

4/23/15

The Zoning subcommittee of LBAT has reviewed 16 land uses for potential changes to make them permitted or limited uses.

Several of these changes should be easy to refine and prepare for Common Council Introduction, but others need further research and refinement before they are submitted to the legislative process. I have grouped these uses in categories (below) along with the amount of time needed to process. These proposed changes can be done incrementally or as one large package. I look to LBT for direction on how to proceed

**Easy changes** (Can be prepped for introduction to Common Council in 1 month)

- Breweries & distilleries
- Food & Beverage production
- Offices (in C9(A))
- Motor vehicle repair (in industrial districts)
- Medical Service facilities (separate kidney dialysis from medical service)

**Medium changes** (Can be ready in 2 months)

- Currency exchanges (Eliminate the use variance spacing requirement for locating a currency exchange, but continue to include currency exchanges in the spacing requirements for pay day loan agencies, cash for gold etc.)
- Artist studios
- Drive-through facilities (Reduce required queue space for non-restaurant drive-throughs)
- Commercial Kitchens (finalize discussions with the health dept)

**Major changes** (Need research etc that may take 4 months)

- Second Hand stores (needs review of licensing)
- Rooming House
- Health clinic
- Social service
- Home office

**Unresolved issues** (land uses that may or may not be ready for change)

- Day care
- Employment agencies (Might best be accommodated by overlay zoning where needed)

**Other items to consider:**

- Package of technical changes suggested by the Development Center Plan examination staff. These changes will make the zoning code easier to read and user friendly. Goal is to have plan exam work with LRB. Estimated time is 2 months
- Creation of a brochure to guide customers through the City's landscaping code. This would also include a package of changes to the landscape code to give customers more options and more flexibility in meeting landscaping requirements. Estimated time 6 months

