

CITY OF DOVER ORDINANCE #2014-08

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Appendix B – Zoning, Article 3 – District Regulations, Section 10 – Institutional and Office Zone (IO) be amended by deleting it in its entirety and inserting in lieu thereof the following:

Section 10. Institutional and office zone (IO).

- 10.1 *Uses permitted.* In an institutional and office zone (IO), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:
- (a) Business, professional, or governmental offices.
 - (b) Banks.
 - (c) Research, design, and development laboratories.
 - (d) Public and institutional uses including hospitals, medical clinics, libraries, police stations, courthouses, transit centers, schools, colleges, universities, places of public assembly, philanthropic and charitable institutions, parks, playgrounds, public indoor recreation centers, athletic fields.
 - (e) Public utility rights-of-way and structures necessary to serve areas within the city.
 - (f) Day care centers, provided they are established in accordance with all applicable state regulations pertaining to child care and provided that they are established and maintained in accordance with article 5, section 14 of this ordinance.
 - (g) Emergency shelters and transitional housing.
- 10.2 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:
- (a) Firearm ranges, prisons, and correctional facilities.
 - (b) Public incinerators.
 - (c) Hotels and restaurants.
- 10.3 *Accessory uses.* The following uses shall be permitted accessory to other permitted uses on a lot.
- (a) Clinics, cafeterias, and recreational facilities.
 - (b) Motor vehicle storage and repair facilities accessory to a public or institutional use.
 - (c) Restaurants that are on a campus and intended to support users of the campus.
- 10.4 *Uses prohibited.* The following uses are prohibited:
- (a) Landfills, dumps.
- 10.5 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than off-street parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants approved by the city planner.

- 10.6 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.
- 10.7 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 3 – District Regulations, Section 11 – Neighborhood Commercial Zone (C-1) be amended by deleting it in its entirety and inserting in lieu thereof the following:

Section 11. Neighborhood commercial zone (C-1).

- 11.1 *Uses permitted.* In a neighborhood commercial zone (C-1), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:
- (a) Retail stores.
 - (b) Personal service establishments.
 - (c) Service establishments.
 - (d) Restaurants.
 - (e) One family residences, including attached and semi-detached dwellings, complying with the bulk standards of the RG-1 (General Residence) zone.
 - (f) Apartments and multi-family dwellings.
- 11.2 *Uses prohibited.* The following uses are prohibited:
- (a) Fuel pumps; motor vehicle storage, sales, or repairs.
 - (b) Drive-throughs.
 - (c) Liquor stores.
 - (d) Fire arm sales
 - (e) Tobacco shops.
- 11.3 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than off-street parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants and outdoor sales areas approved by the city planner.
- 11.4 *Floor area.* The total floor area in any one establishment shall not exceed 2,500 square feet.
- 11.5 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.

- 11.6 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 3 – District Regulations, Section 12 – Limited Commercial Zone (C-1A) be amended by deleting it in its entirety and inserting in lieu thereof the following:

Section 12. Limited commercial zone (C-1A)

- 12.1 *Uses permitted.* In a limited commercial zone (C-1A), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:
- (a) Retail stores.
 - (b) Personal service establishments.
 - (c) Service establishments.
 - (d) Restaurants.
 - (e) Business, professional, and governmental offices.
 - (f) One family residences, including attached and semi-detached dwellings, complying with the bulk standards of the RG-1 (General Residence) zone.
 - (g) Apartments and multi-family dwellings.
- 12.2 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:
- (a) Drive-throughs accessory to a permitted use.
- 12.3 *Uses prohibited.* The following uses are prohibited:
- (a) Fuel pumps and Motor vehicle storage, sales, or repairs.
- 12.4 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than off-street parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants and outdoor sales areas approved by the city planner.
- 12.5 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.
- 12.6 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 3 – District Regulations, Section 13 – Central Commercial Zone (C-2) be amended by deleting it in its entirety and inserting in lieu thereof the following:

Section 13. Central commercial zone (C-2).

- 13.1 *Uses permitted.* In a central commercial zone (C-2), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:
- (a) Retail stores.
 - (b) Restaurants.
 - (c) Hotels, including bed and breakfast inns.
 - (d) Art galleries and studios.
 - (e) Service establishments.
 - (f) Personal service establishments.
 - (g) Business, professional, and government offices.
 - (h) Apartments and multi-family dwellings, provided that no dwelling units shall be permitted in the first floor on the street frontage of Loockerman Street.
- 13.2 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:
- (a) Parking lots and parking structures as a principal use.
 - (b) Places of public assembly.
 - (c) Manufacturing, assembling, converting, altering, finishing, cleaning, or any other processing of products where goods so produced or processed are to be sold at retail exclusively on the premises, provided that:
 - (1) An area fully concealed from any street and equal to not more than 20 percent of the area devoted to retail sales shall be so used;
 - (2) Electrical power not to exceed a total of five rated horsepower, and steam pressure not in excess of 60 pounds of pressure per square inch shall be used exclusively;
 - (3) Not more than four (4) employees are engaged in such production or processing.
- 13.3 *Uses prohibited.* The following uses are prohibited:
- (a) Fuel pumps and motor vehicle storage, sales, or repairs.
- 13.4 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than off-street parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants and outdoor sales areas approved by the city planner.
- 13.5 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.

- 13.6 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 3 – District Regulations, Section 14 – Limited Central Commercial Zone (C-2A) be amended by deleting it in its entirety and inserting in lieu thereof the following:

Section 14. Limited central commercial zone (C-2A).

- 14.1 *Uses permitted.* In a limited central commercial zone (C-2A), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:
- (a) Retail stores.
 - (b) Business, professional or governmental offices.
 - (c) Personal service establishments.
 - (d) Restaurants.
 - (e) Service establishments.
 - (f) Hotels.
 - (g) Places of public assembly.
 - (h) Drive-throughs.
 - (i) One (1) family residences, including attached and semi-detached dwellings, complying with the bulk standards of the RG-1 (General Residence) zone.
 - (j) Apartments and multi-family dwellings.
- 14.2 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:
- (a) Parking lots and parking structures as a principal use on suitably landscaped lots.
 - (b) Fuel pumps accessory to a permitted use.
- 14.3 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than off-street parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants and outdoor sales areas approved by the city planner.
- 14.4 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.
- 14.5 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 3 – District Regulations, Section 15 – Service Commercial Zone (C-3) be amended by deleting it in its entirety and inserting in lieu thereof the following:

Section 15. Service commercial zone (C-3).

- 15.1 *Uses permitted.* In a service commercial zone (C-3), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:
- (a) Service establishments.
 - (b) Personal service establishments.
 - (c) Business, professional or governmental offices.
 - (d) Retail uses accessory to a permitted use.
 - (e) Drive-throughs accessory to a permitted use.
 - (f) Wholesale, storage, and warehousing establishments.
 - (g) Indoor recreation and amusement establishments.
 - (h) Motor vehicle, boat, or farm equipment sales or service, subject to the following regulations:
 - (1) The minimum lot size for such establishments shall be 20,000 square feet, and the minimum street frontage shall be 150 feet.
 - (2) Entrance and exit driveways shall have an unrestricted width of not less than 16 feet, shall be located not nearer than ten feet from any property line and shall be so laid out as to avoid the necessity of any vehicle leaving the property to back out across any public right-of-way or portion thereof.
 - (3) Vehicle lifts or pits, dismantled and disabled automobiles and all parts or supplies shall be located within a building enclosed on all sides.
 - (4) All service or repair of motor vehicles, other than such minor servicing as change of tires or sale of gasoline or oil, shall be conducted in a building fully enclosed on all sides. This requirement shall not be construed to mean that the doors to any repair shop must be kept closed at all times.
 - (5) The storage of gasoline or flammable oils in bulk shall be located fully underground in accordance with applicable provisions of the National Fire Protection Association Code.
 - (6) No fuel pumps shall be located nearer than 15 feet to any street line.
 - (7) Fuel pumps shall not be permitted closer than 100 feet from a property line of any school, day care, church, hospital, nursing home, or place of public assembly designed for the simultaneous use and occupancy by more than 100 persons.
 - (i) Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products for sale on or off the premises, provided that not more than 25 persons shall be engaged in such activity; and provided further, that any such use shall be subject to the performance standards procedure as set forth in article 5, section 8.

- (j) Mini-storage facilities, subject to the following regulations:
 - (1) No unit shall be placed within 30 feet of a residential property line.
 - (2) No outside storage, except for recreational vehicles, boats, or personal automobiles when parked in specifically approved locations. Parking for these vehicles shall not count toward the required parking set forth in subsection (e) below.
 - (3) No individual unit may be used for retail, garage sale or any other commercial activities.
 - (4) No storage of flammable, explosive, corrosive or other hazardous products may occur in the individual unit.
 - (5) Parking must be provided at a ratio of one (1) space for each 25 rental units, plus a minimum of three (3) spaces for an office outside of the enclosure.
- 15.2 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:
- (a) Crematory, subject to the following requirements:
 - (1) The building lot line upon which a crematory is to be established shall be located at least 100 feet from any residential zone.
 - (2) Where adjacent to residential zones, all landscape buffers shall be required. The buffer shall consist of a landscape screen no less than six and one half (6½) feet high. All landscaping shall be properly maintained throughout the life of the use on lot.
 - (3) Loading operations shall be conducted within a completely enclosed building. Location of loading doors shall be at the side or rear of the building.
 - (4) The crematory shall comply with the Delaware Incinerator Regulations. A copy of the approved air pollution permit issued by the State of Delaware Department of Natural Resources and Environmental Control shall accompany the application for a certificate of occupancy.
- 15.3 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than off-street parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants and outdoor sales areas approved by the city planner.
- 15.4 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.
- 15.5 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 3 – District Regulations, Section 16 – Highway Commercial Zone (C-4) be amended by deleting it in its entirety and inserting in lieu thereof the following:

Section 16. Highway commercial zone (C-4).

- 16.1 *Uses permitted.* In a highway commercial zone (C-4), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:
- (a) Retail stores.
 - (b) Business, professional or governmental offices.
 - (c) Restaurants.
 - (d) Personal service establishments.
 - (e) Service establishments.
 - (f) Hotels and motels.
 - (g) Places of public assembly.
 - (h) Bus terminal.
 - (i) Wholesale, storage, warehousing, and distribution establishments.
 - (j) Indoor or outdoor recreation and amusement establishments.
 - (k) Hospitals and medical centers.
 - (l) Drive-throughs.
 - (m) Motor vehicle, boat, or farm equipment sales or service:
 - (1) The minimum lot size for such establishments shall be 20,000 square feet, and the minimum street frontage shall be 150 feet.
 - (2) Entrance and exit driveways shall have an unrestricted width of not less than 16 feet, shall be located not nearer than ten feet from any property line and shall be so laid out as to avoid the necessity of any vehicle leaving the property to back out across any public right-of-way or portion thereof.
 - (3) Vehicle lifts or pits, dismantled and disabled automobiles, and all parts or supplies shall be located within a building enclosed on all sides.
 - (4) All service or repair of motor vehicles, other than such minor servicing as change of tires or sale of gasoline or oil, shall be conducted in a building fully enclosed on all sides. This requirement shall not be construed to mean that the doors to any repair shop must be kept closed at all times.
 - (5) The storage of gasoline or flammable oils in bulk shall be located fully underground in accordance with applicable provisions of the National Fire Protection Association Code.
 - (6) No fuel pumps shall be located nearer than 15 feet to any street line.
 - (7) Fuel pumps shall not be permitted closer than 100 feet from a property line of any school, day care, church, hospital, nursing home, or place of public assembly designed for the simultaneous use and occupancy by more than 100 persons.
 - (n) Manufacturing, assembling, converting, altering, finishing, cleaning, or any other processing of products for sale on or off the premises, provided that not more than 25 persons shall be engaged in such activity; and provided further, that any such use shall be subject to the performance standards procedure as set forth in article 5, section 8.

- (o) Mini-storage facilities, subject to the following regulations:
 - (1) No unit shall be placed within 30 feet of a residential property line.
 - (2) No outside storage, except for recreational vehicles, boats, or personal automobiles when completely parked in specifically approved locations. Parking for these vehicles shall not count toward the required parking set forth in subsection (e) below.
 - (3) No individual unit may be used for retail, garage sale, or any other commercial activities.
 - (4) No storage of flammable, explosive, corrosive, or other hazardous products may occur in the individual unit.
 - (5) Parking must be provided at a ratio of one (1) space for each 25 rental units, plus a minimum of three (3) spaces for an office
 - (p) Adult entertainment establishments, subject to the provisions stated in article 5, section 13.
- 16.2 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:
- (a) Apartments and multi-family dwellings.
 - (b) Crematory, subject to the following requirements:
 - (1) The building lot line upon which a crematory is to be established shall be located at least 100 feet from any residential zone.
 - (2) Where adjacent to residential zones, all landscape buffers shall be required. The buffer shall consist of a landscape screen no less than six and one half (6½) feet high. All landscaping shall be properly maintained throughout the life of the use on lot.
 - (3) Loading operations shall be conducted within a completely enclosed building. Location of loading doors shall be at the side or rear of the building.
 - (4) The crematory shall comply with the Delaware Incinerator Regulations. A copy of the approved air pollution permit issued by the State of Delaware Department of Natural Resources and Environmental Control shall accompany the application for a certificate of occupancy.
- 16.3 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than off-street parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants and outdoor sales areas approved by the city planner.
- 16.4 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.
- 16.5 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 3 – District Regulations, Section 26 – Commercial/Professional Office Development District be amended by deleting it in its entirety and inserting in lieu thereof the following:

Section 26. Commercial and professional office zone (C-PO).

- 26.1 *Uses permitted.* In a commercial and professional office zone (C-PO), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:
- (a) Business, professional or governmental offices.
 - (b) Banks.
 - (c) Medical laboratories.
 - (d) Drive-in facilities accessory to any permitted use.
- 26.2 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:
- (a) Conditional uses accessory to permitted uses on the same lot:
 - (1) Cafeteria.
 - (2) Restaurant.
 - (3) Barbershop/beauty shop.
 - (4) Copy center.
 - (5) Office supply.
 - (6) Retail store.
 - (7) Newsstand.
 - (8) Spa and health club.
 - (9) Associated laboratories (other than those affiliated with permitted medical uses).
 - (b) Residential uses as follows:
 - (1) Apartments and multifamily residences, provided at least two off-street parking spaces shall be provided in the area for each unit.
 - (2) One (1) family residences subject to the requirements of the RG-1 (General Residence) zone.
- 26.3 *Enclosed buildings.* All permitted uses and all storage accessory thereto, other than off-street parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants and outdoor sales areas approved by the city planner.
- 26.4 *Performance standards.* All uses are subject to performance standards as set forth in article 5, section 8.1.
- 26.5 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 4 – Zoning Bulk and Parking Regulations, Sections 4.14 and 4.15 be amended to read as follows:

Section 4.14. [C-1, C-1A, C-2, C-2A zones.]

Bulk and parking regulations for neighborhood commercial (C-1), limited commercial (C-1A), central commercial (C-2), and limited commercial (C-2A) zones are as follows:

	C-1	C-1A	C-2	C-2A
Minimum required:				
Lot area (sq. ft.)	2,500			
Lot width (ft.)		25		
Lot depth (ft.)			70	100
Front yard (ft.)	25	25	0	15
Side yard (ft.)	None required, but 5 feet min. if provided	None required, but 5 feet min. if provided	None required, but 5 feet min. if provided	None required, but 5 feet min. if provided
Rear yard (ft.)	15	15	20 above ground floor. At ground floor, 5 ft. required	20 above ground floor. At ground floor, 5 ft. required.
Side or rear yards which adjoin a residential zone (ft.)	15	15	15	25
Off-street parking				
Per 300 sq. ft. floor area or				1
Per employee (whichever is greater)				1
Maximum permitted:				
Building height				
Stories	2	2	6	6
Feet	30	30	75	75
Floor area ratio	1.0	1.5	4.0	4.0

Section 4.15. [C-3, C-4, R-C, IO zones.]

Bulk and parking regulations for service commercial (C-3), highway commercial (C-4), recreation and commercial (RC), institutional and office (IO), and commercial and professional office (C-PO) zones are as follows:

	C-3	C-4	RC	IO	C-PO
Minimum required:					
Lot area			5 acres	10,000 sq. ft.	5,000 sq. ft.
Lot width (ft.)	100	150	250	100	50
Lot depth (ft.)	100	150	400	100	100
Front yard (ft.)	20	20	30	10	10
Side yard (ft.)	15	15	50	10	5

Rear yard (ft.)	10	10 or equal to bldg. height	50	15	15
Side or rear yards which adjoin a residence zone (ft.)	30	30	100	30	25
Off-street parking					
Per 300 sq. ft. floor area or	1	1	1	1	1
Per employee (whichever is greater)	1	1			
Maximum permitted:					
Building height					
Stories	6	6	10	10	3
Feet	75	75	130	150	45
Floor area ratio	4.0	4.0	4.0	6.0	2.0
Lot coverage				85%	75%

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 10 – Planning Commission, Section 2 - Site Development Plan Approval, be amended to read as follows:

Section 2. - Site development plan approval.

2.1 *Required.* Site development plan approval shall be required for the erection or enlargement of all structures and the establishment of any use for which site development plan approval is required by this ordinance. Site development plan shall be required according to the following criteria:

2.11 Planning commission site plan review. Site development plans shall be subject to review and approval by the planning commission if they meet the following thresholds:

- (a) *New structures.* Site plans for new structures of 5,000 square feet or greater in floor area; or
- (b) *Additions to existing structures.* Site plans for additions to existing structures that (1) constitute 15 percent or more of the existing floor area, and (2) new floor area is greater than 5,000 square feet; or
- (c) *Impervious surface additions.* Site plans with a total of 5,000 square feet or greater of new or added impervious surface, including new structures or building additions; or
- (d) *Adjacent to residential.* Nonresidential site plans with site disturbance greater than 2,500 square feet and adjacent to residential uses or residential zones.

2.12 *Site development master plan.* Site development master plans shall be subject to review and approval by the planning commission in accordance with subsection 2.44.

- 2.13 *Zoning review.* For site development plans involving construction of a single-family detached, single-family attached, or single-family semidetached dwelling; an accessory structure; or a nonresidential change of use for which no building addition or increase in impervious cover is proposed, the city planner or his designee may approve the site development plan in conjunction with building permit review.
- 2.14 *Administrative site plan.* All site development plans that do not meet the thresholds for zoning review in accordance with subsection 2.13 or planning commission site plan review in accordance with subsection 2.11 shall be reviewed as administrative site development plans.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 12 – Definitions be amended by adding the following definitions in the appropriate alphabetical order:

Apartment: A dwelling unit, within a building with other uses and/or dwelling units, that is intended for use as a residence by an individual or a single family.

Dwelling, multi-family: (see “dwelling, multiple” - A building, or portion thereof, containing more than two dwelling units)

Emergency shelter: A facility providing temporary housing to homeless or transient persons in a dormitory style setting; such facility may also provide or facilitate other social services including counseling and vocational training.

Personal Service Establishment: Establishments primarily engaged in providing individual services generally related to personal needs, such as a hair salon.

Place of Public Assembly: Establishments where the principal use is for the gathering of persons for activities such as civic, social, or religious functions, including but not limited to night clubs, theaters, civic halls, and places of worship.

Retail: The selling of goods, wares, or merchandise directly to the consumer.

Restaurant: An establishment in which the principal use is preparation and sale of food and beverages.

Service Establishment: Any establishment whose primary activity is the provision of assistance, as opposed to products, to individuals, business, industry, government, and other enterprises.

Transitional housing: A residential facility developed in a one-family dwelling unit that is established to provide transition from homelessness to permanent housing, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through acquisition of stable income and permanent housing.

Vocational Training: A specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills. Incidental instructional services in conjunction with another primary use shall not be considered vocational training.

ADOPTED: JULY 14, 2014

Actions History

July 14, 2014 - Public Hearing/Final Reading at Council

May 27, 2014 - First Reading at Council

May 12, 2014 - Considered by Parks, Recreation, and Community Enhancement Committee

April 14, 2014 - Deferred by the Parks, Recreation, and Community Enhancement Committee