

Minor Zoning Text Amendments to
Driveway Setback Requirements,
Land Use Standards, and B, I, & T
District Use Standards

Public Hearing: November 14, 2014

Driveway Setback

Issue: § 63.310(c) requires that entrances and exits from a parking facility in zoning districts other than RL – RT2 districts be set back 25 feet from any adjoining property in the RL – RT2 districts.

Recommendation: Reduce the setback requirement to 6 feet from RL-RT2 for commercial or industrial uses in commercial, industrial, and traditional neighborhood districts.

Land Use Standard Amendments – Green Space for Nursing Homes

Issue: § 65.182(c) requires that nursing homes (and by reference assisted living facilities) in T districts provide 100 sq. ft. of green space per resident.

Recommendation:

- Reduce the amount of land to 50 sq. ft. per resident
- Require that the outdoor space be wheelchair accessible
- Generalize space requirement to outdoor and garden space.

Land Use Standard Amendment – Traditional Neighborhood Establishment Size CUP

Issue: Nine uses within Chapter 65 have establishment size requirements in T districts.

Recommendation:

- Eliminate the specific use definition/requirements for photocopying and reference in service business
- Maintain requirement as is (15,000 sq. ft.) for craft brewery, craft distillery, and craft winery
- Maintain requirement as is (15,000 sq. ft.) for restaurant for T2 – T3, but eliminate from T4
- Amend requirement for general retail to require CUP to apply to only new buildings and building expansions with a footprint greater than 20,000 sq. ft.
- Amend requirement for limited production and processing and printing and publishing to apply to new buildings and building expansions with a footprint greater than 15,000 sq. ft. and eliminate from the T-4 district.

Zoning District Amendments – Commercial Surface Parking in T2

Issue: Commercial parking is not allowed in the T2 district.

Recommendation:

- Allow commercial surface parking in T2 as a conditional use.
- Commercial surface parking in T2 shall not be located within 1/4th mile of University Avenue.

Zoning District Amendments – Increase Maximum Setback in T1 for Nonresidential or Mixed Uses

Issue: Front yard setbacks in the T1 district require 0 to 15 feet.

Recommendation: Increase the maximum front yard setback in the T1 district for nonresidential or mixed use structures to 25 feet.

Zoning District Amendments – Reception Hall as Use in T2

Issue: Reception Hall is not allowed as a use in the T2 district.

Recommendation:

- Allow reception hall as a use in T2
- Rename the use reception hall/rental hall to reference rental hall to link back to business license
- Eliminate the definition of dance hall from Chapter 65

Zoning District Amendments – Theater/Assembly Hall Uses

Issue: Theaters/assembly halls in T2 – T4 districts are only allowed as conditional uses

Recommendation:

- Permit theaters under 500 seats as permitted uses with development standards; theaters above this number will remain a conditional use
- In the T2 – T3 districts, theaters would need to remain under 1,000 seats and would not be allowed to be subdivided into more than three separate spaces.

Zoning District Amendments – Rental Storage in B4 – B5 Districts

Issue: Rental storage is not a use allowed in the B4 – B5 districts.

Recommendation:

- Create a rental storage use in Chapter 65 and make it a permitted use in the B4 – B5 districts
- The use would have to be within a mixed use building
- The use could not exceed 15% of the GFA
- The use would not be allowed on first floors or the skyway level

Zoning District Amendments – Allow for T1, T2, and IT districts with Master Plan

Issue: Currently the T1, T2, and IT districts are not allowed to carry the designation of “M” indicating that there is a master plan guiding its development.

Recommendation: Allow T1, T2, and IT districts with a Master Plan.