



Legislation Details (With Text)

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**File created:** 11/3/2010      **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

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**Title:** A substitute ordinance relating to zoning regulations for transitional housing and permanent supportive housing.

**Sponsors:** THE CHAIR

**Indexes:** HOUSING, ZONING

**Attachments:** 1. Letter to Committee re Parking and Design Concerns, 2. City Plan Commission Letter, 3. Proposed Substitute B, 4. Proposed Substitute A, 5. Newspaper Articles Regarding Supportive Housing, 6. Zoning Code Technical Committee Letter, 7. Support Letter from Medical Society of Milwaukee County, 8. Support Letter from the City-County Commission on Supportive Housing.pdf, 9. Support Letter from Milwaukee County, 10. Continuum of Care Letter of Support Addressed to Ald Bauman, 11. Continuum of Care Letter of Support Addressed to Ald Murphy, 12. Continuum of Care Letter of Support Addressed to Ald Wade, 13. Continuum of Care Letter of Support Addressed to Ald Witkowiak, 14. Continuum of Care Letter of Support Addressed to Ald Zielinski.pdf, 15. Minutes of the Zoning Code Technical Committee meeting of 11/24/10, 16. Minutes of the Zoning Code Technical Committee meeting of 12/1/10, 17. Recording of the Zoning Code Technical Committee Meeting of 11/24/10, 18. Recording of the Zoning Code Technical Committee Meeting of 12/1/10, 19. 12-17 Supportive Housing PowerPoint Presentation, 20. Supportive Housing Overview, 21. Supportive Housing Siting Plan dated 9-1-10, 22. 4-27 Supportive Housing PowerPoint Presentation, 23. Hearing Notice List, 24. Community Advocates Letter, 25. Notice Published on 6-13-11

Date	Ver.	Action By	Action	Result	Tally
11/3/2010	0	COMMON COUNCIL	ASSIGNED TO		
11/5/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
11/5/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
11/17/2010	0	CITY CLERK	PUBLISHED		
12/1/2010	1	ZONING CODE TECHNICAL COMMITTEE			
12/3/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/3/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/3/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/17/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
4/27/2011	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	SUBSTITUTED	Pass	5:0
4/27/2011	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0

5/13/2011	2	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/17/2011	2	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	5:0
5/24/2011	2	COMMON COUNCIL	PASSED	Pass	13:0
6/1/2011	2	MAYOR	SIGNED		
6/13/2011	2	CITY CLERK	PUBLISHED		

100848  
SUBSTITUTE 2

ALD. MURPHY, WITKOWIAK, WADE AND KOVAC

A substitute ordinance relating to zoning regulations for transitional housing and permanent supportive housing.

- 214-7-1-c-1 am
- 295-201-448 cr
- 295-201-664.5 rc
- 295-203-1-d rn
- 295-203-1-d cr
- 295-203-1-e rn
- 295-203-1-e cr
- 295-203-1-f rn
- 295-203-1-g rn
- 295-203-1-h rn
- 295-203-1-i rn
- 295-203-2-m rp
- 295-403-2-a (table) am
- 295-503-1 (table) am
- 295-505-2 (table) am
- 295-505-2-n cr
- 295-603-1 (table) am
- 295-605-2 (table) am
- 295-703-1 (table) am
- 295-803-1 (table) am
- 295-903-2-a (table) am
- 295-905-2-a (table) am

This ordinance removes the term “transitional living facility” from the zoning code and replaces it with a new term, “transitional housing,” which is defined as a single-family, 2-family or multi-family dwelling not licensed by the state of Wisconsin in which an operator temporarily provides 4 or more adult clients with lodging, treatment and services above the level of room and board, but less than nursing care, as a condition of their stay. For purposes of this definition, “temporarily” means not more than 24 months. The services provided prepare residents for independent living and may include supervision, counseling, transportation, or assistance with personal finances or medications.

This ordinance also establishes the following zoning classifications for transitional housing:

Prohibited use - C9H downtown zoning district; all industrial districts except IM; the parks district.

Special use - all residential zoning districts (except transitional housing in multi-family dwellings is a

prohibited use in single-family districts); all commercial districts; all downtown districts except C9H; the IM industrial district; the institutional district.

In addition, this ordinance requires an annual fire inspection of all transitional housing, regardless of the number of dwelling units.

The other provisions of this ordinance relate to “permanent supportive housing,” which is defined as multi-family housing that is not transitional housing or housing licensed by the state of Wisconsin, in which on-site services, such as case management and peer support, are available to tenants who are disabled or at risk of homelessness and are living independently. The ordinance establishes the following zoning classifications for permanent supportive housing:

Prohibited use - all single-family and 2-family zoning districts; the C9H downtown zoning district; all industrial districts except IM; the parks and institutional zoning districts.

Permitted use - all multi-family, residential and office and commercial zoning districts; all downtown zoning districts except C9H; the IM industrial zoning district.

The ordinance further establishes the off-street parking requirements, lot-area-per-dwelling-unit requirements (permanent supportive housing) and lot-area-per-client requirements (transitional housing) for these uses.

Whereas, A small portion of Milwaukee’s population has consistently been unable to obtain safe, decent housing because of periods of low or no income, mental illness, market conditions or a combination thereof, and thus is homeless or at risk of homelessness; and

Whereas, Permanent supportive housing is a proven national model for assisting homeless persons and persons at risk of homelessness to live independently in multi-family buildings with on-site case management and peer support; and

Whereas, Permanent supportive housing has been found to reduce the social costs of homelessness by decreasing the number of police calls and emergency-room visits; and

Whereas, To be affordable to very-low-income residents, permanent supportive housing requires a greater density of dwelling units and fewer parking spaces than residential buildings in general; and

Whereas, Transitional housing provides temporary, supervised residential treatment to adult clients in need of such treatment, including but not limited to individuals with mental health conditions or other disabilities who are homeless or at risk of homelessness, or are affected by other circumstances that indicate a need for such treatment; and

Whereas, Inspection of transitional housing is necessary to maintain safe, decent and sanitary living conditions for residents living therein; and

Whereas, The Common Council has determined that there is a need to enact legislation regarding the zoning and building inspection of these two separate but complementary types of residences, in order to promote their sound and expedient approval, development and operation in a manner that protects both the residents of these dwellings and the general public; and

Whereas, The Common Council finds that the regulations set forth in this ordinance promote and protect the public health, safety and general welfare of the city and are thereby consistent with the purpose of the City of Milwaukee Zoning Code; now, therefore

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 214-7-1-c-1 of the code is amended to read:

**214-7. Fire Prevention.**

**1. RESPONSIBILITIES OF THE FIRE CHIEF.**

**c. Fire Inspections.**

c-1. Pursuant to s. 101.14(2), Wis. Stats., the commissioner of neighborhood services, as building inspector of the city, is authorized to conduct the annual fire inspections of all non-residential properties required by that section. In addition, the commissioner is authorized to conduct annual fire inspections of residential buildings with 3 or more dwelling units >>and transitional housing, regardless of the number of dwelling units<< .

Part 2. Section 295-201-448 of the code is created to read:

**295-201. Definitions.**

**448. PERMANENT SUPPORTIVE HOUSING** means multi-family housing that is not transitional housing or housing licensed by the state of Wisconsin, in which on-site services, such as case management and peer support, are available to tenants who are disabled or at risk of homelessness, and who are living independently.

Part 3. Section 295-201-664.5 of the code is repealed and recreated to read:

**664.5. TRANSITIONAL HOUSING** means a single-family, 2-family or multi-family dwelling not licensed by the state of Wisconsin in which an operator temporarily provides 4 or more adult clients with lodging, treatment and services above the level of room and board, but less than nursing care, as a condition of their stay. For purposes of this definition, “temporarily” means not more than 24 months. The services provided prepare residents for independent living, and may include supervision, counseling, transportation, or assistance with personal finances or medications.

Part 4. Section 295-203-1-d to i of the code is renumbered 295-203-1-f to k.

Part 5. Section 295-203-1-d and e of the code is created to read:

**295-203. Use Definitions.**

**1. RESIDENTIAL USES.**

d. “Permanent supportive housing” means multi-family housing that is not transitional housing or housing licensed by the state of Wisconsin, in which on-site services, such as case management and peer support, are available to tenants who are disabled or at risk of homelessness, and who are

living independently.

e. “Transitional housing” means a single-family, 2-family or multi-family dwelling not licensed by the state of Wisconsin in which an operator temporarily provides 4 or more adult clients with lodging, treatment and services above the level of room and board, but less than nursing care, as a condition of their stay. For purposes of this definition, “temporarily” means not more than 24 months. The services provided prepare residents for independent living, and may include supervision, counseling, transportation, or assistance with personal finances or medications.

Part 6. Section 295-203-2-m of the code is repealed.

Part 7. Table 295-403-2-a of the code is amended to read:

<b>Table 295-403-2-a NUMBER OF PARKING SPACES REQUIRED, BY USE</b>	
<b>Uses</b>	<b>No. of Parking Spaces Required</b>
<b>RESIDENTIAL USES</b>	
Single-family dwelling	min. of one space; max. of 4 spaces
Two-family dwelling	min. of one space per dwelling unit; max. of 4 spaces on the premises
Multi-family dwelling:	<u>Zoning Districts</u> <u>Min. ratio of parking spaces to dwelling units*</u>
RM1, RM2, RM3, RM4, RO1, NS1, LB1, RB1	1:1 RT4, RM5, RM6, RM7, RO2, NS2, LB2, RB2, CS, C9A, IM
2:3 * Note: In RM6, RM7, C9A and IM districts, a private elderly housing project shall have one parking space for every 2 dwelling units; in other zoning districts, a private elderly housing project shall have 2 parking spaces for every 3 dwelling units. Public housing for low-income families and public or federally-assisted low-income elderly housing projects shall provide one parking space for every 2 dwelling units.	
>>Permanent supportive housing	one for every 5 dwelling units<<
>>Transitional housing	one for every 5 dwelling units<<
Attached single-family dwelling	min. of one space; max. of 4 spaces
Live-work unit	one for each live/work unit in the building
Mobile home	N.A.
Watchman/service quarters	none
Family day care home	see requirement for dwelling unit type
<b>GROUP RESIDENTIAL USES</b>	
Rooming house	one for every 2 rooms
Convent, rectory or monastery	one per facility
Dormitory	one for every 15 beds or fraction thereof
Fraternity or sorority	one for every 2 rooms
Adult family home	one
<i>Foster Homes</i>	
Foster family home	one
Small foster home	one
Group home or group foster home	one
<i>Shelter Care Facilities</i>	
Family shelter care facility	one

Small group shelter care facility	one
Large group shelter care facility	one
Community living arrangement	one
[[Transitional living facility	one per dwelling unit]]
<b>EDUCATIONAL USES</b>	
Day care center	None (limited use) or as required by the board (special use)
School, elementary or secondary	none
College	none
School, specialty or personal instruction	none
<b>COMMUNITY-SERVING USES</b>	
Library	none
Cultural institution	none
Community center	as required by the board for special use approval
Religious assembly	one for every 6 seats in the assembly hall
Cemetery or other place of interment	none
Public safety facility	none
Correctional facility	none
<b>COMMERCIAL AND OFFICE USES</b>	
General office	one for each 250 sq. ft. of the first 2,000 sq. ft. of gross floor area; one for each 1,000 sq. ft. of gross floor area in excess of 2,000 sq. ft.
Government office	see general office
Bank or other financial institution	see general office
Currency exchange, payday loan or title loan agency	see general retail establishment
Installment loan agency	see general retail establishment
Retail establishment, general	one for each 500 sq. ft. of gross floor area on the first floor; one for each 1,000 sq. ft. of gross floor area on the 2 <sup>nd</sup> floor and above
Garden supply or landscaping center	see general retail establishment
Home improvement center	see general retail establishment
Secondhand store	see general retail establishment
Outdoor merchandise sales	one for each 500 sq. ft. of outdoor or indoor space devoted to the display of goods for sale
Artist studio	none
Adult retail establishment	see general retail establishment
<b>HEALTH CARE AND SOCIAL ASSISTANCE USES</b>	
Medical office	see general office
Health clinic	see general office
Hospital	one for every 4 beds
Medical research laboratory	see general office
Medical service facility	see general office
Social service facility	see general office

Emergency residential shelter	as required by the board for special use approval
Nursing home	one for every 4 beds
<b>GENERAL SERVICE USES</b>	
Personal service establishment	see general office
Business service	see general office
Building maintenance service	see general office
Catering service	see general office
Funeral home	one for each 100 square feet of floor area of a chapel, parlor or other room used for funeral services, but not less than 4 spaces
Laundromat	see general retail establishment
Dry cleaning establishment	see general retail establishment
Furniture and appliance rental and leasing	see general retail establishment
Household maintenance and repair service	see general retail establishment
Tool/equipment rental facility	see general retail establishment
<i>Animal Services</i>	
Animal hospital/clinic	see general retail establishment
Animal boarding facility	see general retail establishment
Animal grooming or training facility	see general retail establishment
<b>MOTOR VEHICLE USES</b>	
<i>Light Motor Vehicle</i>	
Sales facility	none (permitted use) or as required by the board (special use)
Rental facility	none (permitted or limited use) or as required by the board (special use)
Repair facility	as required by the board for special use approval
Body shop	none (permitted use) or as required by the board (special use)
Outdoor storage	none (permitted use) or as required by the board (special use)
Wholesale facility	none
<i>Heavy Motor Vehicle</i>	
Sales facility	none (permitted use) or as required by the board (special use)
Rental facility	none (permitted use) or as required by the board (special use)
Repair facility	none (permitted use) or as required by the board (special use)
Body shop	none (permitted use) or as required by the board (special use)
Outdoor storage	none (permitted use) or as required by the board (special use)
<i>General Motor Vehicle</i>	
Filling station	as required by the board for special use approval
Car wash	none
Drive-through facility	none
<i>Parking</i>	
Parking lot, principal use	N.A.
Parking lot, accessory use	N.A.

Parking structure, principal use	N.A.
Parking structure, accessory use	N.A.
Heavy motor vehicle parking lot, principal	N.A.
Heavy motor vehicle parking lot, accessory	N.A.
<b>ACCOMMODATION AND FOOD SERVICE USES</b>	
Bed and breakfast	one for each sleeping room, plus one additional space
Hotel, commercial	one for every 1,000 square feet, or fraction thereof, of gross floor area on the ground floor or above
Hotel, residential	one for every 2 sleeping rooms
Tavern	see general retail establishment
Assembly hall	one for every 1,000 square feet of gross floor area or fraction thereof
Restaurant, sit-down	see general retail establishment
Restaurant, fast-food/carry-out	see general retail establishment
<b>ENTERTAINMENT AND RECREATION USES</b>	
Park or playground	none
Festival grounds	none
Recreation facility, indoor	see general retail establishment
Recreation facility, outdoor	as required by the board for special use approval
Health club	see general retail establishment
Sports facility	as required by the board for special use approval
Gaming facility	N.A.
Theater	one for every 100 square feet of floor area in the theater auditorium
Convention and exposition center	as required by the board for special use approval
Marina	none
Outdoor racing facility	as required by the board for special use approval
Adult entertainment establishment	see general retail establishment
<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>	
Recycling collection facility	none
Mixed-waste processing facility	none
Material reclamation facility	none
Salvage operation, indoor	none
Salvage operation, outdoor	none
Wholesale and distribution facility, indoor	none
Wholesale and distribution facility, outdoor	none
<i>Storage Facilities</i>	
Indoor	none
Outdoor	none
Hazardous materials	none
<b>TRANSPORTATION USES</b>	

<b>TRANSPORTATION USES</b>	
Ambulance service	see general office
Ground transportation service	see general office
Passenger terminal	none
Helicopter landing facility	none
Airport	none
Ship terminal or docking facility	none
Truck freight terminal	none
Railroad switching, classification yard or freight terminal	none
<b>INDUSTRIAL USES</b>	
Manufacturing, light	none
Manufacturing, heavy	none
Manufacturing, intense	none
Research and development	none
Processing or recycling of mined materials	none
Contractor's shop	see general office
Contractor's yard	none
<b>AGRICULTURAL USES</b>	
Plant nursery or greenhouse	none
Raising of crops or livestock	none
<b>UTILITY AND PUBLIC SERVICE USES</b>	
Broadcasting or recording studio	see general office
Transmission tower	see general office
Water treatment plant	see general office
Sewerage treatment plant	see general office
Power generation plant	see general office
Substation/distribution equipment, indoor	see general office
Substation/distribution equipment, outdoor	see general office
<b>TEMPORARY USES</b>	
Seasonal market	none
Temporary real estate sales office	none
Temporary concrete/batch plant	none
Live entertainment special event	none

Part 8. Table 295-503-1 of the code is amended to read:

<b>Table 295-503-1 RESIDENTIAL DISTRICTS USE TABLE</b>								
Y = Permit	<b>Zoning Districts</b>							
<b>Uses</b>	RS1-RS5	RS6	RT1-RT3	RT4	RM1-RM2	RM3-RM7	RO1	RO2
<b>RESIDENTIAL USES</b>								

Single-family dwelling	Y	Y	Y	Y	Y	Y	Y	Y
Two-family dwelling	L	L	Y	Y	Y	Y	Y	Y
Multi-family dwelling	N	N	L	L	Y	Y	Y	Y
>>N N N	N	Y	Y	Y	Y<<			
>>N N N	S	S	S	S	S<<			
Attached single-family	N	N	L	L	Y	Y	Y	Y
Live-work unit	N	N	N	L	L	L	Y	Y
Mobile home	N	N	N	N	N	N	N	N
Watchman/service	N	N	N	N	N	N	N	N
Family day care home	L	L	L	L	L	L	L	L
<b>GROUP RESIDENTIAL USES</b>								
Rooming house	N	N	N	S	S	S	S	S
Convent, rectory or	Y	Y	Y	Y	Y	Y	Y	Y
Dormitory	N	N	N	S	S	S	S	S
Fraternity or sorority	N	N	N	S	S	S	S	S
Adult family home	L	L	L	L	L	L	L	L
<b>Foster Homes</b>								
Foster family home	Y	Y	Y	Y	Y	Y	Y	Y
Small foster home	L	L	L	L	L	L	L	L
Group home or group	L	L	L	L	L	L	L	L
<i>Shelter Care Facility</i>								
Family shelter care	Y	Y	Y	Y	Y	Y	Y	Y
Small group shelter	L	L	L	L	L	L	L	L
Large group shelter	N	N	N	S	S	S	S	S
Community living area	L	L	L	L	L	L	L	L
[[Transitional N	N	N	N	S	S	S	S	S]]
<b>EDUCATIONAL USES</b>								
Day care center	L	L	L	L	L	L	L	L
School, elementary	Y	Y	Y	Y	Y	Y	Y	Y
College	N	N	N	S	S	S	Y	Y
School, specialty or	N	L	N	L	N	L	Y	Y
<b>COMMUNITY-SERVING USES</b>								
Library	Y	Y	Y	Y	Y	Y	Y	Y
Cultural institution	N	L	N	L	L	L	L	L
Community center	N	S	N	S	S	S	S	S
Religious assembly	Y	Y	Y	Y	Y	Y	Y	Y
Cemetery or other	N	N	N	N	N	N	N	N
Public safety facility	Y	Y	Y	Y	Y	Y	Y	Y
Correctional facility	N	N	N	N	N	N	N	N

<b>COMMERCIAL AND OFFICE USES</b>									
General office	N	L	N	L	N	L	Y	Y	
Government office	N	L	N	L	N	L	Y	Y	
Bank or other financial	N	L	N	L	N	L	Y	Y	
Currency exchange	N	N	N	N	N	N	N	N	
Installment loan agency	N	N	N	N	N	N	N	N	
Retail establishment	N	L	N	L	N	L	L	L	
Garden supply or lawn	N	N	N	N	N	N	N	N	
Home improvement	N	N	N	N	N	N	N	N	
Secondhand store	N	N	N	N	N	N	S	S	
Outdoor merchandise	N	N	N	N	N	N	N	N	
Artist studio	N	L	N	L	N	L	Y	Y	
Adult retail establishment	N	N	N	N	N	N	N	N	
<b>HEALTH CARE AND SOCIAL ASSISTANCE USES</b>									
Medical office	N	L	N	L	N	L	Y	Y	
Health clinic	N	N	N	N	N	S	S	S	
Hospital	N	N	N	N	N	N	N	N	
Medical research laboratory	N	N	N	N	N	N	N	N	
Medical service facility	N	N	N	N	N	N	N	N	
Social service facility	N	N	N	S	N	S	S	S	
Emergency residence	N	N	N	N	S	S	S	S	
Nursing home	N	S	N	S	S	S	S	S	
<b>GENERAL SERVICE USES</b>									
Personal service	N	L	N	L	N	L	Y	Y	
Business service	N	S	N	S	N	S	L	L	
Building maintenance	N	N	N	N	N	N	N	N	
Catering service	N	L	N	L	N	L	L	L	
Funeral home	N	L	N	L	N	L	Y	Y	
Laundromat	N	N	N	N	N	N	L	L	
Dry cleaning establishment	N	L	N	L	N	L	L	L	
Furniture and appliance	N	N	N	N	N	N	N	N	
Household maintenance	N	N	N	N	N	N	N	N	
Tool/equipment rental	N	N	N	N	N	N	N	N	
<i>Animal Services</i>									
Animal hospital/clinic	N	N	N	N	N	N	N	N	
Animal boarding facility	N	N	N	N	N	N	N	N	
Animal grooming	N	N	N	N	N	N	N	N	
<b>MOTOR VEHICLE USES</b>									
Light Motor Vehicle									

Sales facility	N	N	N	N	N	N	N	N
Rental facility	N	N	N	N	N	N	N	N
Repair facility	N	N	N	N	N	N	N	N
Body shop	N	N	N	N	N	N	N	N
Outdoor storage	N	N	N	N	N	N	N	N
Wholesale facility	N	N	N	N	N	N	N	N
<i>Heavy Motor Vehicle</i>								
Sales facility	N	N	N	N	N	N	N	N
Rental facility	N	N	N	N	N	N	N	N
Repair facility	N	N	N	N	N	N	N	N
Body shop	N	N	N	N	N	N	N	N
Outdoor storage	N	N	N	N	N	N	N	N
<i>General Motor Vehicle</i>								
Filling station	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N
Drive-through facility	N	N	N	N	N	N	N	N
<i>Parking</i>								
Parking lot, principal	N	S	N	S	S	S	S	S
Parking lot, access	Y	L	Y	L	Y	L	Y	L
Parking structure	N	N	N	N	N	S	S	S
Parking structure	N	N	N	N	Y	Y	Y	L
Heavy motor vehicle	N	N	N	N	N	N	N	N
Heavy motor vehicle	N	N	N	N	N	N	N	N
<b>ACCOMMODATION AND FOOD SERVICE USES</b>								
Bed and breakfast	S	L	L	L	L	L	Y	Y
Hotel, commercial	N	N	N	N	N	N	N	S
Hotel, residential	N	N	N	N	N	N	N	Y
Tavern	N	L	N	L	N	L	N	S
Assembly hall	N	N	N	N	N	N	N	S
Restaurant, sit-down	N	L	N	L	N	L	Y	Y
Restaurant, fast-food	N	L	N	L	N	L	L	L
<b>ENTERTAINMENT AND RECREATION USES</b>								
Park or playground	Y	Y	Y	Y	Y	Y	Y	Y
Festival grounds	N	N	N	N	N	N	N	N
Recreation facility, indoor	N	N	N	N	N	N	S	S
Recreation facility, outdoor	N	N	N	N	N	N	N	N
Health club	N	N	N	N	N	N	Y	Y
Sports facility	N	N	N	N	N	N	N	N
Gaming facility	N	N	N	N	N	N	N	N

Theater	N	N	N	N	N	N	L	L
Convention and exp	N	N	N	N	N	N	N	N
Marina	N	N	N	N	N	N	N	N
Outdoor racing facil	N	N	N	N	N	N	N	N
Adult entertainment	N	N	N	N	N	N	N	N
<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>								
Recycling collection	N	N	N	N	N	N	S	S
Mixed-waste proces	N	N	N	N	N	N	N	N
Material reclamatio	N	N	N	N	N	N	N	N
Salvage operation,	N	N	N	N	N	N	N	N
Salvage operation,	N	N	N	N	N	N	N	N
Wholesale and disti	N	N	N	N	N	N	N	N
Wholesale and disti	N	N	N	N	N	N	N	N
<i>Storage Facilities</i>								
Indoor	N	N	N	N	N	N	N	N
Outdoor	N	N	N	N	N	N	N	N
Hazardous mater	N	N	N	N	N	N	N	N
<b>TRANSPORTATION USES</b>								
Ambulance service	N	N	N	N	N	N	N	N
Ground transportati	N	N	N	N	N	N	N	N
Passenger terminal	N	N	N	N	N	N	N	N
Helicopter landing f	N	N	N	N	N	N	N	N
Airport	N	N	N	N	N	N	N	N
Ship terminal or dock	N	N	N	N	N	N	N	N
Truck freight termin	N	N	N	N	N	N	N	N
Railroad switching,	N	N	N	N	N	N	N	N
<b>INDUSTRIAL USES</b>								
Manufacturing, light	N	N	N	N	N	N	N	N
Manufacturing, heavy	N	N	N	N	N	N	N	N
Manufacturing, intermediate	N	N	N	N	N	N	N	N
Research and development	N	N	N	N	N	N	N	N
Processing or recycling	N	N	N	N	N	N	N	N
Contractor's shop	N	N	N	N	N	N	N	N
Contractor's yard	N	N	N	N	N	N	N	N
<b>AGRICULTURAL USES</b>								
Plant nursery or greenhouse	Y	Y	Y	Y	Y	Y	Y	Y
Raising of crops or livestock	Y	Y	Y	Y	Y	Y	Y	Y
<b>UTILITY AND PUBLIC SERVICE USES</b>								
Broadcasting or recording	N	N	N	N	N	N	N	N





Lot	2,400	1,200	1,200	800	400	152,400
		(3 m, 3, 1, or				
>>L	1,200	600	600	400	800	751,200; 400 for a unit with 2 or more bedrooms<<
min	with	for	with	bedr	2 or a	2, bedrooms<<
	bedr	wi	bedr		2	bedr
		m			2	bedr
		be			be	
Lot	1,200	600	600	400	200	751,200
cli						
Lot	15%	15*	*	*	*	2015*
Lot	30%	50	50	70%	70%	8530none
Lot	15%	15*	*	*	*	2015*
Lot	40%	60	60	85%	85%	8540none
Flo	none	none	none	none	none	none
Flo	none	none	none	none	none	none
Hei	none	none	*	*	*	20nd*

\*The requirements of table 295-505-2-i apply in lieu of the minimum lot coverage and minimum height requirements of this table. >>

	RM1	RM2	RM4	RM5	RM6	RM7	RO2
Hei	45	45	60	60	85	85	85
					if t	ra	th
Front	average	average	average	average	average	average	average
Front	none	none	average	average	but n	15 ft.	
Side	10% of 3	3	3	3	3	3	none
	15 ft.						RI
Side	none	15	15	15	15	15	none
North	3	3	1.5	1.5	1.5	1.3	none
South	6	6	3.5	3.5	3.5	3.6	none
Corner	12	12	5	5	5	5	12
Max	50	50	100	100	100	100	50
Max	2	3	4	6	8	8	2
Rea	25	25	15	15	15	10	20
Rea	10	10	10	10	10	10	10
Rea	average	average	average	average	average	average	average
Rea	none	none	none	none	none	none	none
M	no	no	yes	yes	yes	yes	yes
B							

Part 10. Section 295-505-2-n of the code is created to read:

**295-505. Design Standards.**

**2. PRINCIPAL BUILDING STANDARDS.**

n. Minimum Lot Area for Premises with Mixture of Dwelling Unit Types. n-1. Permanent Supportive Housing. Where permanent supportive housing is mixed with other types of dwelling units, the calculation of lot area per dwelling unit first requires that the lot area be prorated between the different housing types according to the number of units of each type, using the formula  $PSF = ((PN/RN) \times LSF)/PN$ , where:

n-1-a. PSF is the lot area, in square feet, per permanent supportive housing unit.

n-1-b. PN is the number of permanent supportive housing units.

n-1-c. RN is the total number of residential units, both permanent supportive housing units other types of dwelling units.

n-1-d. LSF is total lot area, in square feet.

n-2. Transitional Housing. Where transitional housing is mixed with other types of dwelling units, the calculation of lot area per dwelling unit first requires that the lot area be prorated between the different housing types according to the number of units of each type, using the formula  $TSF = ((TN/2)/((TN/2) + GN)) \times LSF/TN$ , where:

n-2-a. TSF is the lot area, in square feet, per transitional housing client

n-2-b. TN is the total number of transitional housing clients

n-2-c. GN is the total number of dwelling units, not including transitional housing

n-2-d. LSF is total lot area, in square feet

Part 11. Table 295-603-1 of the code is amended to read:

Table 295-603-1 COMMERCIAL DISTRICTS USE TABLE									
Y = Permitted Use									
Zoning Districts									
Uses	NS1	NS2	LB1	LB2	RB1	RB2	C		
<b>RESIDENTIAL USES</b>									
Single-family	Y	Y	Y	Y	Y	Y	Y	Y	Y
Two-family dw	Y	Y	Y	Y	Y	Y	Y	Y	Y
Multi-family dw	Y	Y	Y	Y	Y	Y	Y	Y	Y
>>Y	Y	Y	Y	Y	Y	Y	Y	Y	<<Y
>>S	S	S	S	S	S	S	S	S	<<S
Attached sing	Y	Y	Y	Y	Y	Y	Y	Y	Y
Live-work unit	Y	Y	Y	Y	Y	Y	Y	Y	Y

Mobile home	N	N	N	N	N	N	N
Watchman/se	N	N	N	N	N	N	N
Family day ca	L	L	L	L	L	L	L
<b>GROUP RESIDENTIAL USES</b>							
Rooming hou	S	S	S	S	S	S	S
Convent, rect	Y	Y	Y	Y	Y	Y	Y
Dormitory	S	S	S	S	S	S	S
Fraternity or	S	S	S	S	S	S	S
Adult family h	L	L	L	L	L	L	L
Foster Homes							
Foster family	Y	Y	Y	Y	Y	Y	Y
Small foster	L	L	L	L	L	L	L
Group home	L	L	L	L	L	L	L
<b>Shelter Care</b>							
Family shel	Y	Y	Y	Y	Y	Y	Y
Small group	L	L	L	L	L	L	L
Large group	S	S	S	S	S	S	S
Community liv	L	L	L	L	L	L	L
[[Tr	S	S	S	S	S	S	S]]
<b>EDUCATIONAL USES</b>							
Day care center	S	S	S	S	S	S	S
School, elementar	Y	Y	Y	Y	Y	Y	Y
College	Y	Y	Y	Y	Y	Y	Y
School, specialty c	Y	Y	Y	Y	Y	Y	Y
<b>COMMUNITY-SERVING USES</b>							
Library	Y	Y	Y	Y	Y	Y	Y
Cultural institution	Y	Y	Y	Y	Y	Y	Y
Community center	S	S	S	S	S	S	S
Religious assembl	S	S	S	S	Y	Y	Y
Cemetery or other	N	N	N	N	N	N	N
Public safety facilit	Y	Y	Y	Y	Y	Y	Y
Correctional facilit	N	N	N	N	N	N	N
<b>COMMERCIAL AND OFFICE USES</b>							
General office	Y	Y	Y	Y	Y	Y	Y
Government office	Y	Y	Y	Y	Y	Y	Y
Bank or other finan	Y	Y	Y	Y	Y	Y	Y
Currency exchange	S	S	S	S	S	S	S
Installment loa	S	S	S	S	S	S	S
Retail establishme	L	L	L	L	L	L	L

Garden supply or	N	N	Y	Y	Y	Y	Y
Home improvement	N	N	S	S	Y	Y	Y
Secondhand store	S	S	S	S	S	S	S
Outdoor merchandise	S	S	S	S	S	S	S
Artist studio	Y	Y	Y	Y	Y	Y	Y
Adult retail establish	N	N	N	N	S	S	N
<b>HEALTH CARE AND SOCIAL ASSISTANCE USES</b>							
Medical office	Y	Y	Y	Y	Y	Y	Y
Health clinic	S	S	S	S	S	S	S
Hospital	N	N	S	S	S	S	S
Medical research	N	N	S	S	S	S	Y
Medical service fac	N	N	S	S	S	S	S
Social service fac	S	S	S	S	S	S	S
Emergency reside	S	S	S	S	S	S	S
Nursing home	S	S	Y	Y	Y	Y	Y
<b>GENERAL SERVICE USES</b>							
Personal serv	Y	Y	Y	Y	Y	Y	Y
Business service	Y	Y	Y	Y	Y	Y	Y
Building maintena	N	N	S	S	Y	Y	Y
Catering service	Y	Y	Y	Y	Y	Y	Y
Funeral home	Y	Y	Y	Y	Y	Y	Y
Laundromat	Y	Y	Y	Y	Y	Y	Y
Dry cleaning estab	Y	Y	Y	Y	Y	Y	Y
Furniture and appl	S	S	Y	Y	Y	Y	Y
Household mainte	Y	Y	Y	Y	Y	Y	Y
Tool/equipment re	Y	Y	Y	Y	Y	Y	Y
<i>Animal Services</i>							
Animal hospital/c	L	L	L	L	L	L	L
Animal boarding	L	L	L	L	L	L	L
Animal grooming	L	L	L	L	L	L	L
<b>MOTOR VEHICLE USES</b>							
<i>Light Motor Vehicle</i>							
Sales facility	N	N	S	S	Y	Y	S
Rental facility	L	L	L	L	Y	Y	Y
Repair facility	N	N	S	S	S	S	S
Body shop	N	N	S	S	S	S	S
Outdoor storage	N	N	S	S	S	S	S
Wholesale facility	L	L	L	L	L	L	L
<i>Heavy Motor Vehi</i>							

Sales facility	N	N	S	S	S	S	S
Rental facility	N	N	S	S	S	S	S
Repair facility	N	N	N	N	S	S	N
Body shop	N	N	N	N	S	S	N
Outdoor storage	N	N	N	N	S	S	N
<i>General Motor Veh</i>							
Filling station	N	N	S	S	S	S	S
Car wash	N	N	L	L	L	L	L
Drive-through fa	L	L	L	L	L	L	L
<i>Parking</i>							
Parking lot, princ	L	L	Y	L	Y	L	L
Parking lot, acce	Y	L	Y	L	Y	Y	Y
Parking structure	S	S	L	L	L	L	L
Parking structure	Y	L	Y	L	Y	Y	Y
Heavy motor veh	N	N	S	S	S	S	S
Heavy motor veh	S	S	S	S	S	S	S
<b>ACCOMMODATION AND FOOD SERVICE USES</b>							
Bed and breakfast	Y	Y	Y	Y	Y	Y	Y
Hotel, commercial	Y	Y	Y	Y	Y	Y	Y
Hotel, residential	Y	Y	Y	Y	Y	Y	Y
Tavern	L	L	Y	Y	Y	Y	Y
Assembly hall	S	S	S	S	S	S	S
Restaurant, sit-dov	Y	Y	Y	Y	Y	Y	Y
Restaurant, fast-fo	L	L	L	L	L	L	L
<b>ENTERTAINMENT AND RECREATION USES</b>							
Park or playground	Y	Y	Y	Y	Y	Y	Y
Festival grounds	N	N	N	N	N	N	N
Recreation facility,	S	S	Y	Y	Y	Y	Y
Recreation facility,	S	S	S	S	S	S	S
Health club	Y	Y	Y	Y	Y	Y	Y
Sports facility	N	N	S	S	S	S	S
Gaming facility	N	N	N	N	N	N	N
Theater	L	L	Y	Y	Y	Y	Y
Convention and ex	N	N	S	S	S	S	S
Marina	Y	Y	Y	Y	Y	Y	Y
Outdoor racing fac	N	N	N	N	N	N	N
Adult entertainme	N	N	N	N	S	S	N
<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>							
Recycling collectio	S	S	S	S	S	S	S

Recycling centers							
Mixed-waste processing	N	N	N	N	N	N	N
Material reclamation	N	N	N	N	N	N	N
Salvage operation	N	N	N	N	N	N	S
Salvage operation	N	N	N	N	N	N	N
Wholesale and distribution	S	S	L	L	L	L	Y
Wholesale and distribution	N	N	S	S	S	S	S
<b>Storage Facilities</b>							
Indoor	S	S	L	L	L	L	Y
Outdoor	N	N	S	S	S	S	S
Hazardous materials	N	N	N	N	N	N	N
<b>TRANSPORTATION USES</b>							
Ambulance service	N	N	S	S	Y	Y	S
Ground transportation	N	N	S	S	S	S	L
Passenger terminal	N	N	Y	Y	Y	Y	Y
Helicopter landing	N	N	S	S	S	S	S
Airport	N	N	N	N	N	N	N
Ship terminal or dock	N	N	N	N	N	N	N
Truck freight terminal	N	N	N	N	N	N	N
Railroad switching	N	N	N	N	N	N	N
<b>INDUSTRIAL USES</b>							
Manufacturing, light	N	N	L	L	L	L	L
Manufacturing, heavy	N	N	N	N	N	N	N
Manufacturing, intermediate	N	N	N	N	N	N	N
Research and development	N	N	S	S	S	S	S
Processing or recycling	N	N	N	N	N	N	N
Contractor's shop	N	N	L	L	L	L	L
Contractor's yard	N	N	S	S	S	S	S
<b>AGRICULTURAL USES</b>							
Plant nursery or greenhouse	N	N	N	N	N	N	N
Raising of crops or livestock	N	N	N	N	N	N	N
<b>UTILITY AND PUBLIC SERVICE USES</b>							
Broadcasting or recording	N	N	Y	Y	Y	Y	Y
Transmission tower	L	L	L	L	L	L	L
Water treatment plant	S	S	Y	Y	Y	Y	Y
Sewage treatment plant	N	N	N	N	N	N	N
Power generation	N	N	N	N	N	N	N
Substation/distribution	S	S	S	S	S	S	S
Substation/distribution	L	L	L	L	L	L	L
<b>TEMPORARY USES</b>							

TEMPORARY USES							
Seasonal market	L	L	L	L	L	L	L
Temporary real es	L	L	L	L	L	L	L
Concrete/batch pla	L	L	L	L	L	L	L
Live entertainment	L	L	L	L	L	L	L

Part 12. Table 295-605-2 of the code is amended to read:

<b>Table 295-605-2 PRINCIPAL BUILDING DESIGN STANDARDS</b>							
<i>Design Standards for Non-residential and Multi-family Principal Buildings</i>							
	NS1	NS2	LB1	LB2	RB1	RB2	CS
<b>Primary Street</b>							
Front setback, average (505-2-b)	average	none	average	none	average	none	none
Front setback, (505-2-b)	50	average	70	average	none	70	average
<b>Secondary Street</b>							
Side street set	none	none	none	none	none	none	none
Side street set	15	5	25	5	none	70	5
Rear street set	none	none	none	none	none	none	none
Rear street set	none	none	none	none	none	none	none
Side setback, m	none	none	none	none	none	none	none
Side setback, m	none	none	none	none	none	none	none
Rear setback, m	none	none	none	none	none	none	none
Rear setback, m	none	none	none	none	none	none	none
Lot area per dw	2,400	1,200	1,200	800	1,200	800	1,200
>>Lot area per d supportive hous	1,200; 2,400 for a unit with 2 or more bedrooms	600; 1,200 for a unit with 2 or more bedrooms	600; 1,200 for a unit with 2 or more bedrooms	400; 800 for a unit with 2 or more bedrooms	600; 1,200 for a unit with 2 or more bedrooms	400; 800 for a unit with 2 or more bedrooms	600; 1,200 for a unit with 2 or more bedrooms <<
>>Lot area per t minimum (sq. ft.	1,200	600	600	400	600	400	600<<
Height, minimum	none	18	none	18	none	24	none
Height, maximum	45	60	45	60	85	85	60
Minimum glazed	40%	60%	30%	60%	20%	30%	10%
Minimum glazed frontage	10%	15%	10%	15%	10%	15%	5%
Multiple principa	yes	yes	yes	yes	yes	yes	yes
<i>Design Standards for Single-family and Two-family Dwellings</i>							
	NS1	NS2	LB1	LB2	RB1	RB2	CS
Refer to design this residential d	RM1	RM4	RM2	RM5	RM2	RM5	RM4

Part 13. Table 295-703-1 of the code is amended to read:

Table 295-703-1 DOWNTOWN DISTRICTS USE TABLE								
Y = Permitted Use			L = Limited Use			Zoning Districts		
Uses	C9A	C9B	C9C	C9D	C9E	C9F	C9G	C9H
<b>RESIDENTIAL USES</b>								
Single-family	Y	Y	L	L	L	L	L	N
Two-family	Y	Y	L	L	L	L	L	N
Multi-family	Y	Y	L	L	L	L	L	N
>>Permanent	Y	Y	Y	Y	Y	Y	Y	N
>>Transitional	S	S	S	S	S	S	S	N
Attached single	Y	Y	L	L	L	L	L	N
Live-work use	Y	Y	L	L	L	L	L	S
Mobile home	N	N	N	N	N	N	N	N
Watchman	N	N	N	N	N	N	N	Y
Family day	L	L	L	L	L	L	L	N
<b>GROUP RESIDENTIAL USES</b>								
Rooming house	S	S	S	S	S	S	S	N
Convent, residence	Y	Y	Y	Y	Y	Y	Y	N
Dormitory	S	S	S	S	S	S	S	N
Fraternity house	S	S	S	S	S	S	S	N
Adult family	L	L	L	L	L	L	L	N
Foster Home								
Foster family	Y	Y	Y	Y	Y	Y	Y	N
Small foster	L	L	L	L	L	L	L	N
Group home	L	L	L	L	L	L	L	N
Shelter Care								
Family shelter	Y	Y	Y	Y	Y	Y	Y	N
Small group	L	L	L	L	L	L	L	N
Large group	S	S	S	S	S	S	S	N
Community	L	L	L	L	L	L	L	N
[[Transitional	S	S	S	S	S	S	S	N]
<b>EDUCATIONAL USES</b>								
Day care center	S	S	S	S	S	S	S	S
School, elementary	Y	Y	Y	Y	S	Y	Y	S
College	S	S	S	Y	S	S	Y	Y
School, special	S	Y	Y	S	S	S	Y	S
<b>COMMUNITY-SERVING USES</b>								
Library	Y	Y	Y	Y	S	Y	Y	N
Cultural institution	L	L	Y	Y	S	Y	Y	N

Community	S	S	S	S	S	S	S	S
Religious a	Y	Y	Y	Y	L	Y	L	N
Cemetery	N	N	N	N	N	N	N	N
Public safe	Y	Y	Y	Y	Y	Y	Y	Y
Correction	N	N	N	S	N	N	N	N
<b>COMMERCIAL AND OFFICE USES</b>								
General off	L	Y	Y	Y	L	Y	Y	Y
Government	L	Y	Y	Y	L	Y	Y	Y
Bank or oth	L	Y	Y	Y	Y	Y	Y	N
Currency e	N	S	S	S	S	S	S	S
Installment	N	S	S	S	S	S	S	S
Retail esta	L	Y	Y	S	Y	Y	Y	S
Garden sup	N	N	N	N	N	N	S	S
Home impr	N	N	N	N	N	N	N	S
Secondhar	N	S	S	N	S	S	Y	S
Outdoor m	S	S	S	N	S	S	Y	S
Artist studi	L	Y	Y	N	L	L	Y	S
Adult retail	N	N	N	N	N	N	S	S
<b>HEALTH CARE AND SOCIAL ASSISTANCE USES</b>								
Medical off	L	Y	Y	Y	L	Y	Y	Y
Health clini	S	S	S	S	L	Y	Y	N
Hospital	S	S	S	S	N	S	S	N
Medical res	N	S	S	S	S	Y	Y	Y
Medical se	N	N	N	N	S	S	S	S
Social serv	S	S	S	S	S	S	S	S
Emergency	N	S	S	S	N	N	S	N
Nursing ho	S	S	S	N	N	N	N	N
<b>GENERAL SERVICE USES</b>								
Personal s	L	Y	Y	S	Y	Y	Y	N
Business s	S	Y	Y	Y	L	Y	Y	Y
Building m	N	S	S	N	L	Y	Y	Y
Catering se	L	S	S	N	N	N	Y	Y
Funeral ho	N	S	S	N	N	N	Y	N
Laundroma	S	Y	Y	N	S	Y	Y	N
Dry cleani	L	Y	Y	Y	Y	Y	Y	N
Furniture a	N	S	S	N	S	S	S	S
Household	N	Y	Y	N	Y	N	Y	Y
Tool/equip	N	S	S	N	S	N	S	S
Animal Ser								

Animal h	N	N	S	N	S	S	S	S
Animal b	N	N	N	N	N	N	N	N
Animal g	N	N	S	N	S	S	S	S
<b>MOTOR VEHICLE USES</b>								
<i>Light Motor</i>								
Sales fac	N	N	N	N	N	N	S	Y
Rental fa	N	L	L	L	L	L	L	L
Repair fa	N	S	S	N	S	S	S	S
Body shd	N	N	N	N	N	N	N	S
Outdoor	N	N	N	N	N	N	N	S
Wholesa	N	L	L	N	L	L	L	L
<i>Heavy Mot</i>								
Sales fac	N	N	N	N	N	N	N	S
Rental fa	N	N	N	N	N	N	S	S
Repair fa	N	N	N	N	N	N	N	S
Body shd	N	N	N	N	N	N	N	S
Outdoor	N	N	N	N	N	N	N	S
<i>General M</i>								
Filling sta	N	S	S	S	S	S	S	S
Car wash	N	S	S	S	S	S	S	S
Drive-thr	N	S	S	S	S	S	S	S
<i>Parking</i>								
Parking l	S	S	S	L	S	S	L	S
Parking l	L	S	S	L	S	S	L	S
Parking s	S	S	L	S	L	L	S	S
L	L	L	L	L	L	L	L	L
Heavy m	N	N	S	S	S	S	S	Y
Heavy m	S	S	S	S	S	S	S	Y
<b>ACCOMMODATION AND FOOD SERVICE USES</b>								
Bed and br	S	Y	Y	N	L	L	Y	N
Hotel, com	S	Y	Y	Y	Y	Y	Y	N
Hotel, resid	Y	Y	Y	N	Y	Y	Y	N
Tavern	S	Y	Y	Y	Y	Y	Y	Y
Assembly h	S	S	Y	Y	L	Y	Y	Y
Restaurant	L	Y	Y	Y	Y	Y	Y	Y
Restaurant	L	L	L	L	L	L	L	L
<b>ENTERTAINMENT AND RECREATION USES</b>								
Park or pla	Y	Y	Y	Y	Y	Y	Y	Y
Festival ord	N	N	N	N	N	N	N	N

Recreation	S	S	Y	Y	Y	Y	Y	Y
Recreation	N	S	S	S	N	N	S	S
Health club	L	L	Y	Y	L	Y	Y	Y
Sports faci	S	S	Y	Y	Y	Y	Y	Y
Gaming fac	S	S	S	S	S	S	S	S
Theater	N	Y	Y	Y	Y	Y	Y	Y
Convention	N	N	N	Y	Y	Y	Y	N
Marina	N	Y	Y	Y	Y	Y	Y	Y
Outdoor ra	N	N	N	N	N	N	N	N
Adult enter	N	N	N	N	N	N	S	S
<b>STORAGE, RECYCLING AND WHOLESALE TRAD</b>								
Recycling	N	S	S	N	N	N	S	S
Mixed-was	N	N	N	N	N	N	N	N
Material re	N	N	N	N	N	N	N	N
Salvage op	N	N	N	N	N	N	N	N
Salvage op	N	N	N	N	N	N	N	N
Wholesale	N	S	S	N	N	S	Y	Y
Wholesale	N	N	N	N	N	N	N	N
Storage Fa								
Indoor	N	S	S	N	N	S	Y	Y
Outdoor	N	N	N	N	N	N	N	N
Hazardou	N	N	N	N	N	N	N	N
<b>TRANSPORTATION USES</b>								
Ambulance	N	N	N	N	N	N	S	S
Ground tra	N	N	N	N	N	N	S	Y
Passenger	S	S	S	S	S	S	Y	Y
Helicopter	N	S	S	S	S	S	S	S
Airport	N	N	N	N	N	N	N	N
Ship termin	N	N	N	N	N	N	Y	Y
Truck freig	N	N	N	N	N	N	N	N
Railroad sv	N	N	N	N	N	N	Y	Y
<b>INDUSTRIAL USES</b>								
Manufactur	N	L	L	N	L	L	Y	Y
Manufactur	N	N	N	N	N	N	N	N
Manufactur	N	N	N	N	N	N	N	N
Research a	N	Y	Y	N	Y	Y	Y	Y
Processing	N	N	N	N	N	N	N	N
Contractor	N	N	N	N	N	N	S	Y
Contractor	N	N	N	N	N	N	S	Y

Contractor	IV	IV	IV	IV	IV	IV	P	T
<b>AGRICULTURAL USES</b>								
Plant nurse	N	N	N	N	N	N	N	S
Raising of	N	N	N	N	N	N	N	N
<b>UTILITY AND PUBLIC SERVICE USES</b>								
Broadcasting	N	Y	Y	Y	L	Y	Y	Y
Transmission	L	L	L	L	L	L	L	L
Water treatment	S	S	S	S	S	S	S	S
Sewage treatment	S	S	S	S	S	S	S	S
Power generation	N	N	N	N	N	N	N	N
Substation	S	S	S	S	S	S	S	Y
Substation	L	L	L	L	L	L	L	Y
<b>TEMPORARY USES</b>								
Seasonal recreation	L	L	L	L	L	L	L	L
Temporary	L	L	L	L	L	L	L	L
Concrete/bituminous	L	L	L	L	L	L	L	L
Live entertainment	L	L	L	L	L	L	L	L

Part 14. Table 295-803-1 of the code is amended to read:

<b>Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE</b>				
Y = Permitted Use Prohibited Use	<b>Zoning Districts</b>			
<b>Uses</b>	IO1/ IO2	IL1/ IL2	IM	IH
<b>RESIDENTIAL USES</b>				
Single-family dwelling	N	N	Y	N
Two-family dwelling	N	N	Y	N
Multi-family dwelling	N	N	Y	N
>>Permanent support	N	N	Y	N<<
>>Transitional housing	N	N	S	N<<
Attached single-family	N	N	Y	N
Live-work unit	N	N	Y	N
Mobile home	N	N	N	N
Watchman/service quarters	Y	Y	N	Y
Family day care home	N	N	Y	N
<b>GROUP RESIDENTIAL USES</b>				
Rooming house	N	N	S	N
Convent, rectory or monastery	N	N	Y	N
Dormitory	N	N	S	N
Fraternity or sorority	N	N	S	N

Adult family home	N	N	L	N
<i>Foster Homes</i>				
Foster family home	N	N	Y	N
Small foster home	N	N	L	N
Group home or gro	N	N	L	N
<i>Shelter Care Facilitie</i>				
Family shelter care	N	N	Y	N
Small group shelter	N	N	L	N
Large group shelter	N	N	S	N
Community living arra	N	N	L	N
[[Transitional living fa	N	N	S	N]]
<b>EDUCATIONAL USES</b>				
Day care center	S	S	L	S
School, elementary or	N	N	Y	N
College	S	S	S	N
School, specialty or p	S	S	S	N
<b>COMMUNITY-SERVING USES</b>				
Library	N	N	Y	N
Cultural institution	N	N	L	N
Community center	N	N	S	N
Religious assembly	N	N	S	N
Cemetery or other pla	N	N	N	N
Public safety facility	Y	Y	Y	Y
Correctional facility	N	N	N	N
<b>COMMERCIAL AND OFFICE USES</b>				
General office	Y	Y	Y	L
Government office	Y	Y	Y	L
Bank or other financ	S	S	Y	N
Currency exchange,	N	N	S	N
Installment loan agen	N	N	S	N
Retail establishment,	N	N	Y	N
Garden supply or lan	N	Y	Y	N
Home improvement d	N	Y	Y	N
Secondhand store	N	N	S	N
Outdoor merchandise	N	N	L	N
Artist studio	N	Y	Y	N
Adult retail establishr	N	N	S	N
<b>HEALTH CARE AND SOCIAL ASSISTANCE</b>				
Medical office	S	N	S	N

Health clinic	L	N	S	N
Hospital	N	N	N	N
Medical research lab	Y	Y	Y	N
Medical service facility	N	S	N	N
Social service facility	N	S	S	N
Emergency residential	N	N	N	N
Nursing home	N	N	N	N
<b>GENERAL SERVICE USES</b>				
Personal service	N	N	Y	N
Business service	Y	S	Y	N
Building maintenance	S	Y	S	N
Catering service	S	Y	Y	N
Funeral home	N	N	N	N
Laundromat	N	N	Y	N
Dry cleaning establish	N	N	Y	N
Furniture and appliances	N	N	Y	N
Household maintenance	N	Y	Y	N
Tool/equipment rental	N	Y	Y	N
<i>Animal Services</i>				
Animal hospital/clinic	N	Y	L	Y
Animal boarding facility	N	Y	L	Y
Animal grooming or	N	Y	L	Y
<b>MOTOR VEHICLE USES</b>				
<i>Light Motor Vehicle</i>				
Sales facility	L	S	S	S
Rental facility	L	S	S	S
Repair facility	L	S	S	L
Body shop	L	S	S	L
Outdoor storage	L	Y	S	Y
Wholesale facility	Y	Y	Y	Y
<i>Heavy Motor Vehicle</i>				
Sales facility	L	Y	S	Y
Rental facility	L	Y	S	Y
Repair facility	L	L	S	L
Body shop	L	L	S	L
Outdoor storage	L	S	S	Y
<i>General Motor Vehicle</i>				
Filling station	S	S	S	S
Car wash	S	S	S	S

Drive-through facility	S	S	S	S
<i>Parking</i>				
Parking lot, principal	Y	Y	L	Y
Parking lot, access	Y	Y	L	Y
Parking structure, principal	Y	Y	L	Y
Parking structure, access	Y	Y	L	Y
Heavy motor vehicle	S	L	L	Y
Heavy motor vehicle	Y	Y	Y	Y
<b>ACCOMODATION AND FOOD SERVICE USES</b>				
Bed and breakfast	N	N	Y	N
Hotel, commercial	L	N	Y	N
Hotel, residential	N	N	Y	N
Tavern	L	L	Y	L
Assembly hall	S	S	S	N
Restaurant, sit-down	L	L	Y	L
Restaurant, fast-food	L	L	L	L
<b>ENTERTAINMENT AND RECREATION USES</b>				
Park or playground	S	S	S	S
Festival grounds	N	N	N	N
Recreation facility, indoor	N	S	Y	N
Recreation facility, outdoor	N	N	S	N
Health club	L	L	Y	N
Sports facility	N	S	S	N
Gaming facility	N	S	N	N
Theater	N	N	Y	N
Convention and expo	S	N	S	N
Marina	Y	Y	Y	Y
Outdoor racing facility	N	N	N	S
Adult entertainment	N	N	N	N
<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>				
Recycling collection facility	S	Y	S	Y
Mixed-waste processing	N	L	S	L
Material reclamation	N	N	N	L
Salvage operation, indoor	L	L	L	L
Salvage operation, outdoor	N	S	S	S
Wholesale and distribution	Y	Y	Y	Y
Wholesale and distribution	S	Y	S	Y
<i>Storage Facilities</i>				
Indoor	Y	Y	Y	Y

Outdoor	N	Y	S	Y
Hazardous material	N	N	N	S
<b>TRANSPORTATION USES</b>				
Ambulance service	Y	Y	S	Y
Ground transportation	S	Y	S	Y
Passenger terminal	Y	Y	Y	Y
Helicopter landing facility	S	S	S	S
Airport	N	Y	N	N
Ship terminal or dock	N	Y	N	Y
Truck freight terminal	N	S	S	L
Railroad switching, classification yard	N	Y	Y	Y
<b>INDUSTRIAL USES</b>				
Manufacturing, light	Y	Y	Y	Y
Manufacturing, heavy	N	S	S	Y
Manufacturing, intensive	N	N	N	S
Research and development	Y	Y	Y	Y
Processing or recycling	N	N	N	S
Contractor's shop	Y	Y	Y	Y
Contractor's yard	S	Y	Y	Y
<b>AGRICULTURAL USES</b>				
Plant nursery or greenhouse	Y	Y	Y	Y
Raising of crops or livestock	Y	Y	Y	Y
<b>UTILITY AND PUBLIC SERVICE USES</b>				
Broadcasting or recording studio	Y	S	Y	S
Transmission tower	L	L	L	L
Water treatment plant	Y	Y	Y	Y
Sewerage treatment plant	N	Y	N	Y
Power generation plant	N	S	N	Y
Substation/distribution	S	Y	S	Y
Substation/distribution	L	Y	L	Y
<b>TEMPORARY USES</b>				
Seasonal market	L	L	L	L
Temporary real estate	L	L	L	L
Concrete/batch plant	L	L	L	L
Live entertainment space	L	L	L	L

Part 15. Table 295-903-2-a of the code is amended to read:

<b>Table 295-903-2-a PARKS DISTRICT USE TABLE</b>	
Y = Permitted Use Prohibited Use	L = Limited Use S = <b>Zoning District</b>
<b>Uses</b>	PK
<b>RESIDENTIAL USES</b>	
Single-family dwelling	N
Two-family dwelling	N
Multi-family dwelling	N
>>Permanent supportive housing	N<<
>>Transitional housing	N<<
Attached single-family dwelling	N
Live-work unit	N
Mobile home	N
Watchman/service quarters	N
Family day care home	N
<b>GROUP RESIDENTIAL USES</b>	
Rooming house	N
Convent, rectory or monastery	N
Dormitory	N
Fraternity or sorority	N
Adult family home	N
<i>Foster Homes</i>	
Foster family home	N
Small foster home	N
Group home or group foster home	N
<i>Shelter Care Facilities</i>	
Family shelter care facility	N
Small group shelter care facility	N
Large group shelter care facility	N
Community living arrangement	N
[[Transitional living facility	N]]
<b>EDUCATIONAL USES</b>	
Day care center	L
School, elementary or secondary	Y
College	Y
School, specialty or personal instruction	S
<b>COMMUNITY-SERVING USES</b>	
Library	Y
Cultural institution	L

Community center	L
Religious assembly	L
Cemetery or other place of interment	N
Public safety facility	Y
Correctional facility	N
<b>COMMERCIAL AND OFFICE USES</b>	
General office	N
Government office	Y
Bank or other financial institution	N
Currency exchange, payday loan agency or title	N
Installment loan agency	N
Retail establishment, general	L
Garden supply or landscaping center	N
Home improvement center	N
Secondhand store	N
Outdoor merchandise sales	N
Artist studio	N
Adult retail establishment	N
<b>HEALTH CARE AND SOCIAL ASSISTANCE</b>	
Medical office	N
Health clinic	N
Hospital	N
Medical research laboratory	N
Medical service facility	N
Social service facility	N
Emergency residential shelter	N
Nursing home	N
<b>GENERAL SERVICE USES</b>	
Personal service	N
Business service	N
Building maintenance service	N
Catering service	N
Funeral home	N
Laundromat	N
Dry cleaning establishment	N
Furniture and appliance rental and leasing	N
Household maintenance and repair service	N
Tool/equipment rental facility	N
<i>Animal Services</i>	

Animal hospital/clinic	N
Animal boarding facility	N
Animal grooming or training facility	N
<b>MOTOR VEHICLE USES</b>	
<i>Light Motor Vehicle</i>	
Sales facility	N
Rental facility	N
Repair facility	N
Body shop	N
Outdoor storage	N
Wholesale facility	N
<i>Heavy Motor Vehicle</i>	
Sales facility	N
Rental facility	N
Repair facility	N
Body shop	N
Outdoor storage	N
<i>General Motor Vehicle</i>	
Filling station	N
Car wash	N
Drive-through facility	N
<i>Parking</i>	
Parking lot, principal use	S
Parking lot, accessory use	Y
Parking structure, principal use	S
Parking structure, accessory use	S
Heavy motor vehicle parking lot, principal use	N
Heavy motor vehicle parking lot, accessory use	N
<b>ACCOMODATION AND FOOD SERVICE USES</b>	
Bed and breakfast	N
Hotel, commercial	N
Hotel, residential	N
Tavern	N
Assembly hall	L
Restaurant, sit-down	L
Restaurant, fast-food/carry-out	L
<b>ENTERTAINMENT AND RECREATION USES</b>	
Park or playground	Y
Festival grounds	N

Recreation facility, indoor	Y
Recreation facility, outdoor	Y
Health club	N
Sports facility	S
Gaming facility	N
Theater	L
Convention and exposition center	S
Marina	L
Outdoor racing facility	N
Adult entertainment establishment	N
<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>	
Recycling collection facility	N
Mixed-waste processing facility	N
Material reclamation facility	N
Salvage operation, indoor	N
Salvage operation, outdoor	N
Wholesale and distribution facility, indoor	N
Wholesale and distribution facility, outdoor	N
<i>Storage Facilities</i>	
Indoor	N
Outdoor	N
Hazardous materials	N
<b>TRANSPORTATION USES</b>	
Ambulance service	N
Ground transportation service	N
Passenger terminal	L
Helicopter landing facility	N
Airport	N
Ship terminal or docking facility	N
Truck freight terminal	N
Railroad switching, classification yard or freight	N
<b>INDUSTRIAL USES</b>	
Manufacturing, light	N
Manufacturing, heavy	N
Manufacturing, intense	N
Research and development	N
Processing or recycling of mined materials	N
Contractor's shop	N
Contractor's yard	N

Contractor's yard	N
<b>AGRICULTURAL USES</b>	
Plant nursery or greenhouse	L
Raising of crops or livestock	Y
<b>UTILITY AND PUBLIC SERVICE USES</b>	
Broadcasting or recording studio	N
Transmission tower	L
Water treatment plant	Y
Sewerage treatment plant	N
Power generation plant	N
Substation/distribution equipment, indoor	S
Substation/distribution equipment, outdoor	L
<b>TEMPORARY USES</b>	
Seasonal market	L
Temporary real estate sales office	N
Concrete/batch plant, temporary	L
Live entertainment special event	L

Part 16. Table 295-905-2-a of the code is amended to read:

<b>Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE</b>	
Y = Permitted Use L = Limited Use S = Substituted Use P = Prohibited Use	<b>Zoning District</b>
<b>Uses</b>	TL
<b>RESIDENTIAL USES</b>	
Single-family dwelling	N
Two-family dwelling	N
Multi-family dwelling	N
>>Permanent supportive housing	N<<
>>Transitional housing	S<<
Attached single-family dwelling	N
Live-work unit	N
Mobile home	N
Watchman/service quarters	Y
Family day care home	N
<b>GROUP RESIDENTIAL USES</b>	
Rooming house	S
Convent, rectory or monastery	Y
Dormitory	Y
Fraternity or sorority	S
Adult family home	N

<i>Foster Homes</i>	
Foster family home	N
Small foster home	N
Group home or group foster home	L
<b>Shelter Care Facilities</b>	
Family shelter care facility	N
Small shelter care facility	L
Large shelter care facility	S
Community living arrangement	L
[[Transitional living facility	S]]
<b>EDUCATIONAL USES</b>	
Day care center	L
School, elementary or secondary	Y
College	Y
School, specialty or personal instruction	Y
<b>COMMUNITY-SERVING USES</b>	
Library	Y
Cultural institution	Y
Community center	S
Religious assembly	Y
Cemetery or other place of interment	Y
Public safety facility	Y
Correctional facility	S
<b>COMMERCIAL AND OFFICE USES</b>	
General office	Y
Government office	Y
Bank or other financial institution	L
Currency exchange, payday loan agency or title	S
Installment loan agency	S
Retail establishment, general	L
Garden supply or landscaping center	N
Home improvement center	N
Secondhand store	N
Outdoor merchandise sales	N
Artist studio	Y
Adult retail establishment	N
<b>HEALTH CARE AND SOCIAL ASSISTANCE</b>	
Medical office	Y
Health clinic	S

Hospital	S
Medical research laboratory	Y
Medical service facility	S
Social service facility	S
Emergency residential shelter	S
Nursing home	Y
<b>GENERAL SERVICE USES</b>	
Personal service	L
Business service	L
Building maintenance service	S
Catering service	S
Funeral home	Y
Laundromat	S
Dry cleaning establishment	S
Furniture and appliance rental and leasing	N
Household maintenance and repair service	N
Tool/equipment rental facility	N
<i>Animal Services</i>	
Animal hospital/clinic	N
Animal boarding facility	N
Animal grooming or training facility	N
<b>MOTOR VEHICLE USES</b>	
<i>Light Motor Vehicle</i>	
Sales facility	N
Rental facility	N
Repair facility	N
Body shop	N
Outdoor storage	N
Wholesale facility	N
<b>Heavy Motor Vehicle</b>	
Sales facility	N
Rental facility	N
Repair facility	N
Body shop	N
Outdoor storage	N
<i>General Motor Vehicle</i>	
Filling station	N
Car wash	N
Drive-through facility	L

<b>Parking</b>	
Parking lot, principal use	S
Parking lot, accessory use	Y
Parking structure, principal use	S
Parking structure, accessory use	S
Heavy motor vehicle parking lot, principal use	N
Heavy motor vehicle parking lot, accessory use	N
<b>ACCOMODATION AND FOOD SERVICE USES</b>	
Bed and breakfast	S
Hotel, commercial	N
Hotel, residential	N
Tavern	N
Assembly hall	S
Restaurant, sit-down	Y
Restaurant, fast-food/carry-out	L
<b>ENTERTAINMENT AND RECREATION USES</b>	
Park or playground	Y
Festival grounds	Y
Recreation facility, indoor	S
Recreation facility, outdoor	S
Health club	Y
Sports facility	S
Gaming facility	N
Theater	N
Convention and exposition center	S
Marina	Y
Outdoor racing facility	N
Adult entertainment establishment	N
<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>	
Recycling collection facility	S
Mixed-waste processing facility	N
Material reclamation facility	N
Salvage operation, indoor	N
Salvage operation, outdoor	N
Wholesale and distribution facility, indoor	N
Wholesale and distribution facility, outdoor	N
<i>Storage Facilities</i>	
Indoor	N
Outdoor	N

Hazardous materials	N
<b>TRANSPORTATION USES</b>	
Ambulance service	Y
Ground transportation service	N
Passenger terminal	Y
Helicopter landing facility	S
Airport	N
Ship terminal or docking facility	N
Truck freight terminal	N
Railroad switching, classification yard or freight	N
<b>INDUSTRIAL USES</b>	
Manufacturing, light	N
Manufacturing, heavy	N
Manufacturing, intense	N
Research and development	S
Processing or recycling of mined materials	N
Contractor's shop	N
Contractor's yard	N
<b>AGRICULTURAL USES</b>	
Plant nursery or greenhouse	N
Raising of crops or livestock	N
<b>UTILITY AND PUBLIC SERVICE USES</b>	
Broadcasting or recording studio	Y
Transmission tower	L
Water treatment plant	Y
Sewerage treatment plant	Y
Power generation plant	S
Substation/distribution equipment, indoor	Y
Substation/distribution equipment, outdoor	L
<b>TEMPORARY USES</b>	
Seasonal market	L
Temporary real estate sales office	L
Concrete/batch plant, temporary	L
Live entertainment special event	L

APPROVED AS TO FORM

Legislative Reference Bureau  
 Date: \_\_\_\_\_

IT IS OUR OPINION THAT THE ORDINANCE  
IS LEGAL AND ENFORCEABLE

Office of the City Attorney  
Date: \_\_\_\_\_

LRB123048-5  
Jeffrey D. Osterman  
04/04/2011