

## Summary of Proposed Changes from MP Zone to Proposed BCE Zone

DRAFT – September 8, 2022

### Allowed Uses

Issue	MP Zone (Ch. 62)	Proposed BCE Zone (Ch. 65)
Commercial parking	Commercial parking is permitted use ( <i>Table 62-1</i> )	Commercial parking is not a permitted use
Drive-up and drive-through facilities	Drive-up and drive-through facilities are permitted, although not likely to occur due to limits on commercial uses	Drive-up and drive-through facilities are not permitted for Eating and Drinking Establishments and Retail Sales and Services
Child day care centers	Allowed, as accessory; standalone limited to 5,000 square feet per outlet ( <i>TDC 62.210(4)</i> )	Allowed as accessory or standalone facility at any size
Light manufacturing uses	Permitted uses limited to: <ul style="list-style-type: none"> <li>• Manufacture or assembly of electronic or optical instruments, equipment, devices; musical instruments; toys; and sporting goods</li> <li>• Production of textiles or apparel</li> <li>• Printing, publishing, and lithography shops</li> <li>• Research and development laboratories</li> </ul> ( <i>Table 62-1</i> )	Light manufacturing uses are allowed, except for: <ul style="list-style-type: none"> <li>• Machine shops</li> <li>• Building, heating, plumbing, and electrical contractor’s offices, with on-site storage of equipment or materials</li> <li>• Casting or fabrication of metals</li> </ul>
Offices	Allowed as accessory uses. Standalone office uses limited to: <ul style="list-style-type: none"> <li>• Certain uses (offices for chemical and physical sciences, engineering, cartography, or other research functions); or</li> <li>• Corporate, regional, or district headquarters of at least 20,000 square feet</li> </ul> ( <i>TDC 62.210(2)</i> )	Office uses are allowed as accessory uses, or as standalone uses up to 20,000 square feet
Warehouse and Freight Movement	Warehouse and freight movement are not permitted uses ( <i>Table 62-1</i> )	Warehouse and Freight Movement uses permitted on the same site as a permitted industrial use and facilitating the storage and distribution of goods produced on-site. Size

		limited to 50% of the floor area of the manufacturing use, or up to 200% of the floor area with a conditional use permit.
Retail Sales and Services	<p>Permitted uses limited to:</p> <ul style="list-style-type: none"> <li>• Sale of goods produced on-site – limited to 1,500 square feet or 5% of overall floor space</li> <li>• Child day care center limited to 5,000 square feet per outlet</li> <li>• Food or convenience store, mailing operations, reproduction or photocopying services, bank, and medical services as limited uses of no more than 5,000 square feet per outlet or 20,000 square feet total per site</li> </ul>	<p>Retail sales not limited to goods produced on-site, and size limitations increased to 5,000 square feet per outlet and 20,000 square feet total per site, consistent with Metro Title 4 limitations</p> <p>Locational standards require 200 feet of frontage on Graham’s Ferry Road</p>
Eating and Drinking Establishments	Permitted uses limited to a restaurant or deli, limited to 5,000 square feet per outlet	<p>Eating and Drinking Establishments not limited in type; size limitations still match Metro Title 4 limits</p> <p>Locational standards require 200 feet of frontage on Graham’s Ferry Road</p>
Public Safety Facilities	Allowed as conditional uses, limited to a fire station	All types of public safety facilities allowed as conditional uses

### Site Development Standards

Issue	MP Zone (Ch. 62)	Proposed BCE Zone (Ch. 65)
Minimum Lot Size	5 acres	2 acres; or 10,000 square feet for standalone commercial uses
Minimum Lot Width	250 feet	None
Minimum Building Setback for Yards Adjacent to Streets or Alleys	60 feet	30 feet; or 10 feet for standalone commercial uses

Minimum Building Setback for Yards Adjacent to Residential District	60 feet	30 feet, but 10-foot Type D landscape buffer required along property line
Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys	0-50 feet, determined through Architectural Review process	10 feet
Minimum Setback for Parking and Circulation Areas Adjacent to Public Right-of-Way	50 feet	20 feet
Minimum Setback for Parking and Circulation Areas Adjacent to Private Property Line	5-25 feet, determined through Architectural Review process	10 feet
Fences	50 feet	10 feet
Maximum Height	70 feet, with possibility of increase to 85 feet based on the ratio of setback to building height	85 feet
Maximum Height Adjacent to Residential District	28 feet, with possible increase based on a 45-degree plane from the setback line	The portion of any building within 100 feet of a residential zone must meet the height limits of that neighboring zone
Landscape Percentage Required	25%	15%
Sound Barriers for Certain Equipment	Not required	Required, similar to standards found in TDC Chapters 60, 61, and 64