

Summary of Proposed Non-Residential District Changes



The Planning Commission has been discussing how permitted and conditional uses impact **economic development, work centers, and access to community-based goods and services.**

Consolidate and Rename Zoning Districts

Consolidation of zoning districts and simplification of the list of uses are some of the ways that the City can address these issues.

Existing Zoning Classification	Proposed Action	Notes
B-1	Delete and Rezone properties to Neighborhood Business	There are 28 parcels currently zoned B-1
B-2	Rename to Neighborhood Business (NB)	Neighborhood business will serve primarily residents in the immediate area.
B-3	Rename to Community Business	Community Business will serve a larger area but still primarily serving a local population.
B-5	Delete and Rezone to Neighborhood Business	Primarily auto-related uses that could be addressed through rezoning parcels as appropriate.
	Community Business	
REC-I	Rename to Highway Business	Highway Business will serve people passing through the City along M-59.
REC-W	Rename to Employment Center	Rename for clarity
ORT	Deleted and Rezone properties to Office	Delete ORT and rezone parcels as appropriate.
	Employment Center	
	Highway Business	
O-1	Rename to O Office	There will only be one office district.

Table of Uses

Along with consolidating and renaming districts, the Planning Commission looked at the uses permitted in current and proposed zoning district with an aim to **clarify terms and better align uses with the zoning districts**. Below is a summary of the changes associated with the renaming and consolidation of districts.

Animal and agriculture uses: Updated use standards should be refined in the future as needed to mitigate noise that often is associated with these uses.

Community, Public and Recreation uses: Minor changes

Commercial and Retail Uses:

- Clarify that dry cleaners are only pickup locations, not processing
- Change “indoor theaters” to “places of assembly”
- Remove “outdoor dining” as it is already covered by “sales/service of food outdoors”
- Delete the separate listing for retail in office districts and add back into the main retail line as “A” for accessory in the office district
- Move “medical office” to “professional and medical offices” for clarity – this does not change their permitted locations
- Remove the terms “Private Indoor Recreational Facilities,” and “Studios or Instruction Centers for Music, Art, Dance, Crafts, Martial Arts, etc”. – replace them with a new term: “**Health and Physical Education Facilities**” with size classifications that treat uses such as dance studios, sports training facilities and gyms in a similar fashion.
 - **Definition: Health and Physical Education Facilities:** an establishment which is equipped and arranged to provide instruction or activities which improve or affect a person’s physical condition through movement. This may include, but shall not be limited to, personal training facilities; yoga, Pilates and barre studios; martial arts; dance; sports training and the like.
 - Standards would include a locational requirement that in the EC district, such uses have to have the tenant frontage on a minor arterial or above. This is an effort to alleviate the conflicts (pedestrian and vehicular) in industrial/office park areas.
 - This change would **permit smaller uses in the Brooklands, all business districts and with conditions in the EC district, while larger uses would be conditionally permitted in the Neighborhood Business and permitted in the Community Business.**

Industrial uses: We recommend creating **new definitions for Light Industrial and General Industrial** that includes the variety of uses listed in the use table. This provides clarity and flexibility for potential new uses.

Temporary and other uses: The only addition here is for home occupations to be permitted where residential uses are permitted in the Brooklands and FB overlay.