



16-016 Flex Business Overlay Rezoning

- Add FB overlay zoning to 13 parcels near Rochester Rd. between M-59 & South Blvd.
- Existing zoning:
 - 8 B-2
 - 3 B-3
 - 1 B-5
 - 2 O-1
- Proposed FB-2 on 9 parcels east of Rochester Rd
- Proposed FB-3 on 4 parcels west of Rochester Rd





16-016 Flex Business Overlay Rezoning

- FB overlays add optional method of development to allow for mixed use & promote better development
- Underlying zoning remains
- East side: FB-2 max. height of 3 stories (setback 100 ft. from SF)
- West side: FB-3, max. height of 4 stories (setback 125 ft. from SF)
- Uses in FB 2 & 3 are similar

