



## Legislation Text

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**File #:** 100848, **Version:** 2

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100848  
SUBSTITUTE 2

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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
<b>Shelter Care Facilities</b>	
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
<b>Parking</b>	
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>ACCOMODATION 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, indoor	none
Wholesale and distribution facility, outdoor	none
<b>Storage Facilities</b>	
Indoor	none
Outdoor	none
Hazardous materials	none
<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



Live entertainment special event      none

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

Table 295-503-1 RESIDENTIAL DISTRICTS USE TABLE									
Y = Permit Zoning Districts									
Uses	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	Y
Two-family dwelling	L	L	Y	Y	Y	Y	Y	Y	Y
Multi-family dwelling	N	N	L	L	Y	Y	Y	Y	Y
>>N N N	N	Y	Y	Y	Y	Y	Y	Y	<<Y
>>N N N	S	S	S	S	S	S	S	S	<<S
Attached single-family	N	N	L	L	Y	Y	Y	Y	Y
Live-work unit	N	N	N	L	L	L	Y	Y	Y
Mobile home	N	N	N	N	N	N	N	N	N
Watchman/service	N	N	N	N	N	N	N	N	N
Family day care home	L	L	L	L	L	L	L	L	L
<b>GROUP RESIDENTIAL USES</b>									
Rooming house	N	N	N	S	S	S	S	S	S
Convent, rectory or	Y	Y	Y	Y	Y	Y	Y	Y	Y
Dormitory	N	N	N	S	S	S	S	S	S
Fraternity or sorority	N	N	N	S	S	S	S	S	S
Adult family home	L	L	L	L	L	L	L	L	L
<b>Foster Homes</b>									
Foster family home	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small foster home	L	L	L	L	L	L	L	L	L
Group home or group	L	L	L	L	L	L	L	L	L
<i>Shelter Care Facilities</i>									
Family shelter care	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small group shelter	L	L	L	L	L	L	L	L	L
Large group shelter	N	N	N	S	S	S	S	S	S
Community living area	L	L	L	L	L	L	L	L	L
[[Transitional	N	N	N	S	S	S	S	S	S]]
<b>EDUCATIONAL USES</b>									
Day care center	L	L	L	L	L	L	L	L	L
School, elementary	Y	Y	Y	Y	Y	Y	Y	Y	Y
College	N	N	N	S	S	S	Y	Y	Y
School, specialty or	N	L	N	L	N	L	Y	Y	Y

COMMUNITY-SERVING USES								
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
COMMERCIAL AND OFFICE USES								
General office	N	L	N	L	N	L	Y	Y
Government office	N	L	N	L	N	L	Y	Y
Bank or other finan	N	L	N	L	N	L	Y	Y
Currency exchange	N	N	N	N	N	N	N	N
Installment loan age	N	N	N	N	N	N	N	N
Retail establishmen	N	L	N	L	N	L	L	L
Garden supply or la	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 merchandi	N	N	N	N	N	N	N	N
Artist studio	N	L	N	L	N	L	Y	Y
Adult retail establi	N	N	N	N	N	N	N	N
HEALTH CARE AND SOCIAL ASSISTANCE USES								
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 la	N	N	N	N	N	N	N	N
Medical service fac	N	N	N	N	N	N	N	N
Social service fa	N	N	N	S	N	S	S	S
Emergency residen	N	N	N	N	S	S	S	S
Nursing home	N	S	N	S	S	S	S	S
GENERAL SERVICE USES								
Personal service	N	L	N	L	N	L	Y	Y
Business service	N	S	N	S	N	S	L	L
Building mainten	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 establ	N	L	N	L	N	L	L	L

Furniture and applia	N	N	N	N	N	N	N	N
Household mainten	N	N	N	N	N	N	N	N
Tool/equipment ren	N	N	N	N	N	N	N	N
<i>Animal Services</i>								
Animal hospital/cl	N	N	N	N	N	N	N	N
Animal boarding f	N	N	N	N	N	N	N	N
Animal grooming	N	N	N	N	N	N	N	N
<b>MOTOR VEHICLE USES</b>								
<b>Light Motor Vehic</b>								
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 Vehic</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 Veh</i>								
Filling station	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N
Drive-through fac	N	N	N	N	N	N	N	N
<i>Parking</i>								
Parking lot, princ	N	S	N	S	S	S	S	S
Parking lot, acces	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 vehi	N	N	N	N	N	N	N	N
Heavy motor vehi	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,	N	N	N	N	N	N	S	S
Recreation facility,	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 reclamation	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 dist	N	N	N	N	N	N	N	N
Wholesale and dist	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, 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
Transmission tower	L	L	L	L	L	L	L	L
Water treatment plant	S	S	S	S	S	S	S	S
Sewage treatment plant	N	N	N	N	N	N	N	N
Power generation plant	N	N	N	N	N	N	N	N
Substation/distribution	S	S	S	S	S	S	S	S
Substation/distribution	L	L	L	L	L	L	L	L
<b>TEMPORARY USES</b>								
Seasonal market	L	L	L	L	L	L	L	L
Temporary real estate	L	L	L	L	L	L	L	L
Concrete/batch plant	L	L	L	L	L	L	L	L
Live entertainment	L	L	L	L	L	L	L	L

Part 9. Table 295-505-2 of the code is amended to read:

Table 295-505-2 PRINCIPAL B													
Lot	Single-family Districts						Two-family Districts						
	RS1	RS2	RS3	RS4	RS5	RS6	RS7	RS8	RS9	RS10	RS11	RS12	
Lot 20	12,000	9,000	7,16,000	3,600	7,4,3,2,400								
Lot	not applicable						3,3,1,1,1,1						
Lot	nd	none	none	nd	none	none	nd	nd	nd	nd	nd	none	
Lot 10	100	75	60	50	30	60	40	30	24				
Lot	not applicable						30	25	18	18			
Lot	none	none	nd	none	none	nd	nd	nd	nd	nd	nd	nd	
Lot	none	none	nd	none	none	3,3,2,1,1,1							
Lot	NA	NA	NA	NA	NA	NA	NA	NA	NA	60			
Lot	none	none	nd	none	none*	nd	nd	*	*				
Lot	15%	30%	30%	30%	30%	60	30	30	50	70			
Lot	none	none	nd	none	none*	nd	nd	*	*				

Lot	15%	30%	30%	30%	40%	70'	40'	40'	60'	85'
Flood	1,500	1,500	1,1,200	900	nd	nd	nd	nd	nd	nd
Flood	1,900	1,900	1,1,450	1,200	nd	nd	nd	nd	nd	nd
Height	none	none	nd	none	none**	nd	nd	*	*	
Height	45	45	45	45	45	45	45	45	45	48

\*The requirements of table 295-505-2-


Single-family Districts      Two-fami

	RS1	RS2	RS4	RS5	R	R	R	R	R
F	average which	average which	average	average	average	average	average	average	average
F	none	none	none	average	average	nd	average	average	more
S	20% of lot w 20 ft.	10% of more th	10% of lot	20%	103'	nevel ft. bu m th			
S	none	none	none	none	nd	nd	nd	nd	15
N	3	3	3	3	1.3	3	1.1	1.1	1.1
S	6	6	6	6	3.6	6	3.3	3.3	3.3
C	12	12	12	12	5	12	12	5	
M	50	50	50	50	75	50	75	10	
M	2	2	3	3	3	2	3	4	
R	25	25	25	20	15	15	25	15	15
R	25	25	25	15	10	10	20	10	10
R	average	average	average	average	average	average	average	average	
R	none	none	none	none	nd	nd	nd	nd	nd
M	no	no	no	no	sa	nd	nd	no	ye
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**Table 295-505-2 PRINCIPAL**

	Multi-family Districts						Residence & Office			
	RM1	RM2	RM3	RM4	RM5	RM6	RM	RM	RO2	
Lot	3,600	3,300	3,240	2,400	2,400	2,400	2,300	3,240		
Lot	3,000	3,100	1,180	1,800	1,800	1,800	1,300	1,800		
Lot	none	none	none	none	none	none	none	none		
Lot	40	40	30	24	24	24	24	30	24	
Lot	25	25	18	18	18	18	18	25	18	
Lot	none	none	none	none	none	none	none	none		
Lot	2,400	1,200	1,200	800	800	400	150	2,400		
>>L min	1,200 with bedr	600 fo w m be	600 fo w m be	400 with bedr	400 with bedr	800 with bedr	200 with bedr	750 with bedr	1,200 with 2 bedr	400 for a unit with 2 or more bedrooms<<
Lot	1,200	600	600	400	400	200	750	1,200		
Lot	15%	15%	*	*	*	*	20%	15%		
Lot	30%	50%	50%	70%	70%	70%	85%	30%	none	
Lot	15%	15%	*	*	*	*	20%	15%		
Lot	40%	60%	85%	85%	85%	85%	85%	40%	none	
Flo	none	none	none	none	none	none	none	none		
Flo	none	none	none	none	none	none	none	none		
Hei	none	nc	*	*	*	*	20'	nc	*	

\*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	RM3	RM4	RM5	RM6	RM	RM	RO2
Hei	45	45	45	60	60	85	85	45	85
Front	average	average	average	average	average	average	average	average	average
Front	none	nc	average	average	average	nc	15 ft.	nc	15 ft.
Side	10% of 15 ft.	3	3	3	3	3	3	nc	none
Side	none	nc	15	15	15	15	15	nc	none
Nor	3	3	1.5	1.5	1.5	1.5	1.3	nc	none

Sou	6	6	3.5	3.5	3.5	3.5	3.6	none
Con	12	12	5	5	5	5	12	none
Max	50	50	75	100	100	100	100	none
Max	2	2	3	4	6	8	8	2
Rea	25	25	20	15	15	15	20	none
Rea	10	10	10	10	10	10	10	none
Rea	aver	aver	aver	aver	aver	aver	aver	average
Rea	none	nd	nd	none	none	nd	nd	none
M	no	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
Two-family dw	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<<
>>S	S	S	S	S	S	S	S	S<<
Attached sing	Y	Y	Y	Y	Y	Y	Y	Y
Live-work unit	Y	Y	Y	Y	Y	Y	Y	Y
Mobile home	N	N	N	N	N	N	N	N
Watchman/se	N	N	N	N	N	N	N	N
Family day ca	L	L	L	L	L	L	L	L
<b>GROUP RESIDENTIAL USES</b>								
Rooming hou	S	S	S	S	S	S	S	S
Convent, rect	Y	Y	Y	Y	Y	Y	Y	Y
Dormitory	S	S	S	S	S	S	S	S
<b>Fraternity or</b>	S	S	S	S	S	S	S	S
Adult family h	L	L	L	L	L	L	L	L
<i>Foster Homes</i>								
Foster famil	Y	Y	Y	Y	Y	Y	Y	Y
Small foster	L	L	L	L	L	L	L	L
Group home	L	L	L	L	L	L	L	L
<b>Shelter Care</b>								
Family shel	Y	Y	Y	Y	Y	Y	Y	Y
Small group	L	L	L	L	L	L	L	L
Large group	S	S	S	S	S	S	S	S
Community liv	L	L	L	L	L	L	L	L
[[Tra	S	S	S	S	S	S	S	S]]
<b>EDUCATIONAL USES</b>								
Day care center	S	S	S	S	S	S	S	S
School, elementar	Y	Y	Y	Y	Y	Y	Y	Y
College	Y	Y	Y	Y	Y	Y	Y	Y
School, specialty d	Y	Y	Y	Y	Y	Y	Y	Y
<b>COMMUNITY-SERVING USES</b>								
Library	Y	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 assembly	S	S	S	S	Y	Y	Y
Cemetery or other	N	N	N	N	N	N	N
Public safety facility	Y	Y	Y	Y	Y	Y	Y
Correctional facility	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 financial	Y	Y	Y	Y	Y	Y	Y
Currency exchange	S	S	S	S	S	S	S
Installment loan	S	S	S	S	S	S	S
Retail establishment	L	L	L	L	L	L	L
Garden supply or lawn	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 establishment	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 laboratory	N	N	S	S	S	S	Y
Medical service facility	N	N	S	S	S	S	S
Social service facility	S	S	S	S	S	S	S
Emergency residence	S	S	S	S	S	S	S
Nursing home	S	S	Y	Y	Y	Y	Y
<b>GENERAL SERVICE USES</b>							
Personal service	Y	Y	Y	Y	Y	Y	Y
Business service	Y	Y	Y	Y	Y	Y	Y
Building maintenance	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 establishment	Y	Y	Y	Y	Y	Y	Y
Furniture and appliance	S	S	Y	Y	Y	Y	Y
Household maintenance	Y	Y	Y	Y	Y	Y	Y

Tool/equipment re	Y	Y	Y	Y	Y	Y	Y
<i>Animal Services</i>							
Animal hospital/d	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 Vehicle</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 Vehicle</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	Y	Y	Y	Y	Y	Y	Y

Restaurant, fast food	F	F	F	F	F	F	F
<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	S	Y	Y	Y	Y	Y
Recreation facility, S	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
Mixed-waste proce	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 dis	S	S	L	L	L	L	Y
Wholesale and dis	N	N	S	S	S	S	S
<i>Storage Facilities</i>							
Indoor	S	S	L	L	L	L	Y
Outdoor	N	N	S	S	S	S	S
Hazardous mate	N	N	N	N	N	N	N
<b>TRANSPORTATION USES</b>							
Ambulance service	N	N	S	S	Y	Y	S
Ground transporta	N	N	S	S	S	S	L
Passenger termina	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 do	N	N	N	N	N	N	N
Truck freight termi	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, he	N	N	N	N	N	N	N
Manufacturing, int	N	N	N	N	N	N	N

Manufacturing, intensive	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>							
Seasonal market	L	L	L	L	L	L	L
Temporary real estate	L	L	L	L	L	L	L
Concrete/batch plant	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 setback	none	none	none	none	none	none	none
Side street setback	15	5	25	5	none	70	5
Rear street setback	none	none	none	none	none	none	none
Rear street setback	none	none	none	none	none	none	none
Side setback, minimum	none	none	none	none	none	none	none
Side setback, minimum	none	none	none	none	none	none	none
Rear setback, minimum	none	none	none	none	none	none	none

Rear setback, minimum	none	none	none	none	none	none	none
Lot area per dwelling unit	2,400	1,200	1,200	800	1,200	800	1,200
>>Lot area per dwelling unit supportive housing	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 dwelling unit 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 area	40%	60%	30%	60%	20%	30%	10%
Minimum glazed frontage	10%	15%	10%	15%	10%	15%	5%
Multiple principal uses	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 standards for this residential district	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 = Limit			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<
>>Transitory	S	S	S	S	S	S	S	N<
Attached single	Y	Y	L	L	L	L	L	N
Live-work	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 care	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 or sorority	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
Transition	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 center	S	S	S	S	S	S	S	S
Religious assembly	Y	Y	Y	Y	L	Y	L	N
Cemetery	N	N	N	N	N	N	N	N
Public safety	Y	Y	Y	Y	Y	Y	Y	Y
Correctional	N	N	N	S	N	N	N	N
<b>COMMERCIAL AND OFFICE USES</b>								
General office	L	Y	Y	Y	L	Y	Y	Y
Government	L	Y	Y	Y	L	Y	Y	Y
Bank or other financial	L	Y	Y	Y	Y	Y	Y	N
Currency exchange	N	S	S	S	S	S	S	S
Installment	N	S	S	S	S	S	S	S
Retail establishment	L	Y	Y	S	Y	Y	Y	S
Garden supply	N	N	N	N	N	N	S	S
Home improvement	N	N	N	N	N	N	N	S
Secondhand	N	S	S	N	S	S	Y	S
Outdoor market	S	S	S	N	S	S	Y	S
Artist studio	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 cleanin	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
<i>Animal Ser</i>								
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-thru	N	S	S	S	S	S	S	S
<i>Parking</i>								
Parking lot	S	S	S	L	S	S	L	S
Parking lot	L	S	S	L	S	S	L	S
Parking garage	S	S	L	S	L	L	S	S
IL	L	L	L	L	L	L	L	L
Heavy man	N	N	S	S	S	S	S	Y
Heavy man	S	S	S	S	S	S	S	Y
<b>ACCOMMODATION AND FOOD SERVICE USES</b>								
Bed and breakfast	S	Y	Y	N	L	L	Y	N
Hotel, commercial	S	Y	Y	Y	Y	Y	Y	N
Hotel, residential	Y	Y	Y	N	Y	Y	Y	N
Tavern	S	Y	Y	Y	Y	Y	Y	Y
Assembly hall	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 playground	Y	Y	Y	Y	Y	Y	Y	Y
Festival grounds	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 facility	S	S	Y	Y	Y	Y	Y	Y
Gaming facility	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 range	N	N	N	N	N	N	N	N
Adult entertainment	N	N	N	N	N	N	S	S
<b>STORAGE, RECYCLING AND WHOLESALE TRADE</b>								
Recycling center	N	S	S	N	N	N	S	S
Mixed-waste	N	N	N	N	N	N	N	N
Material recovery	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	N	S	S	N	N	S	Y	Y

Wholesale	N	N	N	N	N	N	N	N
Storage Facility								
Indoor	N	S	S	N	N	S	Y	Y
Outdoor	N	N	N	N	N	N	N	N
Hazardous	N	N	N	N	N	N	N	N
<b>TRANSPORTATION USES</b>								
Ambulance	N	N	N	N	N	N	S	S
Ground transportation	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 terminal	N	N	N	N	N	N	Y	Y
Truck freight	N	N	N	N	N	N	N	N
Railroad service	N	N	N	N	N	N	Y	Y
<b>INDUSTRIAL USES</b>								
Manufacturing	N	L	L	N	L	L	Y	Y
Manufacturing	N	N	N	N	N	N	N	N
Manufacturing	N	N	N	N	N	N	N	N
Research and development	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
<b>AGRICULTURAL USES</b>								
Plant nursery	N	N	N	N	N	N	N	S
Raising of animals	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/brick	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 group home	N	N	L	N
<i>Shelter Care Facilities</i>				
Family shelter care	N	N	Y	N
Small group shelter	N	N	L	N
Large group shelter	N	N	S	N
Community living arrangement	N	N	L	N
[[Transitional living facility]]	N	N	S	N]]
<b>EDUCATIONAL USES</b>				
Day care center	S	S	L	S
School, elementary or middle	N	N	Y	N
College	S	S	S	N
School, specialty or post-secondary	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 place	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 financial institution	S	S	Y	N
Currency exchange, money order or check cashing	N	N	S	N
Installment loan agency	N	N	S	N
Retail establishment, except food and beverage	N	N	Y	N
Garden supply or landscape business	N	Y	Y	N
Home improvement store	N	Y	Y	N
Secondhand store	N	N	S	N
Outdoor merchandise store	N	N	L	N
Artist studio	N	Y	Y	N
Adult retail establishment	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 laboratory	Y	Y	Y	N
Medical service facility	N	S	N	N
Social service facility	N	S	S	N
Emergency residential care facility	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 establishment	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 only	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, accessory	Y	Y	L	Y
Parking structure, principal	Y	Y	L	Y
Parking structure, accessory	Y	Y	L	Y
Heavy motor vehicle	S	L	L	Y
Heavy motor vehicle	Y	Y	Y	Y
<b>ACCOMMODATION 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, in	N	S	Y	N
Recreation facility, ou	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 e	N	N	N	N
<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>				
Recycling collection f	S	Y	S	Y
Mixed-waste process	N	L	S	L
Material reclamation	N	N	N	L
Salvage operation, in	L	L	L	L
Salvage operation, ou	N	S	S	S
Wholesale and distrib	Y	Y	Y	Y
Wholesale and distrib	S	Y	S	Y
<i>Storage Facilities</i>				
Indoor	Y	Y	Y	Y
Outdoor	N	Y	S	Y
Hazardous materia	N	N	N	S
<b>TRANSPORTATION USES</b>				
Ambulance service	Y	Y	S	Y
Ground transportatio	S	Y	S	Y
Passenger terminal	Y	Y	Y	Y
Helicopter landing fac	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, cl	N	Y	Y	Y
<b>INDUSTRIAL USES</b>				
Manufacturing, light	Y	Y	Y	Y

Manufacturing, light	Y	Y	Y	Y
Manufacturing, heavy	N	S	S	Y
Manufacturing, intens	N	N	N	S
Research and develop	Y	Y	Y	Y
Processing or recycli	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 gree	Y	Y	Y	Y
Raising of crops or liv	Y	Y	Y	Y
<b>UTILITY AND PUBLIC SERVICE USES</b>				
Broadcasting or recor	Y	S	Y	S
Transmission tower	L	L	L	L
Water treatment plan	Y	Y	Y	Y
Sewerage treatment	N	Y	N	Y
Power generation pla	N	S	N	Y
Substation/distributio	S	Y	S	Y
Substation/distributio	L	Y	L	Y
<b>TEMPORARY USES</b>				
Seasonal market	L	L	L	L
Temporary real estat	L	L	L	L
Concrete/batch plant	L	L	L	L
Live entertainment sp	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
<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

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 N = 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

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



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

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