

# **COMMERCIAL ZONING EXPANSION INITIATIVE**



## **PROBLEM:**

- NO PREDICTABILITY WITHIN THE COMMERCIAL ZONES**
- TOO FEW COMMERCIAL ZONE CATEGORIES**
- TOO MANY PERMITTED USES**
- ONE SIZE FITS ALL APPROACH TO COMMERCIAL DEVELOPMENT**



# CURRENT COMMERCIAL ZONING

URBAN BUSINESS  
UB  
125 USES

NEIGHBORHOOD  
BUSINESS  
B-1  
65 USES

GENERAL  
COMMERCIAL  
C-1  
109 USES

COMMERCIAL  
RESIDENTIAL  
CR-1  
110 USES

CLOSED



# POSSIBLE SOLUTION ADDITIONAL COMMERCIAL ZONES

URBAN BUSINESS  
UB  
125 USES

NEIGHBORHOOD  
BUSINESS  
BP-1  
45 USES

GENERAL  
COMMERCIAL  
C-1  
109 USES

COMMERCIAL  
RESIDENTIAL  
CR-1  
110 USES

NEIGHBORHOOD  
BUSINESS  
B-2  
32 USES

MEDIUM  
COMMERCIAL  
C-2  
16 USES

HEAVY  
COMMERCIAL  
C-3  
20 USES

PLANNED  
COMMERCIAL  
DISTRICT  
C-4  
18 USES

SERVICE/  
LIMITED  
MANUFACTURING  
C-5  
15 USES

PROFESSIONAL  
OFFICE  
BP-1  
6 USES

Institutional  
I-1  
14 USES



NEIGHBORHOOD  
BUSINESS  
B-2  
32 USES

## PURPOSE

**B-2** The purpose of this district is to provide primarily for retail shopping and personal service uses, to be developed either as a unit or in individual parcels, and to serve the needs of a relatively small area, primarily nearby rural, low-density or medium-density residential neighborhoods. To enhance the general character of the district and its compatibility with its residential surroundings, signs are limited to businesses conducted on the premises, and the number, area and type of signs are limited.

## BULK STANDARDS

**Minimum Lot Size: 3,000 SF**

**Maximum Lot Size: 3 acres**

**Maximum Gross Floor Area: 25,000 SF**



MEDIUM  
COMMERCIAL  
C-2  
16 USES

## PURPOSE

**C-2 - This district accommodates community commercial uses that do not have outside storage or sales.**

## BULK STANDARDS

**Minimum Lot Size: 15,000 SF**

**Maximum Lot Size: N/A**

**Maximum Gross Floor Area: 75,000 SF**



HEAVY  
COMMERCIAL  
C-3  
20 USES

## PURPOSE

**C-3 - This district is generally intended for larger scale auto-oriented retail and service businesses along or near major traffic routes that serve local and regional residents as well as the traveling public. In addition to most commercial uses found in this zone, automobile, truck, recreational vehicle and boat sales, rental and major repair facilities may be located in this district.**

## BULK STANDARDS

**Minimum Lot Size: 3 acres**

**Maximum Lot Size: N/A**

**Maximum Gross Floor Area: N/A**



PLANNED  
COMMERCIAL  
DISTRICT  
C-4  
18 USES

## PURPOSE

**C-4 – In order to encourage carefully planned large-scale commercial, retail, and mixed use developments as a means of creating a superior shopping, working and living environment through unified developments, and to provide for the application of design ingenuity while protecting existing and future developments and achieving the goals of the Comprehensive Plan.**

- **Approved concurrently with a site plan**
- **Possibly approved with conditions as appropriate.**

## BULK STANDARDS

**Minimum Lot Size: 10 acres**

**Maximum Lot Size: N/A**

**Maximum Gross Floor Area: N/A**



SERVICE/  
LIMITED  
MANUFACTURING  
COMMERCIAL  
C-5  
18 USES

## **PURPOSE**

**C-5 - The Service/Limited Manufacturing District is designed to maintain and facilitate the growth and expansion of small scale light industrial, wholesale distribution and personal service.**

## **BULK STANDARDS**

**Minimum Lot Size: 25,000 SF**

**Maximum Lot Size: N/A**

**Maximum Gross Floor Area: N/A**



PROFESSIONAL  
OFFICE  
BP-1  
6USES

## **PURPOSE**

**BP-1 - This District is generally intended for office buildings, office park and professional park development. 50% of the floor area may be for a limited number of auxiliary commercial uses that typically support the office use. Restaurants are permitted as a stand-alone use.**

## **BULK STANDARDS**

**Minimum Lot Size: N/A**

**Maximum Lot Size: N/A**

**Maximum Gross Floor Area: N/A**



Institutional  
I-1  
14 USES

## PURPOSE

**I-1 - The purpose of this district is to recognize the public, quasi-public, and institutional nature of particular parcels of land and provide standards and guidelines for their continued use and future development; and to ensure that the public, quasi-public, and institutional structures and developments in the district will be compatible with surrounding districts and uses.**

## BULK STANDARDS

**Minimum Lot Size: N/A**

**Maximum Lot Size: N/A**

**Maximum Gross Floor Area: N/A**



# **COMMERCIAL ZONING EXPANSION INITIATIVE**

Discussion, Questions and Concerns

Path forward