (Note: The Public May also Offer Oral Comments on the UDO at this time.)

## **Consideration of Amendments**

Re: To Make Technical Corrections – Plan Staff
Submitted By: Tom Micuda, Director of Planning
Anticipate Motion to Reconsider in Order to Add Cemeteries to List of Uses to be Separated from
Sexually Oriented Businesses
Re: To Establish Minimum Required Entrances along the B-Line Trail
Sponsor: Sturbaum
Anticipate Motion to Reconsider and Amend to Require an Entrance for at Least Every 100' of
Property Frontage
Re: To Modify the LEED and Affordable Housing Components in Green Development
Standards
Sponsor: Rollo
This amendment should be Distributed on Monday.)
Re: To Reduce the Separation Requirement for Projecting Signs in the Commercial
Downtown (CD) District
Sponsor: Volan
Anticipate Motion to Reconsider this Item

## VII. LEGISLATION FOR FIRST READING None

**VIII. PRIVILEGE OF THE FLOOR** (This section of the agenda will be limited to 25 minutes maximum, with each speaker limited to 5 minutes)

## IX. ADJOURNMENT

Note: Council will be in Recess from after this meeting until its Organizational and Committee of the Whole meetings on Wednesday, January 3, 2007. Posted and Distributed: Friday, December 15, 2006 City of Bloomington Indiana City Hall 401 N. Morton St. Post Office Box 100 Bloomington, Indiana 47402



Office of the Common Council (812) 349-3409 Fax: (812) 349-3570 e-mail: <u>council@bloomington.in.gov</u> www.bloomington.in.gov/council To:Council MembersFrom:Council OfficeRe:Calendar for the Week of December 18-22, 2006Date:December 15, 2006

# Monday, December 18, 2006

- 5:30 pm Bloomington Human Rights Commission, McCloskey
- 5:30 pm Bicycle and Pedestrian Safety Commission, Hooker Room

# Tuesday, December 19, 2006

- 12:00 pm Bloomington Industrial Development Advisory Council, Hooker
- 3:00 pm Board of Public Safety, McCloskey
- 5:30 pm Animal Control Commission, McCloskey

# Wednesday, December 20, 2006

- 9:30 am Tree Commission, Rosehill Cemetery Office, 930 W. Fourth Street
- 11:00 am Safe Routes to School, McCloskey
- 2:00 pm Hearing Officer, Kelly
- 3:00 pm Bloomington Transportation Options for People "Portland Transportation and Traffic Safety Initiatives" a presentation by Greg Raisman, Council Chambers
- 4:00 pm Martin Luther King Jr. Birthday Day Commission, McCloskey
- 7:00 pm Council of Neighborhood Associations, Hooker Room
- 7:30 pm Common Council Regular Session, Council Chambers

# Thursday, December 21, 2006

- 8:00 am Bloomington Housing Authority, 1007 N. Summit
- 5:00 pm Utilities Service Board, IU Research Park, 501 N. Morton, Room 100B
- 7:00 pm Environmental Commission, McCloskey

Common Council is in recess until January 3, 2007 when it will reconvene for an Organizational and Committee of the Whole Meeting.

# Friday, December 22, 2006

# 12:00 pm Economic Development Commission, Hooker Room



# **MEETING NOTICE**

# **Common Council Sidewalk Committee**

# The Common Council Sidewalk Committee will meet 12:00 p.m. Tuesday, 19 December 2006 Council Library Suite 110, City Hall, 401 N. Morton

The purpose of the meeting is to discuss sidewalk projects for 2007. Because a quorum of the Council may be present, this meeting would constitute a meeting of the Council as well as of the Committee under the Indiana Open Door Law. For that reason, this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.

Posted: Monday, 11 December 2006

401 N. Morton Street Bloomington, IN 47404

email: council@city.bloomington.in.us

# <u>Ord 06-26</u>

To Authorize the Issuance of Bonds by the Monroe County Redevelopment Commission Pursuant to IC 36-7-14-3.5

# **Additional Materials**

Letter from Dave Schilling, Monroe County Attorney

December 4, 2006

Mr. Daniel Sherman Council Administrator Common Council of the City of Bloomington City Hall 401 N. Morton Street Post Office Box 100 Bloomington, Indiana 47402

RE: Request for City Council approval of Indiana Life Sciences Project financing

Dear Dan:

The Monroe County Redevelopment Commission respectfully requests City Council approval for the issuance of the Indiana Life Sciences Project bonds. The bonds will have a payoff date in 2027. The bond amount will approach five million dollars (\$5,000,000). Bond revenues will be used to finance the construction and equipping of what is generally referred to as the Indiana Life Sciences facility (no official name as of yet). The facility will provide space for use by Ivy Tech, area industries, and local schools for life sciences job training and education. The facility will be located to the east of the existing Ivy Tech campus on property owned by Ivy Tech, within the Westside Economic Development Area.

The Westside Economic Development Area ("WEDA") was formed in 1993, and includes portions of Sections 26, 35, and 36 of Richland Township. The Monroe County Redevelopment Authority issued bonds in 1995 to pay for road improvements within the WEDA. Subsequent to the issuance of the bonds, the City annexed a portion of the Whitehall Crossing development, with is located within the WEDA (Section 36 of Richland Township). Indiana Code 36-7-14-3.5 states, in essence, that when a city annexes land located within a county economic development area, the county shall continue to receive Tax Increment Financing allocations from the property tax proceeds generated by the annexed land, as if the annexation had not occurred, as long as there are outstanding bonds payable from the proceeds. However, the county may not issue additional bonds payable from those proceeds without city council approval. The approval must be given in the form of an ordinance.

The question that immediately comes to mind is, what impact will the proposed bond

issue have on the tax revenues collected by the City from the annexed portion of the WEDA? Enclosed, please find a copy of a letter from the County's financial adviser, which states: "The new bond issue proposed to be issued by the County, and payable from TIF revenues from the Westside TIF District, at this time, does not appear to have any impact - either positive or negative - on the amount to be received by the City of Bloomington, now or in the future." I know of no reason to question the financial adviser's conclusion.

If you have any questions regarding this matter, please give me a call. I look forward to working with you and the City Council to help make the Indiana Live Sciences project proposal a reality.

Sincerely,

David B. Schilling Monroe County Attorney

encl.

# Ord 06-24

To Repeal and Replace Title 20 of the Bloomington Municipal Code Entitled, "Zoning", Including the Incorporated Zoning Maps, and Title 19 of the Bloomington Municipal Code, Entitled "Subdivisions" (Otherwise Known As the Unified Development Ordinance (UDO)

# **Materials In this Packet**

Log of Council Amendments

- Am 23 Re: To Make Technical Corrections Plan Staff Submitted By: Tom Micuda, Director of Planning Please anticipate a Motion to Reconsider in order to insert a section which would add cemeteries to list of uses to be separated from sexually oriented businesses
- Am 29 Re: To Establish Minimum Required Entrances along the B-Line Trail
   Sponsor: Sturbaum
   Please anticipate Motion to Reconsider and Amend to require an entrance for at least every 100' of property frontage
- Am 22 Re: To Modify the LEED and Affordable Housing Components in Green Development Standards Sponsor: Rollo *This amendment is being further revised in order to seek a compromise between the positions of Councilmember Rollo and Sturbaum. It should be distributed on Monday.*

Am 20 Re: To Reduce the Separation Requirement for Projecting Signs in the Commercial
 Downtown (CD) District
 Sponsor: Volan
 Please anticipate a Motion to Reconsider this item.

				Log of Amendments to Ord 06-24 (Unified Development Ordinance) (12/15/06 – Packet Version)			
Color Code:		l or Not Intr					
Council Amendment	Related Plan Commission Amendment	Chapter Affected	Sponsor	Synopsis	Action	Vote	Date of Action
01	UDO-026	20.03	Sturbaum	This amendment would revive Plan Commission Amendment UDO-026 and reduce the height thresholds in all but one downtown overlay district in order to bring more projects within review by the Plan Commission. The change is intended to gain the benefits that flow from a public airing of a project.	Adopted	6-3 (Ruff, Volan, and Wisler)	12/4/06
02	UDO-011 And UDO-019	20.03	Sturbaum	This amendment would reject Plan Commission Amendments UDO-011 and UDO-019 by reinstating or inserting a 10-foot setback along the B-Line Trail in the affected downtown overlay districts except the Showers Technology Park, where the setback would be 15 feet.	Postponed Until 12/11/06	8 – 1 (Diekhoff)	12/04/06
				The Plan Commission amendments would have allowed up to 70% of the building facades along the trail to be built at the edge of the right-of-way. This change is intended to preserve the "pedestrian friendly" quality of this unique downtown amenity.	Adopted	5 – 3 (Mayer, Sabbagh & Wisler) (Diekhoff absent)	12/11/06
03	UDO-020	20.03	Sturbaum	This amendment would reject Plan Commission Amendment UDO-020 and reinstate the requirement that there be at least one entrance for each <i>ground floor use</i> along the B-Line Trail rather than requiring that there be at least one entrance for each <i>structure</i> along the trail. This change is intended to keep the "pedestrian friendly" quality of this unique downtown amenity.	Defeated	1 (Sturbaum) - 8	12/4/06
04	UDO-021	20.03	Sturbaum	This amendment would reject Plan Commission Amendment UDO-021 and reinstate the requirement that there be at least one pedestrian entrance on each building façade that faces a public street rather than requiring one pedestrian entrance for building facades with more than 66 feet of frontage. This amendment serves the goal of providing a "pedestrian friendly" streetscape.	Defeated	0-9	12/4/06
05	UDO-054	20.05	Sturbaum	This amendment would reject Plan Commission Amendment UDO-054 by limiting Historic Adaptive Reuse as a Conditional Use to properties which have received <i>local</i> rather than <i>local</i> , <i>state</i> , <i>or federal</i> historic designations. This amendment would assure that the restorations would be consistent with historic standards and preserved over time.	Adopted	9 - 0	12/4/06

06	UDO-131	20.05	Gaal	This amendment would reject Plan Commission Amendment UDO-131 and reinstate original standards for bicycle storage in multifamily projects with more than 64 bedrooms. Those standards require that <sup>1</sup> / <sub>4</sub> of the mandated bicycle storage be in the form of Class I Bicycle Parking Facilities, which are secure, enclosed, and intended for overnight use. This amendment is intended to promote the use of bicycles by making it more convenient to store them.	Adopted	8 – 1 (Wisler)	12/4/06
07	UDO-096	20.06	Rollo	This amendment revives Plan Commission Amendment UDO-096 and would prohibit cul-de- sacs in Conventional Subdivisions and not permit them in Conservation Subdivisions unless approved by the Plan Commission. This change is intended to promote connectivity within our road network and mitigate the increasing levels of traffic.	Postponed Adopted	9-0 7 – 0 (Gaal &	12/7/06 12/14/06
08	N/A	20.11	Rollo	This amendment is intended to protect the City's tree cover and clarifies that illegally removed trees must be replaced by trees planted in the same area as the removed tree, unless another area is necessary to ensure the health of the trees.	Adopted	Ruff Absent) 8 – 0 (Diekhoff absent)	12/7/06
09	UDO-064	20.05	Rollo	This amendment modifies Plan Commission Amendment UDO-064 and requires platted lots of record of less than one acre in size to have one, rather than three, twenty-five (25) foot, graduated riparian buffers, in the event the lot is near an intermittent or perennial stream. This change is intended to offer more protection for the environment, while still allowing most affected lots to be developed.	Adopted	7 – 0 (Gaal & Ruff Absent)	12/14/06
10	N/A	20.02 20.05	Wisler	This amendment would allow convenience stores (with gas) and gas stations in Industrial General (IG) districts as permitted uses with special conditions in order to promote competition and provide efficient delivery of those services.	Adopted	9-0	12/7/06
11	N/A	20.02 20.05	Wisler	This amendment would allow convenience stores (with gas) in Business Park (BP) districts as a permitted use with special conditions in order to promote competition, provide efficient delivery of those services, and still be compatible with surrounding uses.	Postponed until 12/13/06 Not Introduced	9-0	12/7/06 12/13/06
11a	N/A	20.02 20.05 20.12	Wisler	This amendment would allow convenience stores (with gas or alternative fuels) in Business Park (BP) districts as a permitted use with special conditions in order to promote competition, provide efficient delivery of those services, and still be compatible with surrounding uses. <i>Note: This amendment differs from the originally-proposed Amendment 11 in that this</i>	Amended	7 – 0 (Gaal & Mayer Absent)	12/13/06
				amendment requires that any convenience store with gas in a BP district provide alternative fuel in at least half of its dispenser units.	Adopted 7 – 0	7 – 0 (Gaal & Mayer Absent)	12/13/06
12	N/A	20.06 20.07	Volan	This amendment would eliminate the Conventional Subdivision (CV) category. The CV subdivision is the least sustainable subdivision type and is contrary to the City's Growth Policies Plan (GPP) – it encourages cul-de-sacs, discourages connectivity and does not provide for local commerce.	Defeated	3 (Rollo, Ruff & Volan) – 6	12/7/06

13	N/A	20.06 20.07	Volan	This amendment renames "Conventional Subdivision (CV)" to "Suburban Subdivision (SS)" to better reflect its nature and history as a sub-urban form of development.	Adopted	5 (Volan, Wisler, Rollo, Ruff & Sturbaum) – 4	12/7/06
14	N/A	20.04 20.10	Volan	This amendment makes the submittal of a physical or computer-generated three-dimensional model mandatory as part of any Site Plan involving new development in the Commercial Downtown (CD) and discretionary in Planned Unit Development (PD) districts. If an applicant provides a physical model, s/he must also provide a "fly-around" moving picture image showing the physical model in 360 degrees. This requirement is intended to assist the reviewing body in evaluating the proposed development in its spatial and architectural context.	Adopted as Amended	6 – 2 (Mayer & Sabbagh) – 1 (Wisler	12/7/06
15	N/A	20.05	Council	This amendment allows businesses to conduct temporary retail activity for a maximum of forty-five (45) consecutive days provided the site of the temporary retail activity is also the site of a permanent and associated retail use. The intent of this amendment is to provide such business owners with a longer period of time to conduct temporary retail activity.	Adopted	9-0	12/4/06
16	N/A	20.02	Gaal	This amendment adds language to the District Intent Statement for the Commercial Downtown District in Chapter 20.02 (Zoning Districts) that is intended to apply to all the downtown district overlay zones established in Chapter 20.03 (Overlay Districts) as well. This language reflects the Downtown Vision and Infill Strategy Plan's call for a mix of residential housing in the downtown that serves all income and age groups.	Adopted	7 – 0 (Diekhoff and Volan – out)	12/11/06
17	N/A	20.01 20.04 20.10	Ruff	This amendment authorizes the Council to exercise certain powers granted under I.C. 36-7-4- 1500 et al when considering a Planned Unit Development (PUD) district ordinance. These powers include imposing reasonable conditions, conditioning the issuance of a certificate of zoning compliance on the providing of certain assurances, and allowing or requiring the property owner to make written commitments in connection with those proposals. Their exercise would give the Council the means to improve the PUD proposal without being forced to deny the ordinance in order to see the change.	Adopted	7 (Diekhoff, Gaal, Mayer, Rollo, Ruff, Sturbaum & Volan) – 2 (Sabbagh & Wisler)	12/14/06
18	N/A	20.03	Volan	This amendment eliminates the minimum parking requirements in the Downtown Core Overlay (DCO) District, University Village Overlay (UVO)District, Downtown Edges Overlay (DEO) District, Downtown Gateway Overlay (DGO) District and the Showers Technology Park Overlay (STPO) District and states residential parking requirements as maximum figures in all of these Districts and the Courthouse Square Overlay (CSO) District . The intent of this amendment is to provide incentives for people to use public transit and to provide incentives for residential and commercial use by reducing space for the storage of automobiles.	Not Introduced		12/13/06
18a	N/A	2.03	Volan	This amendment eliminates the minimum residential parking requirements in the Downtown Core Overlay (DCO) District, the University Village Overlay (UVO)District, the Downtown Edges Overlay (DEO) District, the Downtown Gateway Overlay (DGO) District and the Showers Technology Park Overlay (STPO) District and eliminates the non-residential parking requirements in DEO, DGO and STPO. The intent of this amendment is to provide incentives	Not Introduced		12/13/06

				for people to use public transit and to provide incentives for residential and commercial use by reducing space for the storage of automobiles. Note: This amendment differs from the originally-proposed Am 18 in that Am 18 both eliminated the minimum parking requirement and imposed maximums in all of the above-referenced Downtown Overlay Districts. This amendment only eliminates the minimum parking requirement in these districts.			
19	N/A	20.03 20.05 20.07	Volan	This amendment shifts the threshold for parking requirements from a minimum figure to a maximum figure. By stating allowable parking in terms of a maximum limit, the intent of this amendment is to accomplish the transportation goals set out in the City's Growth Policies Plan.	Not Introduced		12/13/06
				Note: This amendment offers a different framework for parking than found in the current draft of the UDO. For that reason, the changes presented below are merely illustrative of the amendment's proposal. Passage of this amendment would have the effect of directing staff to make the necessary systemic changes to the UDO and file them with the City Clerk prior to final action on the UDO by the Council at the Regular Session on December 20, 2006.			
19a	N/A	20.03 20.05 20.07		This amendment shifts the threshold for parking requirements from a minimum figure to a maximum figure. By stating allowable parking in terms of a maximum limit, the intent of this amendment is to accomplish the transportation goals set out in the City's Growth Policies Plan. Note: This amendment differs from the originally-proposed Am 19 in that this amendment includes maximum parking limits on non-residential development in the Downtown Overlays Districts. In these districts, any parking shall not exceed fifty percent (50%) of the parking required in Exhibit PK-A: Required Maximum Number of Parking Spaces by Land Use.	Not Introduced		12/13/06
20	UDO-066a	20.05	Volan	This amendment restores the minimum separation requirement between projecting signs in the Commercial Downtown to fifty feet. Plan Commission Amendment 66a increased the requirement to 100 feet. Restoring the requirement to the originally-recommended fifty feet is intended to allow every retail business with narrow street frontage to erect a projecting sign regardless of the mere existence of projecting signs on neighboring businesses.	Defeated	3 (Ruff, Volan & Wisler) – 6 (Diekhoff, Gaal, Mayer, Rollo, Sabbagh & Sturbaum)	12/14/06
					Motion to Reconsider		12/20/06

21	N/A	Through out	Volan	This amendment changes the phrase "alternative transportation" to "traditional transportation" wherever it appears in the UDO. The intent of this ordinance is to destigmatize normal, time- honored forms of urban transportation by presenting them co-equally with private motorized four-wheeled vehicles, and to encourage City officials and private citizens alike to consider non-automotive transportation choices co-equally with automotive ones when making decisions about urban infrastructure that affect transportation choices.	Defeated	2 (Ruff & Volan) – 5 (Diekhoff, Mayer, Rollo, Ruff & Wisler)	12/13/06
22	N/A	20.05 20.07	Rollo (and perhaps Sturbaum)	This amendment addresses an incentive based Green Development initiative proposed in Chapter 20.05. It differs from current text by augmenting the green development standards, lowering the density bonus for the second level of incentives and creating a third level of incentives. The third level of incentive would apply to projects that meet the first and second level and also provide additional green development standards or a 15% set aside for affordable housing. <i>Please note that another draft of the amendment should be distributed on</i> <i>Monday, December 18<sup>th</sup>. This draft should reflect a compromise between Councilmember</i> <i>Rollo and Sturbaum will include related changes to Chapter 20.07.</i>	Postponed Until 12/20/06	9 - 0	12/14/06 12/20/06
23	N/A	Through out	Micuda	This amendment includes numerous technical, "housekeeping," changes submitted by Tom Micuda, Director of Planning. Please see the amendment synopsis for a summary of these changes.	Adopted Motion to Reconsider	8 -0 (Volan absent)	12/11/06 12/20/06
24	N/A	Through out	Bernens	This amendment includes numerous technical, "housekeeping," changes submitted by Tricia Bernens, City Attorney. Please see the amendment synopsis for a summary of these changes.	Adopted	8 -0 (Volan absent)	12/11/06
25 (Map)	N/A	Maps	Volan and Others	This amendment would revise the zoning map for a portion of the Old Northeast Neighborhood bounded by East 10 <sup>th</sup> Street to the north, Woodlawn Avenue to the east, East 7 <sup>th</sup> Street to the south, and Indiana Avenue to the west. The amendment would change proposed RM (Residential Multifamily) zoning to RC (Residential Core) zoning for four separate areas within the neighborhood.	Defeated	4 (Rollo, Ruff, Sturbaum & Volan – 2 (Gaal & Wisler)	12/11/06
26 (Map)	N/A	Maps	Micuda	This amendment rezones thirteen (13) acres at the Southeast corner of the Rockport Road- Country Club Drive intersection from PUD to Institutional (IN) and rezones 1.3 acres at the Northeast corner of the intersection from PUD to Residential Single-Family (RS).	Adopted	7–0 (Diekhoff & Volan absent)	12/11/06
27 (Map)	N/A	Maps	Micuda	This amendment rezones properties on the west side of Kimble Drive covering addresses from 111 N. Kimble Drive to 421 N. Kimble Drive and 2540, 2546, 2547 and 2563 West Evergreen Drive from Residential Single-Family (RS) to Residential Multifamily (RM).	Adopted	7 – 0 (Diekhoff & Volan absent)	12/11/06
28	UDO-011 UDO-019	20.03	Sabbagh	This amendment removes all setback requirements along the B-Line Trail. Amendments UDO-011 and UDO-019 as adopted by the Plan Commission allow a maximum of seventy percent of the building façade facing the trail to be built at the edge of the trail right-of-way. This change is intended to provide developmental flexibility along the B-Line trail.	Not Introduced		12/11/06

29	UDO-020	20.03	Sturbaum	This amendment would modify Plan Commission Amendment UDO-020, which required that	Defeated	4 (Gaal,	12/11/06
				there be at least one entrance per 200 feet of <i>property</i> frontage and at least one entrance for		Mayer, Rollo	
				each <i>building</i> frontage along the B-Line Trail. This amendment would lower the <i>property</i>		& Ruff) – 3	
				frontage requirement to 66 feet. This change is intended to preserve the "pedestrian friendly"		(Ruff,	
				quality of this unique downtown amenity.		Sabbagh &	
						Wisler)	

# \*\*\* Common Council Amendment Form \*\*\* Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #: 23

Plan Commission Amendment #:

Sponsor: Staff Amendment - Micuda

Date: 12/03/06

Synopsis

This amendment corrects miscellaneous errors in the text of the Unified Development Ordinance as well as clarifies misleading language.

Specifically, this amendment:

- Adds *Brewpub*\* as a permitted use in the CL zoning district to be consistent with Chapter 5, Section 20.05.089;
- Adds an asterisk (\*) to the Brewpub use in the CG, CA, and CD zoning districts to be consistent with Chapter 5, Section 20.05.089;
- Adds *Business/Professional Office* to the Industrial General (IG) zoning district to allow offices, particularly contractor's offices to be a permitted use in that district;
- Clarifies how development standards will be determined for Conditional Uses;
- Adds some invasive, noxious, and detrimental plants to the landscaping table at the request of the City's Environmental Commission and Environmental Planner;
- Increases the allowable number of barrels which can be brewed in Brewpubs to be consistent with recent State law changes;
- Corrects two text errors in the Special Conditions section of Chapter 5 for Convenience Store (with gas) and Limited Service Restaurant; Low Intensity Retail;
- Eliminates an undefined use in the UDO;
- Amends the Change of Use table in Chapter 12 to delete problematic and conditional uses from the table. This would require such uses to provide site planning upgrades such as sidewalks and landscaping in addition to their use review process; and

Action:	8 – 0 (Volan out) Amend to egeriandensa to table - Adopted
Action	8 – 0 (Volan out) Adopt as amended - Adopted
Action Date:	December 11, 2006

**Proposed Amendment:** This amendment adds the shaded text and deletes the strikeout text in the following sections:

# 1. 20.02 Zoning Districts; 250 Commercial Limited (CL) District Page 2-14 (Draft F and Integrated UDO)

20.02.260 Permitted Uses \* Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.

 antique sales •apparel and shoe sales •art gallery artist studio •arts/crafts/hobby store barber/beauty shop •bed and breakfast •bicycle sales/repair bookstore brewpub\* •business/professional office •coin laundry •community center •computer sales •convenience store (without gas) •copy center •day care center, adult •day care center, child •drugstore

- •dry-cleaning service dwelling, single-family (attached) •dwelling, upper floor units •fitness/training studio •florist •garden shop •gift shop/boutique •government office •grocery/supermarket •group care home for developmentally disabled\* •group care home for mentally ill\* •group/residential care home\* hardware store •health spa •jewelry shop •medical clinic •music/media sales musical instrument sales •park pet grooming
- pet store
  photographic studio
  restaurant
  restaurant, limited service
  retail, low-intensity
  shoe repair
  social service
  sporting goods sales
  tailor/seamstress shop
  tanning salon
  utility substation and transmission facility\*
  video rental

#### 2. 20.02 Zoning Districts; 290 Commercial General (CG) District Page 2-16 (Draft F and Integrated UDO)

for to Okonton 00.05, 500, Orosial Osmalitisma Otomologia

#### 20.02.300 Permitted Uses

* Additional requirements refer to	Chapter 20.05; §SC: Special Conditio	ns Standards.
<ul> <li>amusements, indoor</li> </ul>	•furniture store	•pet store
<ul> <li>antique sales</li> </ul>	•garden shop	<ul> <li>photographic studio</li> </ul>
<ul> <li>apparel and shoe sales</li> </ul>	<ul> <li>gas station*</li> </ul>	<ul> <li>place of worship</li> </ul>
•art gallery	<ul> <li>gift shop/boutique</li> </ul>	<ul> <li>plant nursery/greenhouse</li> </ul>
<ul> <li>artist studio</li> </ul>	<ul> <li>government office</li> </ul>	<ul> <li>police, fire or rescue station</li> </ul>
<ul> <li>arts/crafts/hobby store</li> </ul>	<ul> <li>government operations (non-office)</li> </ul>	<ul> <li>recreation center</li> </ul>
<ul> <li>assisted living facility</li> </ul>	<ul> <li>grocery/supermarket</li> </ul>	<ul> <li>restaurant</li> </ul>
<ul> <li>auto parts sales</li> </ul>	<ul> <li>group care home for</li> </ul>	<ul> <li>restaurant, limited service</li> </ul>
<ul> <li>bank/credit union</li> </ul>	developmentally	<ul> <li>retail, low intensity</li> </ul>
<ul> <li>banquet hall</li> </ul>	disabled*	<ul> <li>rooming house</li> </ul>
<ul> <li>bar/dance club</li> </ul>	<ul> <li>group care home for mentally ill*</li> </ul>	<ul> <li>school, preschool</li> </ul>
<ul> <li>barber/beauty shop</li> </ul>	<ul> <li>group/residential care home*</li> </ul>	<ul> <li>school, primary/secondary</li> </ul>
<ul> <li>bed and breakfast</li> </ul>	<ul> <li>hardware store</li> </ul>	<ul> <li>school, trade or business</li> </ul>
<ul> <li>bicycle sales/repair</li> </ul>	<ul> <li>health spa</li> </ul>	•shoe repair
<ul> <li>billiard/arcade room</li> </ul>	<ul> <li>home electronics/appliance sales</li> </ul>	<ul> <li>skating rink</li> </ul>
<ul> <li>bookstore</li> </ul>	•jewelry shop	<ul> <li>social service</li> </ul>
<ul> <li>bowling alley</li> </ul>	•library	<ul> <li>sporting goods sales</li> </ul>
•brewpub*	Icense branch	<ul> <li>tailor/seamstress shop</li> </ul>
<ul> <li>business/professional office</li> </ul>	<ul> <li>liquor/tobacco sales</li> </ul>	•tanning salon
•car wash*	•lodge	<ul> <li>tattoo/piercing parlor</li> </ul>
<ul> <li>cellular phone/pager services</li> </ul>	•medical care clinic, immediate	<ul> <li>transportation terminal</li> </ul>
•coin laundry	•medical clinic	•utility substation and transmission
•community center	•mortuary	facility*
•computer sales	•museum	<ul> <li>vehicle accessory installation</li> </ul>
•convenience store (with gas)*	•music/media sales	•veterinarian clinic
<ul> <li>convenience store (without gas)</li> </ul>	•musical instrument sales	•video rental
•copy center	<ul> <li>nursing/convalescent home</li> </ul>	
•day-care center, adult	•office supply sales	
•day-care center, child	•oil change facility	
•drive-through*	•park	
•drugstore	•parking garage/structure	
•dry-cleaning service	•pawn shop	
<ul> <li>dwelling, single-family (detached)</li> </ul>	•pet grooming	

#### 3. 20.02 Zoning Districts; 410 Industrial General (IG) District Page 2-22 (Draft F and Integrated UDO)

#### 20.02.420 Permitted Uses

\* Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.

•auto body shop beverage bottling •bottled gas storage/distribution building trade shop •communication facility distribution facility •equipment rental, outdoor government operations (non-office) •heavy equipment sales/rental •impound vehicle storage\* light manufacturing •manufactured home sales business/professional office

- •tool and die shop •utility substation and transmission facility\* •warehouse
- •welding

outdoor storage\*
police, fire or rescue station
print shop
radio/TV station
research center
school, trade or business
sexually oriented business
testing lab

# 4. 20.05 Conditional Use; 023 Conditional Use; General Standards Page 5-19 (Draft F), Page 5-20 (Integrated UDO)

This Conditional Use Standards section applies to the following zoning districts:

[RE] [RS] [RC] [RM] [RH] [MH] [CL] [CG] [CA] [CD] [IG] [BP] [IN] [MD] [QY]

(a) All Conditional Uses are subject to the criteria established in *Section 20.05.023: General Standards*.

Additional criteria as specified in *Chapter 20.05; §CU: Conditional Use Standards* shall be met by the specified categories of Conditional Use found therein. Development Standards for Conditional Uses shall be determined by either the Hearing Officer or Board of Zoning Appeals. Such standards shall either be based on the zoning designation of the property or the zoning district most applicable to the proposed conditional use.

# 5. 20.05 (Landscaping Standards Table) Page 5-56 – Integrated UDO; Page 5-53 – Draft F

# 20.05.059 Invasive Species, Species with & Poor Characteristics Species, and Noxious or Detrimental Plants

Species considered unacceptable and that should not be planted because of invasive characteristics, weak wood, and/or abundant litter are:

# \* Council amended this chart to add egeriadensa and directed staff to put it where it belonged.

**Invasive Flowers:** 

Alliaria petiolata Centaurea cyanus Centaurea repens Cirsium arvense Digitalis lanata Fallopia japonica Hesperis matronalis Inula britannica Lespedeza cuneata Lythrum salicaria Melilotus alba, M. officinalis Ornithogalum umbellatum Polygonum cuspidatum Sonchus arvensis

**Invasive Grasses:** Agropyron repens Bromus inermis Festuca elatior Lepidium draba Garlic Mustard Cornflower or Bachelor's Button Russian Knapweed Canada Thistle Grecian Foxglove Giant Hogweed Dame's Rocket Meadow Fleabane or British Yellowhead Sericea lespedeza Purple Loosestrife Sweet Clover Star of Bethlehem Japanese knotweed Perennial Sowthistle

Quackgrass Smooth Brome Tall Fescue Perennial Peppergrass Microstegium vimineum Miscanthus sinensis Phalaris arundinacea Phragmites australis Sorghum bicolor Sorghum halepense

#### **Invasive Vines and Groundcovers:**

Celastrus orbiculatus Coronilla varia Convolvulus arvensis Euonymus fortunei Glechoma hederacea Hedera helix Humulus japonicus Lonicera japonica Lonicera maackii Lonicera tatarica Lysimachia nummularia Polygonium perfoliatum Pueraria lobata Sicyos angulatus Vinca minor Vinca minor Vincetoxicum nigrum, syn. Cynanchum nigrum Japanese Stilt Grass Maden Grass Reed Canary Grass Common Reed Grass Johnson Grass or Sorghum Almum Shattercane

**Oriental Bittersweet** Crown Vetch Field Bindweed Purple Winter Creeper **Creeping Charlie** English Ivy Japanese Hops Japanese Honeysuckle Amur Honeysuckle Bush or Tatarian Honeysuckle **Creeping Jenny** Mile-A-Minute Weed Kudzu Bur Cucumber Myrtle Periwinkle Black Swallow-Wort

#### Invasive Shrubs:

Alnus glutinosa

Celastrus scandens Lespedeza bicolor Ligustrum obtusiform Ligustrum vulgare Rosa multiflora Viburnum opulus v. opulus Black Alder

Asiatic Bittersweet Bicolor Lespedeza Blunt-Leaved Privet Common Privet Multiflora Rose Highbush Cranberry

## 6. 20.05.089 Special Conditions; Brewpub Page 5-89 – Integrated UDO; Page 5-86 – Draft F

(a) <u>Brewpub</u>:

(1) Production Limits:

(A) In the [CG], [CA], and [CD] zoning districts, brewpubs shall not manufacture more than 15,000 20,000 barrels of beverage (all beverages combined) annually.

# 7. 20.05.092 Special Conditions; Convenience Store Page 5-90 - Integrated UDO; Page 5-87 - Draft F

This Special Conditions Standards section applies to the following zoning districts: [CL] [CG] [CD]

- (a) <u>Convenience Store (with gas)</u>:
  - (1) In the [CL] and [CD] zoning districts, the use shall be limited to a total of four (4) metered fuel dispenser units for the sale and distribution of gasoline and/or any other petroleum products.
  - (2) In the [CL] zoning district, major overhaul, body and fender work, upholstering, welding, and spray painting shall be prohibited as a component of a convenience store (with gas).
     Renumber remaining conditions as needed.

# 8. 20.05.103 Special Conditions; Limited Service Restaurant and Low Intensity Retail Page 5-92 – Integrated UDO; Page 5-89 – Draft F

This Special Conditions Standards section applies to the following zoning districts:[BP](a) Scale: Individual uses shall not exceed a total of 5,000 2,500 square feet of gross floor area.

Explanation: The square footage limitation for these land uses is being lowered in order for the regulation to match the square footage limitation outlined in the definition for both land uses.

# 9. 20.12.020 Defined Words Page 12-7 (Draft F and Integrated UDO)

# **Building or Structure, Nonconforming:**

Explanation: This term received no definition in Draft F of the UDO. Therefore, the term is being deleted because a related term – "Building or Structure, Lawful Nonconforming" is already defined.

# 10. 20.12.020 Defined Words Page 12-38 (Draft F and Integrated UDO)

<u>Use, Change in</u>: Includes, for any portion of a building, structure, or lot:

- (1) Any change from a residential use to a nonresidential use;
- (2) Any change from one (1) residential land use to another, any increase in number of dwelling units, and any increase in number of bedrooms for any unit;
- (3) Any change from one (1) use to another use having a higher requirement for off-street parking as specified in this Ordinance;
- (4) Any establishment of a use on a previously unused site, or the inclusion of a new use in addition to an existing use;
- (5) Any use which requires a Conditional Use approval;
- (6) Any change from one (1) class of use to another class of use or any change from a use listed in the Class of Use Table to any use not listed or any change from a use not listed in the Class of Use table to any other use not listed in the table.

## Class of Use Table

antique aralesauto parts relatesboursesproytes/auto/fieldsasterter/invescienceardist atudobookatoriaConventional atualityconventional atualityconventional atualityardist atudobookatoriaConventional atualityconventional atualityconventional atualitybabab babab babbab				
appeiral and shoe sinesapactenesitysportuningsportuningartis's studioboldstoreReuse barchsormunity controlartis's studioboldsty suppy storemedical care clinity medicalarternet forbed-nde barakhestdigenting of vielous aga outputmedical care linitydigenting outputbed-nde barakhestdigenting outputmedical care linitydigenting outputbed-nde barakhestdigenting outputmedical care linitydigenting outputbed-nde barakhestdigenting outputpossiblemedical care linitybed-nde barakhestdigenting outputmedical care linitydigenting outputcontrol care storegoods medical care linitymedical care care care, adulty thatcontrol care storemedical care care linitymedical care care carecontrol care storenone electronical polinon salessocial scrossmedical carecontrol care storehord wedge outputsocial scrossmedical carecare storemedical caresocial scrossmedical carecare storediffer scross baresocial scrossmedical scrosspart scrossdiff	1	2	3	4
arist schadubookshopiones branchcontrajoutnaribarbarbaauy shopConverience store (without gae pume)medical and inclimitationecontrajoutnaribarbarbaauy shopConverience store (without gae pume)medical and inclimitationedip-care contre, adu/thildbords else/repairdipstreent storeoutpatter care faulitydip-care contre, adu/thildbords else/repairdipstreent storeoutpatter care faulitydip-care contre, adu/thildbords else/repairdipstreent storeoperation (son-store)parternet store)contrajoutnarynaradown storestoreoperation (son-store)contrajoutnarynaradown storestorestoredipstreent store)contrajoutnarynaradown storestorestoredipstreent storecontrajoutnarynaradown storestorestoredipstreent storecontrajoutnarynaradown storestoremotaldipstreent storecontrajoutnaryhadrown storestoremotaldipstreent storecontrajoutnaryhadrown storestoremotaldipstreent storecontrajoutnaryhadrown storestoremotaldipstreent storeparadown storeparadown storestoremotaldipstreent storecontrajoutnaryhadrown storestoremotaldipstreent storeparadown storeparadown storemotalmotaldipstreent storeparadown storeparadown storemotalmotalparadown storepara	•	•	· · · · · · · · · · · · · · · · · · ·	
artsrcshobby storeboling supply storemedical care cinci, mediationcontrol (shou gas purs)bed and breakfastdepartment storeoutpalient care facilitydepartment storebed and breakfastdime trouges for (shou gas purs)post care facilitydepartment storebed and breakfastdime trouges for (shou gas purs)research centergovernment operations (non-office)com juit and phone pager servicesdipage for storeshoot, husineedwardshusinesdwardsdo gas partment storea boot, collegaturity storejuit and storecom part and storegovernment operations (non-office)shoot, husineedwardsjuit and storedo gas partment storea boot, collegaturity storejuit and storejuit and storedo gas partment storea boot, collegaturity storejuit and storejuit and storegas boot partment storea boot operation (storejuit and storejuit and storegas boot part storea care cancel storea care cancel storejuit and storegas boot part storea care cancel storea care cancel storejuit and storegas boot part storea care cancel storea care cancel storejuit and storegas boot part storea care cancel storea care cancel storejuit and storegas boot part storea care cancel storea care cancel storejuit and storegas boot part storea care cancel storea care cancel storejuit and storegas boot part storea care cancel storea care cancel storejuit and s				,
batherbeauty shopconvenience store (without) gas pump)medical clinicconstancybicycle sales/separdepartment store00patter care facilityday-acre centre, add/childbicycle sales/separdivestoreredovity stalon research centeropearements/opearloscoin laurdyfunctionesreasurch centerhomeales-abelercoin laurdyfunctionesedodi-bisenseltadohomeales-abelercorputer salesgodoc systematifieedodi-bisenseltadohomeales-abelercorputer salesgodoc systematifieedodi-bisenseltadohomeales-abelercorputer saleshome alectonics/opplance salessocial serviceshomealeadjonantificationehome alectonics/opplance salessocial serviceshomealeadjonantificationehome alectonics/opplance salessocial serviceshomealeadjonantificationepearlossocial serviceshomealeadjonantificationepearlossocial serviceshomealeadjonantificationepearlossocial serviceshomealeparticitysocial servicesalectonics/opplancehomealeparticitysocial servicespearloshomealepearlossocial servicespearloshomealepearlossocial servicespearloshomealepearlossocial servicespearloshomealeparticityrestaurdssocial serviceshomealepearlossocial servicespearloshomealepearlossocial services<				· · · · · · · · · · · · · · · · · · ·
bed-adbreakbaskdepartment storeoutpatient cars facilitydepartmentdepartmentbicyde salers/partditwestmoughpast fiftiesfrateurthy house/sorothy housecellular phone/pager servicesduptoreresearch centerbergeales-chellercomputer salesgrocenty/supermarketschool, husenesstradebergeales-chellercomputer salesgrocenty/supermarketschool, husenesstradejewnitedry-desing servicehouse electronics/spinlone salessocial services.jewnitegarden nabaplikur-and bobacco salesveterinary cliniclikagegarden nabaplikur-and bobacco salesveterinary cliniclikagegarden shappetitorenarsegorovalescent homemasseummasical instrument salesrestaurant-6,000 aq. ft. GFA or greaternarsegorovalescent homegarden shapgentring doord salespetitorepointgarden salespetitoreinstrument salespointgarden salesgentring doord salespointpointgarden salespointinstrument salespointgarden salesgentring doord salespointpointgarden salespointinstrument salespointgarden salesgentring doord salespointpointgarden salesgentring doord salespointpointgarden salesgentring doord salespointgentring doord salesgarden salesgentring doord salespointgentring doord salesgarden sales </td <td></td> <td></td> <td></td> <td>· · · ·</td>				· · · ·
bicycle sales/epairdiversitoringpost efficieretairny house/sorthy house/sorthycoin laudrydiversitoreresearch centerovernerror offee)coin laudryfunctione storeresearch centerhouse/sorthycon laudryfunctione storeeschool, business/tradehouse/sorthycony centerhardware storeechool, college/universityHailcony centerhorne electronics/applanes alsesocial servicesjuvenia detention facilityconsidentida saleshorne electronics/applanes alseveterinary chiliclidageaprice hornefidentidetesting lablidagemotanyaprice hornefidentideitesting lablidagelidageaprice hornefidentidefidentidelidagelidageaprice hornefidentidelidagelidagelidageaprice hornefidentidelidagelidagelidageaprice hornefidentidelidagelidagelidageaprice hornefidentidelidagelidagelidageaprice hornesocial spacelidagelidagelidageaprice hornesocial spacelidagelidagelidageaprice hornesocial spacelidagelidagelidageaprice hornesocial spacelidagelidagelidageaprice hornesocial spacelidagelidagelidageaprice hornesocial spacelidagelidagelidageaprice horne <t< td=""><td></td><td></td><td></td><td></td></t<>				
cellul phonepage servicesdrugtoreradio/TV station research centerprevents checkercom jutoryfurnitur statoresearch centerNetesiacomputer salesgroory/supernartetschool, colloge/universityjaldny:cleaning servicehome electronics/applance salessocial servicesliveral detention-facilitygraden shopliverand totacco salessocial serviceslodgegraden shopliverand totacco salesveterinary cliniclodgegraden shopelectronics/applance salesveterinary cliniclodgegraden shopelectronics/applance salesveterinary clinicnusiogroom/accent homegraden shopelectronics/applance salesrestaurante 5.00 cg. ft. GFA or greaternusiogroom/accent homegraden shopsporting groom/accent homeparticityparticitygraden shopsporting groom/accent homesporting groom/accent homegraden shopsporting groom/accent homesporting groom/accent homegrade				
coin landyIuriture storeresearch centerhomeless shellercorputer sidesgrocer/yupermarketschool, business/arkedhoppialcorputer sidesprocer/yupermarketsidecorputer sidesborne electronics/paptiane selesside startesequipment/party/event rental (indoo)hotefmoteltesting lablibrarygatien shopfiles supply saleselectronics/paptiane selesmortuarymusic/media selespet storemuseummuseummusic/media selespet storemuseummuseummusic/media selespet storemuseummuseumpet storesexually circuted businessexually circuted businesparkpotographic studiolibederincoment and the storeparkresturant - under 5,000 st. 0.5FAVideo rentalincoment and the storeparkresturant - under 5,000 st. 0.5FAvideo rentalincoment and the storeparkresturant - under 5,000 st. 0.5FAvideo rentalincoment and the storeparkresturant - under 5,000 st. 0.5FAvideo rentalincoment and the storeparkresturant - under 5,000 st. 0.5FAvideo rentalparkparklatiotopering parkerincoment and the storeparkparkistore parkerstore parkstore parkparklatiotopering parkerincoment and the storeparkparklatiotopering parkerstore parkstore parkstore parklatiotopering parkerincoment and the store park <td>· · · · ·</td> <td>drive-through</td> <td></td> <td>· · ·</td>	· · · · ·	drive-through		· · ·
corruptrialesoptiquemariatedethod-yearselvedlenghaicopy centrehardware storesocial servicesiveelind-abelitydry cleaning servicehotelmodeltisg lablibarygarden shop.liquer and lobacco sales.veterinary cliniclodgegarden shop.iquer and lobacco sales.veterinary cliniclodgegarden shop.office supply sales.museummuseummuscal instrumers sales.pets torenuseummuseumpartines labs.pets toresocial goods sales.pets torepartines labs.social goods sales.cancel and sales.police/fire/social sales.pet goorningsocial goods sales.cancel and sales.police/fire/social sales.pet goorningsocial goods sales.cancel and sales.police/fire/social sales.resturantdinked service.ideo restart.patiet.police/fire/social sales.resturantdinked service.ideo restart.patiet.patiet.tator/samstress shopideo restart.school, collego/inversitytator/samstress shop.school, collego/inversityschool, collego/inversityanusenets, indooraub body shop.boilding to sales.school, collego/inversityanusenets, indooraub body shop.boilding to sales.dwellingnutifiam)anusenets, indooraub body shop.boilding to sale.dwellingnutifiam)anusenets, indooraub body shop.boilding to sale.dwellingnutifiam)boildinced room.carwa	cellular phone/pager services	drugstore	radio/TV station research center	government operations (non-office)
copy central cycleaning servicesscheck-college/universityjaidyc/schaning servicesweelingweelingequipment/party/event retail (indo)hote/moteltesting labWeelingequipment/party/event retail (indo)hote/moteltesting labWeelinggift schop/boutiqueoffice supply salesveering velinicmusuummusic/motel aslespet storemusuummusuummusic/motel aslespet storenursing/convalescent homemusic/motel aslespet storenursing/convalescent homemusic/motel aslespet storenursing/convalescent homepet groningsporting goods salesenconvelinitypace of worshippet groningsporting goods salesenconvelinitypace of worshiprestaurant - under 5 000 sqt. 0.FAVeor retailenconvelinitypace of worshiprestaurant inder de solveenconvelinityenconvelinitypace of worshiprestaurant inder de solveenconvelinityenconvelinitypace of worshiprestaurant inder de solveenconvelinitypace of worshipenconvelinityrestaurant inder de solveenconvelinitypace of worshiprestaurant inder de solveenconvelinitygood convelinityrestaurant inder de solveenconvelinitygood convelinity	coin laundry	furniture store	research center	homeless shelter
dy-cleaning servicehome electronics/applance salessocial servicesweakle detention-facilitygarden shop.liquor and tobacco salesveterinary cliniclodgegarden shop.office supply salesmuseummuseummusical instrument salespet storerestaurant.museumpawn shopsporting goods salesIncensionpark.park.pawn shopsporting goods salesIncensionpark.park.pet groomingsporting goods salesIncensionpark.paice of worshiprestaurant. Initiad serviceIncensionpaice of worshippaice of worshiprestaurant. Initiad serviceIncensionpaice of worshippaice of worshiprestaurant. Initiad serviceIncensionIncensionpaice of worshiprestaurant. Initiad serviceIncensionIncensionpaice of worshiprestaurant. Initiad serviceIncensionIncensionIncensionrestaurant. Initiad serviceIncensionIncen	computer sales	grocery/supermarket	school, business/trade	hospital
opupernulparty/event rental (indoor)hoeldtesting tablibrarygarden shoplibuor and bacco salesweterinary clinicOdgagift shopbouliqueoffice supply salesnortuarymusichedia salespet storainvestingmusichedia salespet storainvestingpawn shopsexually ortenied businessinvestingpet groomingsporting goods salesinvestingpet groomingsexually ortenied businessinvestingpet groomingsexually ortenied businesinvestingrestaurant - under 5000 s.g. ft GFAvideo rentalinvestingrestaurant - under 5000 s.g. ft GFAvideo rentalinvestingtailor/semstress shopinvestinginvestinginvestingtailor/semstress shopinvestinginvestinginvestingstoropicring parlorinvestinginvestinginvestingstoropicring parlorinvestinginvestinginvestingstoropicring parlorinvestinginvestinginvestingstoropicring parlorinvestinginvestinginvesting <td< td=""><td>copy center</td><td>hardware store</td><td>school, college/university</td><td>jail</td></td<>	copy center	hardware store	school, college/university	jail
oadren shopliquor and lobacco gales.veterinary clinic.lodgeoffice supply salesoffice supply salesnuseumnusical instrument salespet storenuseumpawn shopsexually-oriented-businessarchantineer familypawn shopsexually-oriented-businessarchantineer familypet groomingsporting poolds salesarchantineer familypholographic studiotheatairarchantineer familypet groomingsporting poolds salesarchantineer familyrestaurant, innice souce stationarchantineer familyrestaurant, innice souce stationprotein familyrestaurant, innice souce stationprotein familyrestaurant, innice souce stationprotein familyrestati, low intensityarchantineer familyrestationarchantineer familyrestation<	dry-cleaning service	home electronics/appliance sales	social services	juvenile detention facility
off:office supply selesincludingmotuarymusic/modia selesPet storeincludingmusic/modiamusic/modia selesrestaurant-solo sq. ft. GFA or greaterincludingmusic/modiapet groomingsporting goods selesincludingpales of worshippet groomingsporting goods selesincludingpales of worshiprestaurant - under 5.000 sq. ft. GFAvideo rentalincludingpales of worshiprestaurant - under 5.000 sq. ft. GFAvideo rentalincludingpales of worshiprestaurant - under 5.000 sq. ft. GFAvideo rentalincludingpales of worshiprestaurant - under 5.000 sq. ft. GFAvideo rentalincludingpales of worshiprestaurant - under 5.000 sq. ft. GFAvideo rentalincludingpales of worshiprestaurant - under 5.000 sq. ft. GFAvideo rentalincludingpales of worshiprestaurant - under 5.000 sq. ft. GFAincludingincludingincludingtallor/seamstress shopincludingincludingincludingincludingtallor/seamstress shopincludingincludingincludingincludingtallor/seamstress shopincludingincludingincludingincludingshood of the shopincludingincludingincludingincludingtallor/seamstress shopincludingincludingincludingincludingshood of the shopincludingincludingincludingincludingshood of the shopincludingincluding	equipment/party/event rental (indoor)	hotel/motel	testing lab	library
nuscientistates         pet store         muscal instruments sales         pet store           pawn shop         sexually oriented huvineses         inchandtree farm         park.           pawn shop         sexually oriented huvineses         inchandtree farm         park.           photographic studio         Ibealar         inchandtree farm         park.           photographic studio         Ibealar         inchandtree farm         park.           restauratonter 5,000 s.n.f. CA         video rental         inchandtree farm         poloof/fire/rescue station           restauratonter 5,000 s.n.f. CA         video rental         increation         poloof/fire/rescue station           restauratonter 5,000 s.n.f. CA         video rental         increation         preced           tablot/samstress shop         increation         increation         increation           tablot/samstress shop         increation         increation         isobool, preschool           attrobalarities         isobool         isobool         isobool, preschool           amusements, indoor         isobool soles         dwelling-multidamily           amusements, outdoor         isobool soles         dwelling-multidamily           banktade turine         isobool soles         dwelling-multidamily           b	garden shop	liquor and tobacco sales	veterinary clinic	lodge
nuscientistates         pet store         muscal instruments sales         pet store           pawn shop         sexually ariented hueinees         inchandtree farm         inchandtree farm           pawn shop         sexually ariented hueinees         inchandtree farm         pak           pet grooming         sporting goods sales         inchandtree farm         place of worship           pet drooming         balatar         inchandtree farm         place of worship           restaurant initied service         inchandtree farm         polocifier/rescue station           restaurant initied service         increase         polocifier/rescue station           restaurant initied service         increase         polocifier/rescue station           restaurant initied service         increase         polocifier/rescue station           tablot/samstress shop         increase         stored         stored           tablot/samstress         increase         stored         stored         stored           anusements, indoor         increase         stored         stored         stored           anusements, indoor         increase         stored         stored         stored           anusements, indoor         increase         communication facility         groop care home for developmentally <td>gift shop/boutique</td> <td>office supply sales</td> <td></td> <td>mortuary</td>	gift shop/boutique	office supply sales		mortuary
musical instrument salesrestaurant-5.000 sp. ft. GFA or greaternumber of the same of the sam	<u> </u>			
pawn shopsexually oriented businesesincludingoriented businesespeld goorningSporting goods salesincludingparkpeld goorningSporting goods salesincludingparkprestaurant. under 5,000 sq. ft. GFAvideo rentalincludingparkrestaurant. limited serviceincludingparkparkrestaurant. limited serviceincludingparkparkrestaurant. limited serviceincludingparkparkrestaurant. limited serviceincludingparkparkshor repairincludingincludingparktallor/seamstress shopincludingincludingschool, business/radetallor/seamstress shopincludingincludingschool, business/radetallor/seamstress shopincludingincludingschool, business/radetatlor/seamstress shopincludingincludingschool, business/radetatlor/seamstress shopincludingincludingschool, business/radetatlor/seamstressincludingincludingschool, business/radetatlor/seamstressincludingincludingschool, business/radetatlor/seamstressincludingincludingschool, business/radetatlor/seamstressincludingincludingschool, business/radetatlor/seamstressincludingincludingschool, business/radeamusements_routdoorincludingincludingincludingbanktoredt tuningincludingincludingincluding <td></td> <td></td> <td></td> <td></td>				
net growingsporting goods salesmethod pairspairsprodorganic Studioibeatarincensionplace diveningrestaurant - under 5,000 Sq. ft. GFAvideo rentalincensionrestaurant - under 5,000 Sq. ft. GFAvideo rentalpoint outserv/greenhouserestaurant - under 5,000 Sq. ft. GFAvideo rentalpoint outserv/greenhouserestaurant - under 5,000 Sq. ft. GFAvideo rentalpoint outserv/greenhouserestaurant - under 5,000 Sq. ft. GFAvideo rentalpoint outserv/greenhouseafter spairincensionpoint outserv/greenhouserentabilitation clinictation/sears/seashopincensionrentabilitation clinicrentabilitation clinictation/sears/seashopincensionschool, business/madeschool, business/madetation/sears/seashopincensionschool, preschoolschool, preschooltation/sears/seashopauto body shopbottal alsedwelling-mobile homeamusements, indoorauto body shopbottal gas storage/distributiondwelling-mobile homeamusements, outdoorauto body shopbottal gas storage/distributiondwelling-mobile homebar/quer clubconventereo store (with gas/purplis)comunication facilitygreup care home for developmentalitybar/darce drubconventereo store (with gas/purplis)group care home for developmentalitybar/darce drubol change facilitygreup care home for mentality.bar/darce drubol change facilitygreup care home for mentality.bar/darce drubol chan				
photographic studiotheaterincreaseplace of worshiprestaurart, limited sorviceJean turesr/greenhousesrestaurart, limited sorviceincreasepost officeretail, low intensityincreasepresent/greenhousesretail, low intensityincreasepresent/greenhousesretail, low intensityincreasepresent/greenhousesretail, low intensityincreasepresent/greenhousesretail, low intensityincreasepresent/greenhousesretail, low intensityincreasepresent/greenhousestailor/seamstress shopincreasepresent/greenhousestailor/seamstress shopincreaseschool, business/tradietailor/seamstress shopincreaseschool, business/tradietatlor/seamstress shopincreaseschool, preschooltatlor/seamstress shopincreaseschool, preschooltatlor/seamstress shopincreaseschool, preschooltatlor/seamstress shopincreaseschool, preschooltatlor/seamstress shopincreaseschool, preschooltatlor/seamstress shopincreaseschool, preschooltatlor/seamstress shopauto body shopbotild gas storago/distrutiondewilleng-multificationcar wash, self servicegroup care home for dewilling-bandycredit unioncar wash, self servicegroup care home for mentaliy-iiibandycredit uniondistrutiongroup care home for mentaliy-iiibandycredit uniondistrutiongroup care home for mentaliy-iiiba	- · · ·			
restarant - under 5.000 sq. ft. GFA         video rental         plant nursery/greenhouse           restarant, linder 5.000 sq. ft. GFA         video rental         point of the viscous station           restarant, linder 5.000 sq. ft. GFA         income 1.000 sq. ft. GFA         point of the viscous station           shor repair         income 1.000 sq. ft. GFA         point of the viscous station           shor repair         income 1.000 sq. ft. GFA         present on center           tatlor/seamstress shop         income 1.000 sq. ft. GFA         retraction center           tatlor/seamstress shop         income 1.000 sq. ft. GFA         school, college/university           tatlor/seamstress shop         income 1.000 sg. ft. GFA         school, preschool           tatlor/seamstress shop         income 1.000 sg. ft. GFA         school, preschool           statlor/seamstress shop         income 1.000 sg. ft. GFA         school, preschool           statlor/seamstress shop         income 1.000 sg. ft. GFA         school, preschool           statlor/seamstress shop         income 1.000 sg. ft. GFA         school, preschool           statlor/seamstress shop         income 1.000 sg. ft. GFA         school, preschool           statlor/seamstress shop         income 1.000 sg. ft. GFA         school, preschool           statlor/seamstresshop         car wash, self service				
restaurat, limited service         policoffice rescue station           retail, low intensity         international sector of the s				
retail, low intensity     Index (a processing)     Index (a processing)     Index (a processing)       shoe repair     Index (a processing)     Index (a processing)     Index (a processing)       tanking salon     Index (a processing)     Index (a processing)     Index (a processing)       tatlo/pierring parlor     Index (a processing)     School, public parlor     School, processing)       tatlo/pierring parlor     Index (a processing)     School, processing)     School, processing)       amusements, indoor     6     boat sales     dwelling, mobile home (a processing)       amusements, indoor     6     boat sales     dwelling, mobile home (a processing)       bankdreedt union     car wash, full service     building trade shop     dwelling, mobile home (a processing)       bankdreedt union     car wash, self service     communication facility     dischool       bankdreedt union     car wash, self service     communication facility     dischool       bankdreedt union     car wash, self service     communication facility     dischool       bankdreedt union     car wash, self service     communication facility     dischool       bankdreedt union     car wash, self service     communication facility     dischool       bang and processing     group-care home for developmentally     group-care home for developmentally       bang and pro		video rental		
shoe repair         prison         prison           tailor/seamstress shop         increation center           tailor/seamstress shop         increation center           tailor/seamstress shop         increation center           tailor/seamstress shop         increation center           tailor/seamstress shop         school, business/trade           tailor/seamstress indoor         school, college/university           5         7         8           amusements, indoor         6         boat sales         dweiling, mulitarnity           banktcredit union         car wash, self service         communication facility         dweiling, mulitarnity           bardgance club         convestnee         communication facility         group-care home for mentally ill           barddance club         car wash, self service         communication facility         group-care home for mentally ill           barddance club         car wash, self service         communication facility         group-care home for mentally ill           beardence club         convenimee store (with gasp pump)s         distributin facility         group-care home for mentally ill           barddance club         convenimee store (with gasp pump)s         distributin facility         group-care home for mentally ill           bardgance club         convenimee s				
tailor/seamstress shop         recreation center           tanning salon         rehabilitation clinic           tatoo/piercing parlor         school, business/trade           tatoo/piercing parlor         school, business/trade           tatoo/piercing parlor         school, oligep/university           tatoo/piercing         school, preschool           statoo/piercing         school, preschool           smusements, indoor         6           bank/credit union         car wash, full service           bank/credit union         car wash, self service           car wash, self service         communication facility         group-care home for developmentally           bank/credit union         car wash, self service         communication facility         group-care home for mentally-fill           bank/credit union         car wash, self service         communication facility         group-care home for mentally-fill           bank/credit union         car wash, self service         communication facility         group-care home for mentally-fill           banguet hall         car wash, self service         communication facility         group-care home for mentally-fill           banguet hall         cervinesropy istallation         heade partenet				
tanting salon         inclusion         rehabilitation clinic           tattoo/piercing parlor         inclusion         school, business/trade           inclusion         school, business/trade         school, business/trade           inclusion         school, preschool         school, operschool           inclusion         school, operschool         school, operschool           inclusion         inclusion         school, operschool           inclusion         inclusion         school, operschool           inclusion         inclusion         school, operschool           amusements,-outdoor         auto body shop         bottled gas storage/distibution         dwelling,-multifamily           bank/credit union         car wash, self service         building trade shop         dwelling,-multifamily           bardance club         convenince: store (with gas pump)s         distribution facility         distribution facility         distribution facility         distribution facility         distribution facility         group care home for dwelopmentally distribution           bardance club         convenince: store (with gas pump)s         distribution facility         group/rescherate         group/rescherate         manufactured home park           bewing alley         oli change facility         feedared-trone park         group/rescherate <t< td=""><td></td><td></td><td></td><td></td></t<>				
tatioo/piercing parlor         inclusion         school, business/trade           inclusion         school, collega/university         school, collega/university           inclusion         school, preschool         school, preschool           inclusion         school, preschool         school, primary/secondary           amusements, indoor         6         boat sales         dwelling,-mobile-home           amusements, outdoor         auto body shop         bottled gas storage/distribution         dwelling,-mobile-home           bank(credit union         car wash, full service         building trade shop         dwelling,-mobile-home           bank(credit union         car wash, self service         communication facility         disabled           bank(credit union         car wash, self service         communication facility         group care-home for developmentally           bank(credit union         disched communication facility         group care-home for mentally-ili         group/residential care home           bank(credit union         car wash, self service         communication facility         group care-home for mentally-ili           bank(credit union         car wash, self service         communication facility         group/residential care home           band trait acre home for mentally-ili         group care-home for mentally-ili         group care-home for men	•			
Instrument         Instrument         Instrument         School, preschool           School, preschool         School, preschool         School, preschool           School, preschool         School, preschool         School, preschool           amusements, outdoor         6         boat sales         dwelling, multifamily           amusements, outdoor         auto body shop         bottled gas storage/distribution         dwelling, multifamily           bankcredit union         car wash, full service         building trade shop         dwelling, multifamily           bardance club         convenience store (with gas) pumpls         distribution facility         group care home for mentally ill           bar/dance club         convenience store (with gas) pumpls         distribution facility         group care home for mentally ill           bar/dance club         convenience store (with gas) pumpls         distribution facility         group care home for mentally ill           bar/dance club         convenience store (with gas) pumpls         distribution facility         group care home for mentally ill           bar/dance club         convenience store (with gas) pumpls         distribution facility         group care home for mentally ill           bar/dance club         convenience store (with gas) pumpls         figarwel/sand/oment-tyroduction         manufacture/sand/oment-tyroduction <td< td=""><td></td><td></td><td></td><td></td></td<>				
Image: second	tattoo/piercing parlor			
School, primary/secondary           5         7         School, primary/secondary           amusements, indoor         6         boat sales         dwelling,-mobile-home           amusements, outdoor         auto body shop         botted gas storage/distribution         dwelling,-mobile-home           bank/credit union         car wash, full service         building trade shop         dwelling,-mobile-home           banquet hall         car wash, self service         communication facility         disabled           bardance club         convenience store (with gas] pump)e         distribution facility         group-care home for developmentally disabled           bardance club         convenience store (with gas] pump)e         distribution facility         group-care home for mentally ill           bardance club         convenience store (with gas] pump)e         distribution facility         group-care home for mentally ill           bowling alley         01 change facility         food production/proteosesing         manufactured home park           bowling range, outdoor         theater, drive-in         grave/sand/coment-production         rooming house           golf course         vehicle sales/rental         Kennel         manufactured housing home sales         manufactured housing home sales           golf driving range, outdoor         manufacturing, light         <				
5         7         8           amusements, indoor         6         boat sales         dwelling, multifamily           amusements, outdoor         auto body shop         bottled gas storage/distribution         dwelling, multifamily           bankforedit union         car wash, full service         building trade shop         dwelling, multifamily           banquet hall         car wash, self service         communication facility         group care home for developmentally           bandquet hall         car wash, self service         communication facility         group/castchenial           bandquet hall         car wash, self service         communication facility         group care home for mentally ill           billard/arcacle room         divinu-through         equipment/part/sevent rental (outdoor)         group/castchenial           bowing alley         oil change facility         foed production/processing         manufactured home park           brewpub         theater, drive-in         grave/sand/cement production         rooming-house           golf driving range, outdoor         vehicle sales/rental         Kennel				
amusements, indoor         6         boat sales         dwelling, mobile home           amusements, outdoor         auto body shop         botted gas storage/distribution         dwelling, multifamily           bank/credit union         car wash, full service         building trade shop         dwelling, multifamily           banquet hall         car wash, full service         communication facility         group care home for developmentally           bar/dance club         convenience-store (with gas) pump)s         distribution facility         group care home for mentally ill           bollidar/darcade room         drive-through         equipment/part/sevent rental (outdoor)         group-care home for mentally ill           bowling alley         oil change facility         foed production/processing         manufactured home park           brewpub         theater_drive-in         grave/sand/cement production         rooming house           fitness/training studio         vehicle accessory installation         heavy quipment sales/rental         manufacturing, light           interss/training studio         vehicle sales/rental         Kennel         manufacturing, light         storage           golf driving range, outdoor         manufacturing, light         manufacturing, light         storage/cap-yard         storage/cap-yard           health spa         manufacturing, light				School, primary/secondary
amusements, outdoor         auto body shop         bottled gas storage/distribution         dwelling, multifamily           bankcredit union         car wash, full service         building trade shop         dwelling, ingle family           banquet hall         car wash, self service         communication facility         disabled           bardance club         eonvenience store (with gas) pump)s         distribution facility         group care home for developmentally           bolliard/arcade room         drive-through         equipment/party/event rental (outdoor)         group/care home for developmentally           bowling alley         oil change facility         food production/processing         manufactured home park           brewpub         theater, drive-in         grave/sand/cement production         rooming house           fitness.center/gym         vehicle accessory installation         heavy equipment sales/rental         manufactured home park           golf course         vehicle sales/rental         Kennel             golf driving range, outdoor         manufacturing, light             skating rink          manufacturing, leght             iheater, indoor          outdoor storage             itorage clarks <td< td=""><td>5</td><td></td><td>7</td><td>Ĵ</td></td<>	5		7	Ĵ
bank/credit union         car wash, full service         building trade shop         dwelling-single-family           banquet hall         car wash, self service         communication facility         disabled           bar/dance club         convenience store (with gas) pump)s         distribution facility         group-care-home for-mentally disabled           billiard/arcade room         drive-through         dequipment/party/event rental (outdoor)         group-care-home for-mentally disabled           bowling alley         oil change facility         feed production/processing         manufactured home park           brewpub         theater, drive-in         group/saidential care home         manufactured home park           brewpub         theater, drive-in         grave/sand/sement production/processing         manufactured home park           brewpub         theater, drive-in         grave/sand/sement production/processing         manufactured home park           fitness/training studio         vehicle accessory installation         heavy equipment sales/rental         moming house           golf driving range, outdoor         vehicle sales/rental         Kennel         manufacturing, light         ideaction processing           skating rink         Incommonder theore park         mini-warehouse facility         ideaction processing         ideaction processing           itheater, indoot <th></th> <th></th> <th></th> <th></th>				
banquet hallcar wash, self servicecommunication facilitygroup care home for developmentally disabledbar/dance clubeonvenience store (with gae) pump)sdistribution facilitygroup care home for mentally illbilliard/arcade roomdrive-throughequipment/party/event rental (outdoor)group/residential care homebowling alleyoil change facilityfood production/processingmanufactured home parkbrewpubtheater, ridve ingrave/sand/cement productionrooming housefitness center/gymvehicle accessory installationheavy equipment sales/rentalrooming housegolf coursevehicle sales/rentalKennelgroup care home for mentally illgolf driving range, outdoorvehicle sales/rentalmanufactured housing home saleshealth spamanufactured housing home salesmanufactured housing home salesinitiature golfmanufacturing, lightsalvage/scrap yardinheater, indoorinheater, indooroutdoor storageinheater, indoorinheatersalvage/scrap yardinheaterindo yale salvage/scrap yardinheaterindoindo yale s	amusements, indoor	6	boat sales	dwelling, mobile home
banquet hallcar wash, self servicecommunication facilitydisabledbar/dance clubeonvenience store (with gash pump)esdistribution facilitygroup care home for mentally illbowling alleyoil change facilityfood-production/processingmanufactured home parkbrewpubtheater_drive-ingravel/sand/cement productionrooming housefittness.center/gymvehicle accessory installationheavy equipment sales/rentalrooming housefittness.center/gymvehicle repairimpound vehicle storagerooming housegolf coursevehicle sales/rentalKennelsales/rentalgolf driving range, outdoormanufactured housing home salesrooming househealth spamanufacturmanufacturing, heavyinteractionminiature golfinteractionoutdoor storagesales/rentalinheater, indoorinteractionsalvage/scrap.yardinteractionfictscreme processinginteractionsalvage/scrap.yardinteractioninteractionstorage tanksinteractioninteractionstorage tanksinteractioninteractioninteractionstorage tanksinteractioninteractioninteractionstorage tanksinteractioninteractioninteractionstorage tanksinteractioninteractioninteractionstorage tanksinteractioninteractioninteractionstorage tanksinteractioninteractioninteractionstorage tanksinteraction				
bar/dance clubcenvenience stere (with gas] pump)sdistribution facilitygreup-care-home for-mentally illbilliar/darcade roomdrive-throughequipment/partt/event rental (outdoor)group/residential care homebowling alleyoil change facilityfoed-production/processingmanufactured-home parkbowuphtheater, drive-ingrave//sand/cement productionrooming housefitness center/gymvehicle accessory installationheavy equipment sales/rentalrooming housefitness/training studiovehicle repairimpound vehicle storagegolf driving range, outdoorvehicle sales/rentalKennelminiature golfmanufacturing, lightskating rinkmanufactured housing home salesfitness/raningsales/rentaloutdoor storageskating rinkmanufacturing, lightfitness/esrap sandsalvage/scrap yardfitness/indicesalvage/scrap yardfitness/indicesalvage/scrap yardfitness/indicesalvage/scrap yardfitness/indicesalvage/scrap yardfitness/indicesalvage/scrap yardfitness/indicesalvage/scrap yardfitness/indiceutility substation terminalfitness/indiceutility substation terminalfitness/indiceutility substation terminalfitness/indiceutility substation and transmissionfitness/indicewarehouse	amusements, outdoor	auto body shop	bottled gas storage/distribution	dwelling, multifamily
billiard/arcade room         drive-through         equipment/party/event rental (outdoor)         group/residential care home           bowing alley         oil change facility         food preduction/processing         manufactured home park           brewpub         theater, drive-in         gravel/sand/cement production         reoming house           fitness center/gym         vehicle accessory installation         heavy equipment sales/rental         reoming house           fitness/training studio         vehicle repair         impound vehicle storage         reoming house           golf course         vehicle sales/rental         Kennel	amusements, outdoor	auto body shop	bottled gas storage/distribution	dwelling, multifamily dwelling, single family group care home for developmentally
bowling alleyoil change facilityfood production/processingmanufactured home parkbrewpubtheater, drive-ingravel/sand/sement productionreoming-housefitness center/gymvehicle accessory installationheavy equipment sales/rentalreoming-housefitness/training studiovehicle repairimpound vehicle storagegolf coursevehicle sales/rentalKennelgolf driving range, outdoormanufacturing, heavyhealth spamanufacturing, heavyminiature golfmanufacturing, lightskating rinkaccessory installationoutdoor storagefineast/finesalwage/scrap yardfineast/finesalwage/scrap yardfineast/finesalwage/scrap yardfineastito and dye die shopfineastito and dye die shop <td< td=""><td>amusements, outdoor bank/credit union</td><td>auto body shop car wash, full service</td><td>bottled gas storage/distribution building trade shop</td><td>dwelling, multifamily dwelling, single family group care home for developmentally</td></td<>	amusements, outdoor bank/credit union	auto body shop car wash, full service	bottled gas storage/distribution building trade shop	dwelling, multifamily dwelling, single family group care home for developmentally
brewpubtheater, drive-ingravel/sand/eement productionreoming housefitness center/gymvehicle accessory installationheavy equipment sales/rentalfitness/training studiovehicle repairimpound vehicle storagegolf coursevehicle sales/rentalKennelgolf driving range, outdoormanufactured housing home saleshealth spaimpound vehicle sales/rentalmanufacturing, heavyminiature golfimpound set	amusements, outdoor bank/credit union banquet hall	auto body shop car wash, full service car wash, self service	bottled gas storage/distribution building trade shop communication facility	dwelling, multifamily dwelling, single family group care home for developmentally disabled
fitness center/gym       vehicle accessory installation       heavy equipment sales/rental         fitness/training studio       vehicle repair       impound vehicle storage         golf course       vehicle sales/rental       Kennel         golf driving range, outdoor       manufacturing, heavy       manufacturing, heavy         miniature golf       manufacturing, light       manufacturing, light         skating rink       Impound       outdoor storage         theater, indoor       outdoor storage       impound         golf driving storage       salvage/scrap yard       impound         fitness       storage tanks       impound       impound         fitness       cond and yed is shop       impound       impound         fitness       fitness       transportation terminal       impound         fitness       fitness       transportation and transmission facility       impound         fitness       fitness       welding       impound       impound       impound <t< td=""><td>amusements, outdoor bank/credit union banquet hall bar/dance club</td><td>auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s</td><td>bottled gas storage/distribution building trade shop communication facility distribution facility</td><td>dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill</td></t<>	amusements, outdoor bank/credit union banquet hall bar/dance club	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s	bottled gas storage/distribution building trade shop communication facility distribution facility	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill
fitness/training studio       vehicle repair       impound vehicle storage         golf course       vehicle sales/rental       Kennel       Impound vehicle storage         golf driving range, outdoor       manufacturing, heavy       Imanufacturing, heavy         health spa       manufacturing, heavy       Imanufacturing, light         skating rink       manufacturing, light       Imanufacturing, light         theater, indoor       outdoor storage       Imanufacturing, light         first storage       print shop       Imanufacturing, light         filst storage       storage	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/ <del>party/event</del> rental (outdoor)	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home
golf coursevehicle sales/rentalKennelgolf driving range, outdoormanufactured heusing home saleshealth spamanufacturing, heavyminiature golfmanufacturing, lightskating rinkmini-warehouse facilitytheater, indooroutdoor storageInternet in the second se	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/ <del>party/event</del> rental (outdoor) food production/processing	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
golf coursevehicle sales/rentalKennelgolf driving range, outdoormanufactured heusing home saleshealth spamanufacturing, heavyminiature golfmanufacturing, lightskating rinkmini-warehouse facilitytheater, indooroutdoor storageInternet in the second se	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/ <del>party/event</del> rental (outdoor) food production/processing gravel/sand/cement production	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
golf driving range, outdoormanufactured housing home saleshealth spamanufacturing, heavyminiature golfmanufacturing, lightskating rinkmini-warehouse facilitytheater, indooroutdoor storage1grint shop1salvage/serap yard1storage tanke1storage tanke </td <td>amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym</td> <td>auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation</td> <td>bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental</td> <td>dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park</td>	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
health spa       manufacturing, heavy         miniature golf       manufacturing, light         skating rink       mini-warehouse facility         theater, indoor       outdoor storage         print shop       print shop         salvage/scrap yard       salvage/scrap yard         storage tanks       storage tanks         l       storage tanks         l       tool and dye die shop         l       transportation terminal         utility substation and transmission facility       warehouse         l       Warehouse         l       Quarry         l       Quarry         orchard/tree farm       orchard/tree farm	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
miniature golfmanufacturing, lightskating rinkmini-warehouse facilitytheater, indooroutdoor storageprint shopprint shopsalvage/scrap yardsalvage/scrap yardsetone processingstore processingstorage tankstool and dye die shoptool and dye die shoptransportation terminalutility substation and transmission facilityutility substation and transmission facilitystorage houseWarehouseutility autoration terminaltool and ye die genestorage housestorage	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/coment production heavy equipment sales/rental impound vehicle storage Kennel	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
skating rink     mini-warehouse facility       theater, indoor     outdoor storage       intervention     print shop       intervention     salvage/scrap yard       intervention     salvage/scrap yard       intervention     stone processing       intervention     storage tanks       intervention     tool and dye die shop       intervention     transportation terminal       intervention     utility substation and transmission facility       intervention     Warehouse       intervention     Welding       intervention     Quarry       intervention     orchard/tree farm	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
theater, indoor         outdoor storage           Image:	amusements, outdoor         bank/credit union         billiard/arcade room         bowling alley         brewpub         fitness center/gym         fitness/training studio         golf course         golf driving range, outdoor         health spa	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
Image: selection of the	amusements, outdoor         bank/credit union         banquet hall         bar/dance club         billiard/arcade room         bowling alley         brewpub         fitness center/gym         fitness/training studio         golf course         golf driving range, outdoor         health spa         miniature golf	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, light	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
Image: Salvage/scrap yardImage: Salvage/scrap yardImage: Store processingImage: Store proc	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food-production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, light mini-warehouse facility	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
store processing       storage tanks       tool and dye die shop       tool and dye die shop       transportation terminal       utility substation and transmission facility       Warehouse       Welding       Quarry       orchard/tree farm	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
storage tanks       storage tanks         tool and dye die shop       tool and dye die shop         transportation terminal       transportation terminal         utility substation and transmission facility       transportation terminal         Warehouse       Welding         Quarry       orchard/tree farm	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
Image: second system     Image: second system       Image: second system     transportation terminal       Image: second system     utility substation and transmission facility       Image: second system     Warehouse       Image: second system     Welding       Image: second system     Second system	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
Image: state	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
utility substation and transmission facility       Warehouse       Welding       Quarry       orchard/tree farm	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/coment production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing storage tanks	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
facility       Marehouse       Welding       Quarry       Orchard/tree farm	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/coment production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing storage tanks tool and dye die shop	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
Warehouse       Welding       Quarry       orchard/tree farm	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing storage tanks tool and dye die shop transportation terminal	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
Welding       Quarry       orchard/tree farm	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufacturing, heavy manufacturing, heavy manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard storage tanks tool and dye die shop transportation terminal utility substation and transmission	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
Quarry           orchard/tree farm	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing storage tanks tool and dye die shop transportation terminal utility substation and transmission facility	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
orchard/tree farm	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing storage tanks tool and dye die shop transportation terminal utility substation and transmission facility Warehouse	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing storage tanks tool and dye die shop transportation terminal utility substation and transmission facility Warehouse Welding	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
plant nursery/greenhouse	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food production/processing gravel/sand/cement production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing storage tanks tool and dye die shop transportation terminal utility substation and transmission facility Warehouse Welding Quarry	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food-production/processing gravel/sand/coment production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing storage tanks tool and dye die shop transportation terminal utility substation and transmission facility Warehouse Welding Quarry orchard/tree farm	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food-production/processing gravel/sand/coment production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing storage tanks tool and dye die shop transportation terminal utility substation and transmission facility Warehouse Welding Quarry orchard/tree farm	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park
	amusements, outdoor bank/credit union banquet hall bar/dance club billiard/arcade room bowling alley brewpub fitness center/gym fitness/training studio golf course golf driving range, outdoor health spa miniature golf skating rink	auto body shop car wash, full service car wash, self service convenience store (with gas) pump)s drive-through oil change facility theater, drive-in vehicle accessory installation vehicle repair	bottled gas storage/distribution building trade shop communication facility distribution facility equipment/party/event rental (outdoor) food-production/processing gravel/sand/coment production heavy equipment sales/rental impound vehicle storage Kennel manufactured housing home sales manufacturing, heavy manufacturing, light mini-warehouse facility outdoor storage print shop salvage/scrap yard stone processing storage tanks tool and dye die shop transportation terminal utility substation and transmission facility Warehouse Welding Quarry orchard/tree farm	dwelling, multifamily dwelling, single-family group care home for developmentally disabled group care home for mentally ill group/residential care home manufactured home park

# \*\*\* Common Council Amendment Form \*\*\* Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #:	29	Plan Commission Amendment #:	UDO-020
Sponsor:	Sturbaum	Date:	12/1/06

Synopsis

This amendment would modify Plan Commission Amendment UDO-020, which required that there be at least one entrance per 200 feet of *property* frontage and at least one entrance for each *building* frontage along the B-Line Trail. This amendment would lower the *property* frontage requirement to 66 feet. This change is intended to preserve the "pedestrian friendly" quality of this unique downtown amenity.

Action:	4 (Sturbaum, Gaal, Rollo & Mayer) – 3 (Ruff, Sabbagh & Wisler)
	Defeated
Action Date:	December 11, 2006

**Proposed Amendment:** This amendment adds the shaded text and deletes the strikeout text in the following sections:

 Courthouse Square Overlay (CSO) District Section 20.03.060 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances; (D) B-Line Trail Page 3-6 (Draft F); Page 3-5 (Integrated UDO)

(D) B-Line Trail:

- (i) One (1) pedestrian entrance shall be provided per two hundred (200) sixty-six
   (66) feet of property frontage along the B-Line Trail, with the minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.
- Downtown Core Overlay (DCO) District Section 20.03.130 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances; (D) B-Line Trail Page 3-11 (Draft F); Page 3-9 (Integrated UDO)
  - (D) B-Line Trail:
    - (i) One (1) pedestrian entrance shall be provided per two hundred (200) sixty-six
       (66) feet of property frontage along the B-Line Trail, with the minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.

3. Downtown Edges Overlay (DEO) District

Section 20.03.270 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances

Page 3-23 (Draft F); Page 3-19 (Integrated UDO)

- (E) One (1) pedestrian entrance shall be provided per two hundred (200) sixty-six (66) feet of property frontage along the B-Line Trail, with the minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.
- Downtown Gateway Overlay (DGO) District
   Section 20.03.340 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances
   Page 3-27 (Draft F); Page 3-24 (Integrated UDO)

(E) One (1) pedestrian entrance shall be provided per two hundred (200) sixty-six (66) feet of property frontage along the B-Line Trail, with the minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.

- Showers Technology Park Overlay (STPO) District Section 20.03.410 Architectural Standards; (a) Site Plan; (3) Building Orientation and Entrances; (D) B-Line Trail Page 3-31 (Draft F); Page 3-28 (Integrated UDO)
  - (D) B-Line Trail:
    - (i) One (1) pedestrian entrance shall be provided per two hundred (200) sixty-six
       (66) feet of property frontage along the B-Line Trail, with the minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.

# \*\*\* Common Council Amendment Form \*\*\* Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #:	22	Plan Commission Amendr	nent #:	N/A
Sponsor:	Rollo		Date:	12/1/06

Synopsis

This amendment addresses an incentive based Green Development initiative proposed in Chapter 20.05. It differs from current text by augmenting the green development standards, lowering the density bonus for the second level of incentives and creating a third level of incentives. The third level of incentive would apply to projects that meet the first and second level and also provide additional green development standards or a 15% set aside for affordable housing. *Please note that it does not include changes to Chapter 20.07 which will be ready for the December 20<sup>th</sup> meeting.* 

Action:	Postpone Until $12/20/06 - 9 - 0$ - Adopted
Action Date:	December 14, 2006

**Proposed Amendment:** This amendment adds the shaded text and deletes the strikeout text in the following sections:

20.05 Development Standards
 050 GD-01 [Green Development Incentives; General]
 Page 5-37 and 38 (Draft F); Page 5-40 and 41 (Integrated UDO)

20.05.050 GD-01 [Green Development Incentives; General] <u>Purpose</u>: The Growth Policies Plan recognizes sustainability as a key component of nurturing Bloomington's environmental integrity. As a result, incentives are being provided to encourage the use of sustainable development practices throughout the planning jurisdiction. Implementation of these practices will help to make Bloomington a more sustainable community.

This Sustainable Development Incentives section applies to the following zoning districts: [RE] [RS] [RC] [RM] [RH] [MH] [CL] [CG] [CA] [CD] ] [IG] [BP] [IN] [MD] [QY]

(a) Sustainable Development Practices: The following Sustainable Development Practices may be incorporated into a development in order to achieve development standards bonuses as provided in Subsection (b): Level One Incentives, and Subsection (c): Level Two Incentives, and Subsection (d): Level Three Incentives. Any development that incorporates these practices shall indicate such inclusion at the Site Plan review stage. The reviewing authority shall determine whether any particular project meets the goals

set forth herein, taking into account the combination of Sustainable Development Practices proposed; the land use patterns, infrastructure, and transportation patterns of the surrounding area; the zoning of any developed land in the surrounding area; and other such factors as may be relevant to the individual project. Where the reviewing authority determines that the proposal meets the goals set forth herein, the reviewing authority may waive the applicable development standards and grant the bonuses set forth herein.

- (1) Goal 1: Structures and developments that demonstrate exceptional efficiency in the use of energy resources and minimize their impact on the natural environment. Examples of designs that may qualify as meeting this goal include but are not limited to the following:
  - (A) Installation of a vegetated roof covering at least 50% of the total roof area. Incorporation of this practice shall conform to the provisions of SS Credit 7.2: Heat Island Effect: Roof as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.
  - (B) Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004 (without amendments) by a whole building project simulation using the Building Performance Rating Method in Appendix G of the Standard. Incorporation of this practice shall conform to the provisions of *EA Credit 1: Optimize Energy Performance* as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.
  - (C) Incorporate non-polluting and/or renewable on-site energy sources including, but not limited to, solar, wind, geothermal, biomass and bio-gas energy sources. Incorporation of this practice shall conform to the provisions of *EA Credit 2: On-Site Renewable Energy* as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.
  - (D) Recycling and/or salvaging of at least 50% of nonhazardous construction and demolition debris. Incorporation of this practice shall conform to the provisions of *MR Credit 2.1: Construction Waste Management* as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.
  - (E) Utilization of building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% (based on cost) of the total materials value. Incorporation of this practice shall conform to the provisions of *MR Credit 5.1: Regional Materials* as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.
- (1) Goal 1 (2) Goal 2: A landscaping and site design that makes an exceptional contribution to the quality of the natural environment. Examples of designs that may qualify as meeting this goal include but are not limited to the following:
  - (A) Use of permeable pavement materials for at least twentyfive percent (25%) of all private driveways, pathways, and parking areas.
  - (B) Use of native vegetation, permeable man-made materials, biofiltration swales, rain gardens and other conservation design techniques to convey and filter storm water.
  - (C) Use of greywater and/or storm water systems to capture and reuse at least fifty percent (50%) of greywater and storm water for common and public space irrigation.

- (D) Use of Green Building design elements as outlined in the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Such design elements may include but not be limited to: passive solar design of structures, utilization of recycled and recyclable materials, utilization of photovoltaic roofs or green roofs, or other design elements which maximize energy efficiency and minimize water usage.
- (D) Placement of all slopes of 12% or greater within Conservancy Easements to ensure that they are not developed, nor disturbed during the development of remaining portions of the site, as well as the retention of at least 90% of existing tree canopy cover in compliance with *Division* 20.05.044(a)(2) of this Ordinance.
- (2) Coal 2 (3) Goal 3: A commitment to serve, in an exceptional manner, important public policy such as pedestrian-friendly, mixed use development, affordable housing, or reduction in automobile travel. Examples of commitments that may qualify as meeting this goal include but are not limited to the following:
  - (A) Incorporation of a mix of residential and nonresidential land uses either within the development or within individual buildings.
  - (B) Allocation of at least fifteen percent (15%) of the total number of housing units located in the development as affordable housing. Such affordable housing must be entered into an affordable housing program administered by the local, State, or federal governments.
  - (B) Provision of 100% of the required bicycle parking spaces as either long-term Class I Bicycle Parking Facilities or covered, Class II Bicycle Parking Facilities, or a combination of those two bicycle parking facility types.
  - (C) Provision of automobile parking at least twenty-five percent (25%) below required minimums, coupled with provision of bicycle parking at least fifty percent (50%) above required minimums. Fulfillment of this Sustainable Development Practice shall not require a variance from development standards.
  - (D) Provision of subsidized Bloomington Transit passes or provision of a private van or shuttle.
- (3) Goal 3 (4) Goal 4: A location that provides an exceptional opportunity for residents to walk or use public transit in lieu of automobile travel. Examples of locations that may qualify as meeting this goal include but are not limited to the following:
  - (A) Location of the development within one-quarter (¼) mile of a Bloomington Transit stop, provided that the transit facility is accessible using pedestrian facilities.
  - (B) Location of the development within one-quarter (¼) mile of a Neighborhood, Community, or Regional Activity Center, or Downtown, as mapped in the Growth Policies Plan, provided these commercial areas are accessible using pedestrian facilities.
  - (C) Location of the development within one-quarter (¼) mile of a public school or park provided these commercial areas are

accessible using pedestrian facilities.

- (D) Location of the development within one-quarter (¼) mile of a public multiuse trail facility, provided the development can be connected with pedestrian facilities to the public trail facility.
- (b) Level One Incentives: Developments that meet all three (3) four (4) of the goals listed in Subsection (a): Sustainable Development Practices by incorporating at least one (1) Sustainable Development Practices from each of the three (3) four (4) goals may utilize the following changes to development standards:
  - (1) Side Building Setbacks: For residential districts, side building setbacks shall be reduced to six (6) feet regardless of the number of stories. For nonresidential districts, side building setback requirements shall be reduced by twenty-five percent (25%).
  - (2) Rear Building Setbacks: For residential districts, rear building setbacks shall be decreased to twenty (20) feet. For nonresidential districts, rear building setback requirements shall be reduced by twenty-five percent (25%).
  - (3) Density: For multifamily districts and nonresidential districts where multifamily uses are permitted, maximum residential density shall be increased by twenty-five percent (25%).
- (c) Level Two Incentives: Developments that meet all three (3)
  four (4) of the goals listed in Subsection (a): Sustainable
  Development Practices by incorporating at least two (2)
  Sustainable Development Practices from each of the three (3) four
  (4) goals may utilize the following changes to development
  standards:
  - (1) Side Building Setbacks: For residential districts, side building setbacks shall be reduced to five (5) feet regardless of the number of stories. For nonresidential districts, side building setback requirements shall be reduced by fifty percent (50%).
  - (2) Rear Building Setbacks: For residential districts, rear building setbacks shall be decreased to fifteen (15) feet. For nonresidential districts, rear building setback requirements shall be reduced by fifty percent (50%).
  - (3) Density: For multifamily districts and nonresidential districts where multifamily uses are permitted, maximum residential density shall be increased by seventy-five fifty percent (75% 50%).
- (d) Level Three Incentives:
  - (1) A development may utilize the Level Three Incentives detailed in Division (2) by meeting all four (4) goals listed in Subsection (a): Sustainable Development Practices. These goals may be met by incorporating either of the following options:

(A) Incorporation of at least two (2) Sustainable Development Practices from each of the four (4) goals and an allocation of at least fifteen percent (15%) of the total number of housing units located in the development as affordable housing that is entered into an affordable housing program administered by the local, State, or federal governments.

- (B) Incorporation of at least three (3) Sustainable Development Practices from Goal 1 and at least two (2) Sustainable Development Practices from each of Goals 2, 3 and 4.
- (2) Developments that meet all four (4) of the goals listed in Subsection (a): Sustainable Development Practices by incorporating one of the options detailed in Subdivisions (A) and (B) above may utilize the following changes to development standards:
  - (A) Side Building Setbacks: For residential districts, side building setbacks shall be reduced to five (5) feet regardless of the number of stories. For nonresidential districts, side building setback requirements shall be reduced by fifty percent (50%).
  - (B) Rear Building Setbacks: For residential districts, rear building setbacks shall be decreased to fifteen (15) feet. For nonresidential districts, rear building setback requirements shall be reduced by fifty percent (50%).
  - (C) Density: For multifamily districts and nonresidential districts where multifamily uses are permitted, maximum residential density shall be increased by seventy-five percent (75%).

(e) Waiver of Fees: All developments utilizing the provisions of this Section to achieve the incentives outlined in Subsections (b), (c) and (d) shall also be eligible for the following waivers or reductions of fees:

- (1) Filing fees for the Plan Commission and/or Board of Zoning Appeals may be waived by the Planning Director.
- (2) Fees associated with Right-of-way Excavation Permits may be waived by the Director of the Public Works Department.
- (3) Sewer hook-on fees may be waived or reduced by the Utilities Service Board.
- (d)(f) Application Material and Verification of Compliance: In addition to the standard application requirements specified in Section 20.10.080: Site Plan Review, the petitioner shall provide the following information:
  - (1) If the petitioner is seeking density bonuses based on a commitment to provide Green Building design elements outlined in Subsection (a)(1)(D), the application shall be supplemented by supporting material specifying how future buildings in the subdivision will be able to address the specific design elements outlined in the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Petitioners requesting utilization of other indicators in Subsection (a): Sustainable Development Practices shall also provide supporting documentation indicating how compliance with each indicator will be achieved.
    A completed Green Building Worksheet shall be submitted and approved at the time of Site Plan Approval. The Green Building Worksheet shall be accompanied by supporting material

specifying how the development will incorporate the specific sustainable development practices selected from Subsection (a): Sustainable Development Practices.

- (2) At the time of Site Plan approval, the petitioner shall record a Commitment which complies with the requirements specified in Section 20.10.100: Commitments; Site Plan verifying that the development will comply or has already complied with the sustainability indicators sustainable development practices petitioned for as part of the Site Plan application. The Commitment shall comply with the requirements specified in Section 20.10.100: Commitments; Site Plan. If the petitioner is committing to provide Green Building design elements outlined in Subsection (a)(1)(D), a completed Green Building Project Checklist shall be submitted and approved by the planning staff at the time of Site Plan approval, or in association with applicable Building Permits.
- 2. 20.07 Design Standards

200 SD-01 [Sustainable Development Incentives; General] Page 7 – 22 and 23 (Draft F); Page 7-24 and 25 (Integrated UDO)

Changes to this section will be made after Council discussion on December 14, 2006.

# \*\*\* Common Council Amendment Form \*\*\* Ordinance 06-24 (Unified Development Ordinance)

Council Amendment #:	20	Plan Commission Amendr	ment #:	66a
Sponsor:	Volan		Date:	12/1/06

Synopsis

This amendment restores the minimum separation requirement between projecting signs in the Commercial Downtown to fifty feet. Plan Commission Amendment 66a increased the requirement to 100 feet. Restoring the requirement to the originally-recommended fifty feet is intended to allow every retail business with narrow street frontage to erect a projecting sign regardless of the mere existence of projecting signs on neighboring businesses.

Action:	3 (Ruff, Volan & Wisler) – 6 (Diekhoff, Gaal, Mayer, Rollo, Sabbagh
	& Sturbaum) - Defeated
Action Date:	December 14, 2006

**Proposed Amendment:** This amendment adds the shaded text and deletes the strikeout text in the following sections:

## 1. 20.05.085(a)(4)(C)

Page 5-84 (Draft F) and Pages 5-87 (Integrated UDO)

### 20.05.085 SI-07 [Sign Standards; Commercial Downtown]

This Commercial Sign Standards section applies to the following zoning districts:

[CD]

- (a) <u>Wall Signs</u>: The following standards apply to wall signs for individual uses and tenants within a multi-tenant center:
  - (1) Allotment:
    - (A) Individual Nonresidential Uses: The cumulative square footage of all wall signs shall not exceed one and one-half (1.5) square foot per lineal feet of primary structure that faces a public or private street.
    - (B) Multi-tenant Nonresidential Centers:
      - (i) First Story: The cumulative area of all wall signs for an individual tenant shall not exceed one and one-half (1.5) square feet per lineal foot of the tenant's façade width for locations on the first floor.
      - (ii) Upper Story Retail Uses: Retail uses located above the first story shall be permitted a wall sign allotment equal to fifty percent (50%) of the total allotment permitted for first story uses as provided in Clause (i): First Story above.
      - (iii) Upper Story Office Uses: Tenants without first story street frontage shall be permitted to display a maximum of four (4) square feet of signage at the exterior entrance with the property owner's permission.
    - (C) Limits: No property shall be limited to less than twenty (20) square feet of wall signage and no use or tenant shall exceed one hundred (100) square feet of wall signage.
  - (2) *Location*: Wall signs for individual tenants within a multi-tenant nonresidential center shall be located on the tenants lease space, except as regulated in Clause (a)(1)(B)(ii): Upper Story Retail Uses above.
  - (3) Maximum Projection: No part of a wall sign, other than a projecting sign or awning sign, shall project

more than twelve (12) inches from the wall or face of the building to which it is attached.

- (4) *Projecting Signs*: The following standards apply to projecting signs:
  - (A) Maximum Projection: No part of a projecting sign shall protrude more than thirty-six (36) inches from the wall or face of the building to which it is attached. Support structures between the building and the sign only shall be counted towards this allowance.
  - (B) Location: Projecting signs shall be located adjacent to the tenant's lease space. Projecting signs shall not extend into a public right-of-way unless approved by the Board of Public Works.
  - (C) Separation: A minimum separation of <del>one hundred</del> fifty <del>(100)</del> (50) feet shall be provided between all projecting signs on the same building façade</del> street frontage.
  - (D) Number: A maximum of one (1) projecting sign is permitted per tenant per street frontage.
  - (E) Area: Projecting signs shall be limited to a maximum of twenty (20) square feet in area.
  - (F) Allotment: Projecting sign areas shall count towards overall wall sign allotment.
  - (G) Prohibited Location: No projecting signs shall be located on buildings located within the Courthouse Square Overlay district.
  - (H) Wind Loadings: The applicant for a projecting sign shall provide information verifying that the building

façade containing the projecting sign can tolerate wind loadings.

- (I) Any property that utilizes a freestanding sign shall be prohibited from utilizing a projecting sign.
- (b) <u>Freestanding Signs:</u> The following standards apply to permanent freestanding signs.
  - (1) *Setback:* No freestanding sign shall be allowed unless the primary structure on a lot is set back from the public right of way by a minimum of fifteen (15) feet.
  - (2) *Number:* Lots with thirty (30) feet or less of public street frontage are not permitted any freestanding signs. Properties with more than thirty (30) feet of public street frontage on a single street are permitted a maximum of one (1) freestanding sign
  - (3) Sign Area: Freestanding signs shall not exceed fifteen (15) square feet in area per side.
  - (4) *Height*: Freestanding signs shall not exceed four (4) feet in height.
  - (5) Lighting: Internally-illuminated signs are prohibited.
  - (6) Changeable Copy: Changeable copy shall be prohibited as part of a freestanding sign.