

Potential Revisions to *Zoning Ordinance* for C-2 (Central Commercial Zone)

		CURRENT CODE <i>Zoning Ordinance, Article 3 Section 14 or as noted</i>	RECOMMENDED CONCEPTS FOR REVISION
USES	1	Retail stores	No change
	2	Restaurants	No change
	3	Hotels, including bed and breakfast inns	No change
	4	Art galleries and studios	No change
	5	Service establishments	No change
	6	Personal service establishments	No change
	7	Business professional, and government offices	No change
	8	Apartments and multi-family dwellings, provided that no dwelling units shall be permitted in the first floor on the street frontage of Loockerman	Allow uses associated with apartments (i.e., lobbies, amenity spaces) on first floor of Loockerman Street
	9	Parking lot and parking structure is a Conditional Use (A Conditional Use is required to be reviewed and approved by the Planning Commission.)	Parking lot and parking structure as a permitted use
	10	Not clearly allowed	Microbrewery/craft distillery/meadery
	11	Allowed by interpretation	Commercial Kitchen
	12	Manufacturing, assembling, converting, altering, finishing, cleaning, or any other processing of products where goods so produced or processed are to be sold at retail exclusively on the premises, provided that: (1) An area fully concealed from any street and equal to not more than 20 percent of the area devoted to retail sales shall be so used; (2) Electrical power not to exceed a total of five rated horsepower, and steam pressure not in excess of 60 pounds of pressure per square inch shall be used exclusively;	Allow the making and processing of consumer goods and products such as baked goods, glass blowing, and handmade items where goods are processed and sold at retail or on-line.

		(3) Not more than four employees are engaged in such production or processing	
	13	Pop-up kitchen/restaurant/retail are not clearly allowed	Pop-up kitchen/pop-up restaurant/pop-up retail
	14	Place of public assembly is a Conditional Use	Place of public assembly as a permitted use
	15	Outdoor use – i.e., patios, eating areas, parklets	Clarify process of outdoor use – i.e., patios, eating areas, parklets
BUILDING HEIGHT	16	Maximum building height is 6 stories and 75 feet <i>Zoning Ordinance, Article 4, Section 4.14</i>	Maximum building height 10 stories and 125 feet • If building is above 3 stories, then upper floors need to be setback (wedding cake style) on sides facing the street. • Consider Residential 10% set aside of units for affordable units for every floor above 6 stories and 75 feet. Can be put into an affordable housing fund for non-profits.
PARKING	17	No parking requirements for existing buildings in C-2 <i>Zoning Ordinance, Article 6 Section 3.1(a)ii</i>	No parking requirements for existing buildings in C-2 zone No minimum parking requirements for new construction in C-2 zone
	18	Parking minimums for the following uses (for all zoning districts): • Medical Office: 1 space per 300 square feet of floor area • Apartments: 2 spaces per dwelling unit plus 1 space per 200 square feet office space plus 0.25 space per dwelling unit for visitor space • Restaurants and bars: 1 space for every 4 seats plus 1 space for every 3 bar seats • Hotel: 1 space per guestroom plus 1 space for every 200 square feet of office space, banquet hall, or meeting areas	No minimum parking requirements based on use in the Downtown Redevelopment Target Area

		<i>Zoning Ordinance Article 6 Section 3.1</i>	
	19	The Planning Commission (or City Planner if it's an administrative plan review) may consider a waiver to reduce the required parking amount by up to 50% if applicant demonstrates the project is adequately served by transportation and parking alternatives. <i>Zoning Ordinance, Article 6 Section 3.9</i>	Parking Waiver still available for consideration
	20	Bicycle parking-1 bicycle parking space for every 20 parking spaces. The Planning Commission may waive this requirement. <i>Zoning Ordinance, Article 6 Section 3.10</i>	Bicycle parking will still be required
MISCELLANEOUS	21	Floor Area Ratio (FAR) 4.0	Consider removing any lot coverage restrictions
	22	Tree mitigation fund not available	Allow for tree mitigation fund whereby a donation to the fund in lieu of planting a tree per the landscaping requirements in Downtown
	23	Dumpster rate based on use. • Restaurant: Two required for the first 3,000 square feet of gross building area; one required for each additional 3,000 square feet of gross building area or fraction thereof • Office and retail less than 50,000 square feet: Two required for the first 16,000 square feet of gross floor area; one required for each additional 16,000 square feet of gross floor area or fraction thereof • Apartment: Two required for the first 48 apartments; one required for each additional 24 apartments or fraction thereof	Eliminate Dumpster rate but keep screening and enclosure requirements