



# 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	<b>Delete and Rezone properties</b> to Neighborhood Business	There are 31 parcels in six areas currently zoned B-1. Consolidation simplifies the map and the zoning ordinance.
B-2	<b>Rename to</b> Neighborhood Business (NB)	Neighborhood business will serve primarily residents in the immediate area.
B-3	<b>Rename to</b> Community Business	Community Business will serve a larger area but still primarily serving a local population.
B-5	<b>Delete and Rezone to</b> Neighborhood Business	Primarily auto-related uses that could be addressed through rezoning parcels as appropriate.
	Community Business	
REC-1	<b>Rename to</b> Highway Business	Highway Business will serve people passing through the City along M-59.
REC-W	Employment Center	Rename for clarity and to reinforce the point of the district
ORT	<b>Deleted and Rezone properties to</b> Office	Delete ORT and rezone parcels as appropriate.
	Employment Center	
	Highway Business	
O-1	<b>Rename to</b> O Office	There will only be one office district.

## Revised Intent Statements

Some slight modification of the existing intent statements is needed to help guide land use decisions for the updated districts. These statements may be refined further when the City updates the Master Plan later this year.

**Neighborhood Business District** – (Note: This includes the former B-1 Local Business and B-2 General Business). The Neighborhood Business districts are intended to provide for residents' convenient access to small-scale businesses providing goods, services, dining, and entertainment, and which, by their very nature, size, and proximity to neighborhoods are not regional shopping destinations.

**Community Business District** – (Note: This is the former B-3 Shopping Center Business District). The Community Business districts are intended to cater to the general consumer needs of the population. Uses in these districts are primarily accessed by automobile and may include commercial uses with a regional customer base or that have greater impacts on surrounding uses than those permitted in the Neighborhood Business district. These areas are typically in locations characterized by larger volumes of vehicular traffic.

**Highway Business District** – (Note: This is the former REC-I District). The Highway Business District is intended to create a gateway into the City at the Crooks and M-59 interchange. This area has direct access to the regional road system, making it an appropriate location for higher intensity commercial development with a regional or freeway service character.

**Employment Center District** – (Note: This is the former REC-W District). The Employment Center district consists primarily of the City's existing industrial and technology parks developed in the 1980s and 1990s. It is the intent of the Employment Center district to allow for their continued evolution and support job creation in the City while maintaining compatibility with residential land uses abutting the perimeter of these districts.

**Office District** – (Note: This is the former O-1 Office District and also includes some ORT properties). The Office district is designed to accommodate office uses, office sales uses and basic personal services. Development may include stand-alone offices as well as larger planned office complexes and office centers. These areas also provide for satisfactory transitions to surrounding land use areas.

## 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.

**Community, Public and Recreation uses:** Can be consolidated and minor changes made for use standards as appropriate to the districts

### Commercial and Retail Uses:

- Clarify that dry cleaners are only pickup locations, not processing
- Change "indoor theaters" and similar uses to "places of assembly" ; add standards to regulate by size
- Remove "outdoor dining" as it is already covered by "sales/service of food outdoors" – combine with restaurants
- 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
- Update automobile service uses with additional standards related to the size of parcels for gas stations.

- 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 treats 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.