



Legislation Details (With Text)

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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:

Table 295-403-2-a NUMBER OF PARKING SPACES REQUIRED, BY USE	
Uses	No. of Parking Spaces Required
RESIDENTIAL USES	
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> Min. ratio of parking spaces to dwelling units*
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
GROUP RESIDENTIAL USES	
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
Foster Homes	
Foster family home	one
Small foster home	one
Group home or group foster home	one
Shelter Care Facilities	
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]]
EDUCATIONAL USES	
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
COMMUNITY-SERVING USES	
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
COMMERCIAL AND OFFICE USES	
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 nd 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
HEALTH CARE AND SOCIAL ASSISTANCE USES	
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
GENERAL SERVICE USES	
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
MOTOR VEHICLE USES	
<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.
ACCOMMODATION AND FOOD SERVICE USES	
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
ENTERTAINMENT AND RECREATION USES	
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
STORAGE, RECYCLING AND WHOLESALE TRADE USES	
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
TRANSPORTATION USES	

TRANSPORTATION USES	
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
INDUSTRIAL USES	
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
AGRICULTURAL USES	
Plant nursery or greenhouse	none
Raising of crops or livestock	none
UTILITY AND PUBLIC SERVICE USES	
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
TEMPORARY USES	
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:

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
RESIDENTIAL USES								

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	Y	Y	Y
>>N N N	S	S	S	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
GROUP RESIDENTIAL USES								
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
Foster Homes								
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
Shelter Care Facility								
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	S	S	S	S	S
EDUCATIONAL USES								
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
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 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
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 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
GENERAL SERVICE USES								
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
Animal Services								
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
MOTOR VEHICLE USES								
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, accessory	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
ACCOMMODATION AND FOOD SERVICE USES								
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
ENTERTAINMENT AND RECREATION USES								
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
STORAGE, RECYCLING AND WHOLESALE TRADE USES								
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
TRANSPORTATION USES								
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
INDUSTRIAL USES								
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
AGRICULTURAL USES								
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
UTILITY AND PUBLIC SERVICE USES								
Broadcasting or recording	N	N	N	N	N	N	N	N

Table 295-505-2 PRINCIPAL E											
	Single-family Districts						Two-fam				
	R	RS2	RS3	R	RS5	RS6	R	R	R	RT4	
Lot	20	12,000	9,000	7,16,000	3,600	7,14,3,12,400					
Lot	not applicable						3,13,1,1,1				
Lot	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	
Lot	10	100	75	60	50	30	60	40	30	24	
Lot	not applicable						30	25	18	18	
Lot	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	
Lot	nd	nd	nd	nd	nd	nd	3,13,12,1,1,1				
Lot	NA	NA	N/NA	NA	N/NA	N/NA	N/NA	N/NA	N/NA	60	
Lot	nd	nd	nd	nd	nd	nd	*	nd	*	*	
Lot	15%	30%	30	30%	30%	60	30	30	50	70	
Lot	nd	nd	nd	nd	nd	nd	*	nd	*	*	
Lot	15%	30%	30	30%	40%	70	40	40	60	85	
Floc	1,500	1,500	1,1,1,200	900	nd	nd	nd	nd	nd	nd	
Floc	1,900	1,900	1,1,1,450	1,200	nd	nd	nd	nd	nd	nd	
Heig	nd	nd	nd	nd	nd	nd	**	nd	*	*	
Heig	45	45	45	45	45	45	45	45	45	48	

*The requirements of table 295-505-2.

[illegible]

Table 295-505-2 PRINCIPAL

[illegible]

Lot	2,400	1,200	1,200	1,200	800	400	152	400
		(3 m 3, 1, or						
>>L	1,200	600	600	400	800	200	751	200; 400 for a unit with 2 or more
min	with	for	with	bedroom	2 or a	2	bedrooms	<<
	bedroom	with	bedroom			2	bedrooms	
		min				bedroom		
		bedroom				bedroom		
Lot	1,200	600	600	400	200	751	200	
cli								
Lot	15%	15%	*	*	*	20	15%	
Lot	30%	50%	50%	70%	70%	85%	30%	none
Lot	15%	15%	*	*	*	20	15%	
Lot	40%	60%	85%	85%	85%	85%	40%	none
Flood	none	none	none	none	none	none	none	none
Flood	none	none	none	none	none	none	none	none
Height	none	none	*	*	*	20	none	*
*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	RM7	RM8	RM9	RM10
Height	45	45	45	60	60	85	85	45	85	
From	average	average	average	average	average	average	average	average	average	
From	none	none	average	average	but none	15 ft.				
Side	10% of 15 ft.	3	3	3	3	3	3	3	none	
Side	none	none	15	15	15	15	15	none	none	
North	3	3	1.5	1.5	1.5	1.5	1.5	3	none	
South	6	6	3.5	3.5	3.5	3.5	3.5	6	none	
Con	12	12	5	5	5	5	5	12	none	
Max	50	50	75	100	100	100	100	50	none	
Max	2	2	3	4	6	8	8	2	8	
Real	25	25	20	15	15	15	10	20	none	
Real	10	10	10	10	10	10	10	10	none	
Real	average	average	average	average	average	average	average	average	average	
Real	none	none	none	none	none	none	none	none	none	
M	no	no	no	yes	yes	yes	yes	yes	yes	
B										

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		
RESIDENTIAL USES									
Single-family	Y	Y	Y	Y	Y	Y	Y		
Two-family dw	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	
>>S	S	S	S	S	S	S	S	<<S	
Attached sing	Y	Y	Y	Y	Y	Y	Y		
Live-work unit	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
GROUP RESIDENTIAL USES							
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
Shelter Care							
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]]
EDUCATIONAL USES							
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
COMMUNITY-SERVING USES							
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
COMMERCIAL AND OFFICE USES							
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 lo	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
HEALTH CARE AND SOCIAL ASSISTANCE USES							
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 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
GENERAL SERVICE USES							
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 rental	Y	Y	Y	Y	Y	Y	Y
<i>Animal Services</i>							
Animal hospital/clinic	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
MOTOR VEHICLE USES							
<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
General Motor Vehicle							
Filling station	N	N	S	S	S	S	S
Car wash	N	N	L	L	L	L	L
Drive-through facility	L	L	L	L	L	L	L
Parking							
Parking lot, principal	L	L	Y	L	Y	L	L
Parking lot, accessory	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 vehicle	N	N	S	S	S	S	S
Heavy motor vehicle	S	S	S	S	S	S	S
ACCOMMODATION AND FOOD SERVICE USES							
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-down	Y	Y	Y	Y	Y	Y	Y
Restaurant, fast-food	L	L	L	L	L	L	L
ENTERTAINMENT AND RECREATION USES							
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 exhibition	N	N	S	S	S	S	S
Marina	Y	Y	Y	Y	Y	Y	Y
Outdoor racing facility	N	N	N	N	N	N	N
Adult entertainment	N	N	N	N	S	S	N
STORAGE, RECYCLING AND WHOLESALE TRADE USES							
Recycling collection	S	S	S	S	S	S	S

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

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:

Table 295-605-2 PRINCIPAL BUILDING DESIGN STANDARDS*Design Standards for Non-residential and Multi-family Principal Buildings*

	NS1	NS2	LB1	LB2	RB1	RB2	CS
Primary Street							
Front setback, average (505-2-b)	average	none	average	none	average	none	none
Front setback, 50 (505-2-b)	50	average	70	average	none	70	average
Secondary Street							
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 princip	yes	yes	yes	yes	yes	yes	yes

Design Standards for Single-family and Two-family Dwellings

	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
RESIDENTIAL USES								
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 unit	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
GROUP RESIDENTIAL USES								
Rooming house	S	S	S	S	S	S	S	N
Convent, rectory	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]
EDUCATIONAL USES								
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
COMMUNITY-SERVING USES								
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
Correctional	N	N	N	S	N	N	N	N
COMMERCIAL AND OFFICE USES								
General offi	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 ex	N	S	S	S	S	S	S	S
Installment	N	S	S	S	S	S	S	S
Retail estab	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
Secondhand	N	S	S	N	S	S	Y	S
Outdoor m	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
HEALTH CARE AND SOCIAL ASSISTANCE USES								
Medical offi	L	Y	Y	Y	L	Y	Y	Y
Health clinic	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
GENERAL SERVICE USES								
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
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
MOTOR VEHICLE USES								
<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	
Heavy m	N	N	S	S	S	S	S	Y
Heavy m	S	S	S	S	S	S	S	Y
ACCOMMODATION AND FOOD SERVICE USES								
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
ENTERTAINMENT AND RECREATION USES								
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
STORAGE, RECYCLING AND WHOLESALE TRAD								
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
TRANSPORTATION USES								
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
INDUSTRIAL USES								
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	Y	Y	Y	Y	Y	Y	Y	Y
AGRICULTURAL USES								
Plant nursery	N	N	N	N	N	N	N	S
Raising of	N	N	N	N	N	N	N	N
UTILITY AND PUBLIC SERVICE USES								
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
TEMPORARY USES								
Seasonal rental	L	L	L	L	L	L	L	L
Temporary	L	L	L	L	L	L	L	L
Concrete/batch	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:

Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE				
Y = Permitted Use Prohibited Use	Zoning Districts			
Uses	IO1/ IO2	IL1/ IL2	IM	IH
RESIDENTIAL USES				
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
GROUP RESIDENTIAL USES				
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	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
EDUCATIONAL USES				
Day care center	S	S	L	S
School, elementary or	N	N	Y	N
College	S	S	S	N
School, specialty or	S	S	S	N
COMMUNITY-SERVING USES				
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
COMMERCIAL AND OFFICE USES				
General office	Y	Y	Y	L
Government office	Y	Y	Y	L
Bank or other financial	S	S	Y	N
Currency exchange,	N	N	S	N
Installment loan agency	N	N	S	N
Retail establishment,	N	N	Y	N
Garden supply or landscape	N	Y	Y	N
Home improvement center	N	Y	Y	N
Secondhand store	N	N	S	N
Outdoor merchandise	N	N	L	N
Artist studio	N	Y	Y	N
Adult retail establishment	N	N	S	N
HEALTH CARE AND SOCIAL ASSISTANCE				
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
GENERAL SERVICE USES				
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
MOTOR VEHICLE USES				
<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
Parking				
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
ACCOMMODATION AND FOOD SERVICE USES				
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
ENTERTAINMENT AND RECREATION USES				
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 establishment	N	N	N	N
STORAGE, RECYCLING AND WHOLESALE TRADE USES				
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
Storage Facilities				
Indoor	Y	Y	Y	Y

Outdoor	N	Y	S	Y
Hazardous material	N	N	N	S
TRANSPORTATION USES				
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
INDUSTRIAL USES				
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
AGRICULTURAL USES				
Plant nursery or greenhouse	Y	Y	Y	Y
Raising of crops or livestock	Y	Y	Y	Y
UTILITY AND PUBLIC SERVICE USES				
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
TEMPORARY USES				
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:

Table 295-903-2-a PARKS DISTRICT USE TABLE	
Y = Permitted Use Prohibited Use	L = Limited Use S = Zoning District
Uses	PK
RESIDENTIAL USES	
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
GROUP RESIDENTIAL USES	
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]]
EDUCATIONAL USES	
Day care center	L
School, elementary or secondary	Y
College	Y
School, specialty or personal instruction	S
COMMUNITY-SERVING USES	
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
COMMERCIAL AND OFFICE USES	
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
HEALTH CARE AND SOCIAL ASSISTANCE	
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
GENERAL SERVICE USES	
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
MOTOR VEHICLE USES	
<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
ACCOMODATION AND FOOD SERVICE USES	
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
ENTERTAINMENT AND RECREATION USES	
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
STORAGE, RECYCLING AND WHOLESALE TRADE USES	
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
TRANSPORTATION USES	
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
INDUSTRIAL USES	
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
AGRICULTURAL USES	
Plant nursery or greenhouse	L
Raising of crops or livestock	Y
UTILITY AND PUBLIC SERVICE USES	
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
TEMPORARY USES	
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:

Table 295-905-2-a INSTITUTIONAL DISTRICT USE TABLE	
Y = Permitted Use Prohibited Use	L = Limited Use S = Zoning District
Uses	TL
RESIDENTIAL USES	
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
GROUP RESIDENTIAL USES	
Rooming house	S
Convent, rectory or monastery	Y
Dormitory	Y
Fraternity or sorority	S
Adult family home	N

Foster Homes	
Foster family home	N
Small foster home	N
Group home or group foster home	L
Shelter Care Facilities	
Family shelter care facility	N
Small shelter care facility	L
Large shelter care facility	S
Community living arrangement	L
[[Transitional living facility	S]]
EDUCATIONAL USES	
Day care center	L
School, elementary or secondary	Y
College	Y
School, specialty or personal instruction	Y
COMMUNITY-SERVING USES	
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
COMMERCIAL AND OFFICE USES	
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
HEALTH CARE AND SOCIAL ASSISTANCE	
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
GENERAL SERVICE USES	
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
MOTOR VEHICLE USES	
<i>Light Motor Vehicle</i>	
Sales facility	N
Rental facility	N
Repair facility	N
Body shop	N
Outdoor storage	N
Wholesale facility	N
Heavy Motor Vehicle	
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

Parking	
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
ACCOMMODATION AND FOOD SERVICE USES	
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
ENTERTAINMENT AND RECREATION USES	
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
STORAGE, RECYCLING AND WHOLESALE TRADE USES	
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
TRANSPORTATION USES	
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
INDUSTRIAL USES	
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
AGRICULTURAL USES	
Plant nursery or greenhouse	N
Raising of crops or livestock	N
UTILITY AND PUBLIC SERVICE USES	
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
TEMPORARY USES	
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