



C H A T H A M C O U N T Y - S A V A N N A H
METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: MARCH 12, 2019
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Penrose Properties, LLC, Petitioner
Housing Authority of Savannah, Owners
Joshua Yellin, Agents
Sterling Street
Aldermanic District: 3, John Hall and 4, Bill Durrence
County Commission District: 2, James J. Holmes
Property Identification Numbers: 2-0034 -02-008
File No. 19-000874-ZA

MPC ACTION:

Denial of the request to rezone the subject properties from the R-4, RM-25, B-C, and I-L zoning districts to the R-M-40 district and alternatively recommends **approval** to rezone the subject properties to the R-M-25 district. This recommendation is contingent upon the submittal of a subdivision application for the subject sites.

MPC STAFF RECOMMENDATION:

Denial of the request to rezone the subject properties from the R-4, RM-25, B-C, and I-L zoning districts to the R-M-40 district and alternatively recommends **approval** to rezone the subject properties to the R-M-25 district. This recommendation is contingent upon the submittal of a subdivision application for the subject sites.

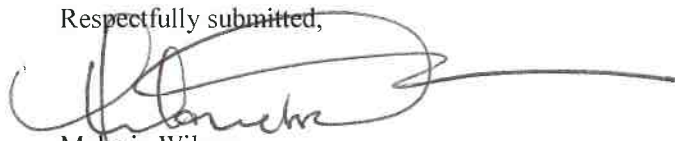
MEMBERS PRESENT: 13 + Chairman

Joseph Ervin, Chairman
Thomas Branch
Travis Coles
Ellis Cook
Karen Jarrett
Roberto Hernandez
Lacy Manigault
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith
Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (13-1)

APPROVAL Votes: 13	DENIAL Votes: 1	ABSENT
Ervin Coles Cook Jarrett Hernandez Manigault Milton Noha Parker Smith Suthers Woiwode Welch	Branch	

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

March 12, 2019 Regular MPC Meeting

Title

REZONING MAP AMENDMENT | Sterling Street/Wheaton Street | R-4, RM-25, B-C and I-L to RM-40 | 19-000874-ZA

Description

A request to rezone portions of a single parcel, lying on both the east and west sides of Wheaton Street north of Waters Ave., from its existing R-M-25 (Residential Multi-Family, 25 units per acre), R-4 (Four-Family Residential), B-C (Community-Business) and I-L (Light Industrial) zoning designations to a R-M-40 (Residential Multi-Family, 40 units per acre) designation.

Recommendation

Staff recommends **denial** of the request to rezone the subject areas from the R-4, RM-25, B-C, and I-L zoning districts to the R-M-40 district and alternatively recommends **approval** to rezone the subject areas to the R-M-25 district. Any rezoning approval should be contingent upon the submittal of a subdivision application for the impacted portions of the property.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Application 0874.pdf](#)
- 📎 [Exhibit A - Maps 19-000874-ZA.pdf](#)
- 📎 [Exhibit B - Concept Development Plan.pdf](#)
- 📎 [Staff Report-19-000874-ZA \[MAP\].pdf](#)



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: The Mayor and Aldermen of the City of Savannah

FROM: The Metropolitan Planning Commission

DATE: March 12th, 2019

SUBJECT: Petition to Rezone Property
Pennrose Properties, LLC, Petitioner
Housing Authority of Savannah, Owners
Joshua Yellen, Agents
Sterling Street
Aldermanic District: 3, John Hall and 4, Bill Durrence
County Commission District: 2, James J. Holmes
Property Identification Numbers: 2-0034 -02-008
File No. 19-000874-ZA

REPORT STATUS: MPC Recommendation

Issue:

A request to rezone portions of a single parcel, lying on both the east and west sides of Wheaton Street north of Waters Ave., from existing R-M-25 (Residential Multi-Family, 25 units per acre), R-4 (Four-Family Residential), B-C (Community-Business) and I-L (Light Industrial) zoning designations to a R-M-40 (Residential Multi-Family, 40 units per acre) designation.

Properties:

The subject property, as a whole, consists of a single 16.87-acre parcel located on both the east and west sides of Wheaton Street just north of Waters Ave; only 3.9-acres of the subject site are proposed to be rezoned (refer to **Exhibit A - Maps and Exhibit B – Concept Plan**). The subject site is currently owned by the Housing Authority of Savannah and is improved with the River Point II housing complex. Staff notes that the petitioner in this case is not the Housing Authority of Savannah but rather Pennrose Properties, LLC, a private development company based out of Philadelphia. While it is assumed that 3.9-acre portion will be subdivided out from the remainder of the subject parcel and sold to Pennrose, this information has not been explicitly conveyed to staff. Based on aerial photographs, it appears that approximately 22 existing River Point II units would be subject to the rezoning.

Facts and Findings:

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning on February 21st, 2019. Public notice was also posted in various locations around the site.
2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multi-Family Res.	R-M-25
South	Multi-Family Res.	R-4
East	Single-Family Res.	R-M-25
West	Light-Industrial	I-L

3. **Existing R-M-25 (Multi-Family Residential – 25 units/acre) Zoning District:**
 - a. **Intent of the R-M-25 District:** Per the Zoning Ordinance, *“the purpose of this district shall be to provide areas for multifamily development and compatible nonresidential development. The net dwelling unit density for this zone shall be established at the time of rezoning. The density to be established shall be recommended by the metropolitan planning commission but shall be not more than 40 units per acre.”* The MPC considers, among other conditions, traffic impacts, utility capacity, and general compatibility with surrounding land uses when establishing a density requirement for an R-M district.
 - b. **Allowed Uses:** The permitted uses for the R-M-25 district are attached at the end of this document in **Table 1**. In addition to residential, permitted uses include various care homes, religious facilities, nurseries, transitional shelters and hospitals (as a special use).
 - c. **Development Standards:** The development standards for the R-M-25 zoning district are attached in **Table 5**.
4. **Existing B-C (Community Business) Zoning District:**
 - a. **Purpose of the B-C District:** According to the Zoning Ordinance, *“the purpose of the B-C district shall be to provide community shopping facilities*

consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people.”

- b. **Allowed Uses:** Uses allowed within the B-C district are attached at the end of this document in **Table 3**.
 - c. **Development Standards:** The development standards for the B-C district appear in the attached **Table 7**.
5. **Existing R-4 (Four-Family Residential) Zoning District:**
- a. **Purpose of the R-4 District:** According to the Zoning Ordinance, *“the purpose of the R-4 district shall be to maintain dwelling unit density to not more than 12 dwelling units per net acre of residential land in order to protect the property in this district from the depreciating effects of more densely developed residential uses.”*
 - b. **Allowed Uses:** Uses allowed within the R-4 district appear in the attached **Table 4**.
 - c. **Development Standards:** The development standards for the R-4 district appear in the attached **Table 6**.
6. **Existing I-L (Light-Industrial) Zoning District:**
- a. **Intent of the I-L District:** *“The purpose of this district shall be to create and protect areas for those industrial uses which do not create excessive noise, odors, smoke and dust and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods or to the other uses permitted in this district.”* I-L permits industrial uses which are broadly compatible with commercial districts but may be incompatible with adjacent residential districts.
 - b. **Allowed Uses:** The permitted uses for the I-L district are attached in **Table 2**. Permitted uses include most retail, services, automotive, storage and residential forms of development. In addition, the district allows adult entertainment establishments, nightclubs and package stores.
 - c. **Development Standards:** The development standards for the I-L zoning district are attached in **Table 7**.

7. **Proposed R-M-40 (Multi-Family Residential – 40 units/acre) Zoning District:**
 - a. **Proposed Intent of the R-M-40 District:** The intent of the R-M-40 district is identical to that of the R-M-25 district except for an increase in residential density to 40 units per acre.
 - b. **Proposed Uses:** The permitted uses for the R-M-25 district are identical to those in the existing R-M-25 district enumerated in **Table 1**.
 - c. **Proposed Development Standards:** The development standards for the R-M-40 zoning district are identical to those in the existing R-M-25 district (outlined in **Table 5**) except for an increase in permitted units per acre from 25 to 40.
8. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as “General Residential.” As identified in the Comprehensive Plan, this classification is defined as “*areas with a wide range of residential uses including multi-family dwellings, attached dwellings, small-lot single-family dwellings at densities greater than 10 units per gross acre.*” The proposed R-M-40 zoning district is generally consistent with the future land use designation but is at the high end with regard to residential density.
9. **Public Services and Facilities:** The property is served by the Savannah Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.
10. **Transportation Network:** The property is served by Wheaton Street, a minor arterial with annual average daily traffic (AADT) of approximately 14,000 vehicles. Chatham Area Transit (CAT) bus route 10 runs directly along Wheaton Street with stops immediately adjacent to the subject parcel. The site is also accessible from Pounder Street and Ott Street, minor residential roads which provide access to the interior of the Housing Authority property.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*

Yes ___ No X

MPC Comment: In the case of the existing R-M-25 district, the proposed zoning represents only an increase in density and does not change the permitted uses. The R-M-40 district, however, does permit greater residential density than the existing

R-4 zoning district located along the west side of Wheaton St; the R-4 district sets a maximum density of 12 units per acre. The proposed R-M-40 district is far more restrictive with regard to land uses than the existing I-L and B-C districts.

2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*

Yes ___ No X

MPC Comment: The range of permitted uses within the R-M-40 district is more restrictive than the existing B-C and I-L districts. However, the RM-40 district would permit greater residential density than the existing R-M-25 and R-4 districts. At 40 dwelling units an acre, a maximum total of 156 dwelling units would be permitted on the 3.9-gross-acre subject site. However, given space needed for access, green space, parking, and infrastructure, the maximum that could feasibly be constructed would likely hover around 100 units.

As a comparison, if the 3.9-acre subject site were to be rezoned to R-M-25, approximately 50-70 dwelling units could reasonably be accommodated on site.

3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Yes X No ___

MPC Comment: As noted above, the range of permitted uses would be limited as part of the proposed rezoning as compared to the existing B-C and I-L districts. However, given that the R-M-40 district would permit approximately 100 dwelling units on-site, the proposed rezoning has the potential to slightly increase traffic along Wheaton Street compared to the existing R-M-25 and R-4 districts.

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*

Yes ___ No X

MPC Comment: See above. Wheaton Street appears to have sufficient capacity to support multi-family residential uses. However, the proposed rezoning has the potential to increase residential density in the area, generating additional traffic.

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Yes ___ No X

MPC Comment: As best as can be determined, existing utilities are sufficient to meet expected future demands. The property is served by city water and sanitary sewer. The site is in close proximity to a large wetlands to the east (adjacent to the Truman Parkway).

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?*

Yes ___ No X

MPC Comment: The proposed RM-40 zoning classification is more restrictive in regards to permitted land uses than the existing I-L and B-C zoned portions of the property. However, R-M-40 does represent an increase in residential density compared to the existing R-4 and R-M-25 designations. R-M districts set a height limit of 40 ft.

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes ___ No X

MPC Comment: The proposed multifamily residential zoning is generally compatible with the “General Residential” future land use designation, but is at the high-end with regard to permitted residential density.

ALTERNATIVES:

1. Approve the petitioner’s request as presented.
2. Deny the petitioner’s request.
3. Deny the petitioner’s request and approve an alternative classification.

POLICY ANALYSIS:

There are two core components to this rezoning request: the shift from light industrial (I-L) and community business (B-C) zoning districts to a multifamily district and the increase in permitted density of existing multifamily districts (R-4 and R-M-25) to 40 units per acre. In the former case, it may be desirable to eliminate an industrial district with its wide range of intense uses that is currently adjacent to residences. Only a small portion of the site currently zoned B-C is subject to this rezoning request. In the latter case, the MPC should consider three core criteria when establishing a density standard for a multifamily district: the potential traffic generated, the capacity of water and sewer systems, and the compatibility of the development with surrounding land uses. Neither traffic nor water/sewer systems present much concern as the existing roads and utilities have enough capacity.

The issue of compatibility is less straightforward. Higher-density multifamily development is generally consistent with the existing development pattern (duplex and multi-plex units within the Housing Authority property). The difference between 25 and 40 units per acre could manifest itself in taller and more massive buildings. The petitioner has provided a concept plan for a potential multi-family development on the site which depicts town-house and stacked-flat style units with approximately 56 units (refer to **Exhibit B**). However, as a general development plan was not submitted with the rezoning request, development would not be tied to this conceptual plan. Therefore, if the rezoning were to be approved, additional density up to the maximum permitted could be allowed by-right.

The table below provides a brief comparison of the potential number of units that could be developed on-site under the R-M-25 and R-M-40 zoning districts:

Density Comparison Table

	Acres	Permitted Number of Units	
		RM-25	RM-40
Gross Acreage	3.9	97.5	156
Net Acreage*	2.7	67	108

** Calculated as 70% of Gross Acreage (removing land needed for infrastructure, parking, stormwater management, etc.).*

As shown in the table up to 97 units could potentially be constructed on-site under the proposed R-M-40 district. While staff acknowledges that the concept plan is preliminary in nature and does not represent a General Development Plan, the density permitted under a R-M-40 zoning district is almost double that depicted on the conceptual plans. As an alternative to the R-M-40 district, an R-M-25 designation would still permit the density depicted on the concept plan but would limit the development to between 50 and 70 units. Staff also notes that the request, as submitted, would create an R-M-40 “island” at the intersection of Wheaton Street and Bouhan Street. An alternate R-M-25 designation in this area would be consistent with the existing R-M-25-zoned parcels to the north and would eliminate this island.

The subject property sits directly on a CAT transit route and is less than a 15-minute walk to downtown. There is a public interest in constructing more housing—especially affordable housing—in locations easily accessible to job centers in the historic core. However, the requested R-M-40 zoning designation is more dense than surrounding parcels and would permit a residential density almost twice that shown on the conceptual plan. As an alternative, the R-M-25 designation would be consistent with surrounding zoning and would still permit between 50-70 units to be constructed on-site.

RECOMMENDATION:

The MPC recommends **denial** of the request to rezone the subject areas from the R-4, RM-25, B-C, and I-L zoning districts to the R-M-40 district and alternatively recommends **approval** to rezone the subject area to the R-M-25 district. This approval is contingent upon the submittal of a subdivision application for the impacted portions of the property.

Table 1 – R-M Use Table

R-M Zoning District List of Uses	
Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval	
(1) One-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(2) Two-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(2b) Three- and four-family dwellings:	X
(3) Multifamily dwellings	X
(6) Accessory dwelling structure	X
(9) Roominghouses and boardinghouses	X
(15) Church and other places of worship	X
(15a) Temporary use	
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X
(16) Convent or monastery	B1
(17) Hospitals and care home	B1
(17a) Sanitarium or mental care home	B1
Provided, that any building or structure established in connection with such use shall be set back not less than 50 feet from any property line.	
(18) Eleemosynary or philanthropic institutions	B1
(18b) Group personal care home for the mentally ill (seven to 15 persons)	X
(18e) Group care home for the abused or mistreated (seven (7) to 15 persons)	X
(18f) Group care home for the elderly (seven (7) to 15 persons)	X
(18g) Congregate personal care home for the elderly (16 or more persons)	X
(18h) Group care home for the mentally retarded (seven (7) to 15 persons)	X
(18k) Transitional shelters for homeless persons	X
(18m) Adult day care center	B
(18o) Single room occupancy residences	X
(18r) Senior Citizen Congregate Housing	X
(20) Public schools	X
(22) Private and parochial schools	B
(22a) Day nurseries and kindergartens	B
(22b) Child care center	B
(23) Public use	X
(27) Public utilities	X
(30) Golf course	X
(32a) Private or residential community boat dock or pier	X

(48)	Administrative office for city-sponsored neighborhood housing service district	X
(52)	Home occupation	X
(53)	Accessory use	

Table 2 – I-L Use Table

I-L Zoning District	
List of Permitted Uses	Use #
Accessory storage buildings	82a
Accessory uses	90
Administration building	38a
Adult entertainment establishment	36c
Amusement or recreational activities carried on wholly within a building	29
Animal grooming establishment	25a
Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	25
Apartment building used by a college (mixed use)	8
Assembly halls	20a
Automobile parking lot or parking garage	55
Automobile storage garage	55b
Automobile upholstery shop	53
Automobile, truck, or boat and nonresidential trailer sales or rentals	52
Banks and offices	37
Bicycle and moped sales and service	52b
Book cover processing	71a
Building contractor and related construction contractors	68
Building supplies and materials	63
Buy-back center for recyclable aluminum, glass, paper, and plastics	82d
Caretakers' quarters	10a
Catering services	49b
Club or lodge	20
Cocktail lounges and taverns	48b
Cold storage and freezer plant	73
College dormitory	7a
Community correctional center	10n
Confectionery	39b
Cultural facilities	19
Design shop and testing of new products	58a
Drive-in theater	31
Dwelling, one-family	1
Electrical repair and similar repair	61
Electronic, video or mechanical amusement game arcade	29a
Emergency shelters for homeless persons	10j
Equipment rental	59a
Experimental laboratory	58
Express office	72
Farm implement sales and storage and similar activities	59
Feed and grain sales and storage	60
Food service centers for homeless persons	10l

Food stores and drugstores	32
Freezer locker service, ice storage	46
Fuel Station	50
Fur storage vaults	73a
Furniture repair	35a
Glass sales and installation	64
Golf or baseball driving range	28
Greenhouse and plant nursery	23
Growing of crops and gardening	21
Heliport, helistop	15a
Home furnishing and hardware	35
Home occupation	89
Horse stables	42a
Hostel	10o
Ice vending unit	46a
Incidental outdoor storage	82b
Indoor car wash	50a
Indoor recycling collection center	82c
Indoor shooting range	30
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Light manufacturing	83
Locksmith, gunsmith, and similar activities	62
Marine supply and service facility	78
Microbrewery	92
Miniature golf course	27
Mixed use, nonresidential	37a
Mixed use, residential	37b
Motel	9
Motorcycle, motor scooter sales and services	52a
Newspaper	69
Newspaper and magazine distributor	71
Nightclubs	48d
Package store	48c
Personal care home for the handicapped and/or elderly (six or fewer persons)	10p
Personal service schools	47e
Personal service shops	33
Pest control	63b
Plant and produce shops	32c
Post secondary schools (College, junior college, university)	46b
Prefabricated structures sales lot	63a
Printing or letter shop	70
Public uses	15
Public utility	16
Railroad freight station	79

Railroad or bus station	74
Railroad or freight classification	80
Raising of commercial and noncommercial livestock and poultry	22
Recreational vehicle park	9a
Remote dry storage warehouse	75c
Residential trailer sales room and sales lot	56
Restaurant drive-in	49
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	48a
Restaurant, sit-down or cafeteria, which serves alcoholic beverages	48
Restaurants, fast food or drive-thru	49a
Riding stables	42b
Sale and display of monuments and stones	39c
Sale of beer and wine, by the package, when incidental to other principal retail use	32a
Satellite dish	90a
Self-storage miniwarehouse	75b
Separate use sign	87
Sewage treatment plant	17
Single-room occupancy residences	10m
Specialty shops	36a
Storage yards	82
Temporary day labor employment center	47d
Temporary uses	13
Tower	43
Transitional shelters for homeless persons	10k
Tree cutting/pruning contractor	23a
Tree cutting/pruning contractor and related services	23b
Truck terminal	81
Vehicle service, minor	51
Vehicle service, major	51a
Wholesaling or warehousing	75
Wrecker service with dead storage yards	55c

Table 3 – B-C Use Table

Existing Allowed Uses in the B-C District	
Use	B-C
Lodging Facilities:	
(7) Hotel or apartment hotel	X
(7a) College dormitory	X
(8) Apartment building used by a college (mixed use)	X
(9) Motel	X
(9b) Inn	X
(9d) Short-term vacation rental	X
(10j) Emergency shelters for homeless persons	X
(10k) Transitional shelters for homeless persons.	X
(10l) Food service centers for homeless persons	X
(10m) Single-room occupancy residences	X
Religious Facilities:	
(10o) Hostel	X
(10p) Personal care home for the handicapped and/or elderly (six or fewer persons)	X
(11) Church or other place of worship	X
(13) Temporary Uses	
b. Carnival, community fair, athletic event or other event of public interest.	B
c. The use of public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fair, or other events of public interest.	X
e. Temporary off-site promotional sales and public interest events, such as boat shows, auto and home furnishing, promotional sales, etc.	X
f. The sale of seasonal plants and/or produce	X
g. Consumer fireworks retail sales stand	X
Community Facilities:	
(14) Eleemosynary or philanthropic institution	X
(15) Public uses	X
(15a) Heliport, helistop	B
(16) Public utility	X
(18) Telephone exchange	X
(19) Cultural facilities	X
(20) Club or lodge	B
(20a) Assembly halls	X
(20b) Day nurseries and kindergartens	X
(20c) Child care center	X
(20e) Child sitting center	X
Agriculture, Forestry, Mining:	
(22a) Agriculture personal	X
(23) Greenhouse and plant nursery	X
(23a) Tree cutting/ pruning contractor	X
Animal Care:	

(25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	X
(25a) Animal grooming establishment	X
Recreation:	
(27) Miniature golf course	X
(28) Golf or baseball driving range	X
(29) Amusement or recreational activities carried on wholly within a building, including theater, billiard parlor, dance hall, and activities of a similar nature.	X
(29a) Electronic, video or mechanical amusement game arcade (excluding movies, film or photographic machines)	X
(30) Indoor shooting range	B
Retail Sale and Services:	
(32) Food stores and drugstores	X
(32a) Sale of beer and wine by the package when incidental to other principal retail use.	X
(32c) Plant and produce shops	X
(33) Personal service shops	X
(34) Clothing stores and dry goods	X
(35) Home furnishing and hardware	X
(35a) Furniture repair, including furniture refinishing, refurbishing and upholstery shops	X
(36a) Specialty shops	X
(36b) Craft shops	X
(36d) Tattoo studio	X
(37) Banks and offices	X
(37a) Mixed use, nonresidential	X
(37b) Mixed use, residential	X
(38) Janitorial services contractor	X
(39) Department stores	X
(39d) Sale and display of monuments and stones	X
Unclassified Retail Sales and Services:	
(40) Photography studio	X
(41) Funeral homes and crematory	X
(42) Ambulance service or rescue squad	X
(43) Radio and television towers (including radio and television tower farms)	X
(43c) Commercial wireless telecommunications facilities (monopole) as permitted by section 8-3191 et seq. Development Standards for Telecommunications Towers and Antennas.	X
(44) Telegraph or messenger service	X
(45) Taxi stand	X
(45a) Taxicab company	X
(45c) Tour vehicle service and storage facility	X
(46) Freezer locker service, ice storage	X
(46a) Ice Vending Unit	X
(46d) Post secondary schools	X
(47) Vocational and technical schools	X

(47b) Fortune telling	X
(47c) Teaching of music, voice, and dance	X
(47d) Temporary day labor employment center	X
(47e) Personal service schools	
(47f) Consumer fireworks retail sales facility	B
Restaurants:	
(48) Restaurant, sit-down or cafeteria, which serves alcoholic beverages Provided, that alcoholic beverages shall only be sold as part of a meal.	X
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages.	X
(48b) Cocktail lounges, and taverns	X
(48c) Package store	X
(48d) Nightclubs	X
(49) Drive-in restaurant	X
(49a) Fast-food or drive-thru restaurants	X
(49b) Catering services	X
Automobile and Boat Sales and Services:	
(50) Fuel station	X
(50a) Indoor car wash	X
(51) Vehicle service, minor	X
(51a) Vehicle service, major	X
(52) Automobile, truck, or boat and nonresidential trailer sales or rentals	X
(52a) Motorcycle, motor scooter sales and services	X
(52b) Bicycle and moped sales and service	X
(53) Automobile upholstery shop	X
(54) Retail automobile parts and tire store	X
(55) Automobile parking lot or parking garage	X
(55b) Automobile storage garage	X
(55c) Wrecker services with dead storage yards	X
Laboratory:	
(57) Laboratory serving professional requirements, dentists, medical, etc.	X
(58a) Design shop and testing of new products (as a secondary use)	X
Equipment Sales, Grain Sales, Repair:	
(61a) Small electric motor repair	X
(62) Locksmith, gunsmith and similar activities	X
Building Materials:	
(63a) Prefabricated structures sales lot	X
(63b) Pest control	X
(68) Building contractor and related construction contractors	X
Printing:	
(69) Newspaper	X
(70) Printing or letter shop	X
Transportation, Storage, Wholesaling:	

(73a) Fur storage vaults	X
(75b) Self-storage miniwarehouse	X
(75c) Remote dry storage warehouse	X
(75d) Wholesaling and accessory warehousing	X
(82a) Accessory storage buildings	X
(82d) Buy-back center for recyclable aluminum, glass, paper and plastics	B
Light Manufacturing:	
(83) Light manufacturing	
n. Dry cleaning plants and laundry plants	X
Signs:	
(86) Principal use sign	X
(87) Separate use sign	X
Incidental Uses:	
(88) Incidental use sign	X
(88a) Bus stop bench signs	X
(90) Accessory uses	X
(90a) Satellite dish	X

Table 4. – R-4 Use Table

List of Permitted Uses in the R-4 (Four-family Residential) Zoning District	
X = Allowed By-right	
B = Allowed with Zoning Board of Appeal Approval	
B1=Planning Commission approval of site plan required	
Uses	How Permitted
Residential Types:	
1. One-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
2. Two-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
2b. Three- and four-family dwellings:	X
6. Accessory dwelling structure	X
Religious Facilities:	
15. Church and other places of worship	B1
a. Temporary outdoor religious services.	X
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X
Health and Welfare:	
18. Eleemosynary or philanthropic institutions	B1
18b. Group personal care home for the mentally ill seven to 15 persons.	X
18e. Group care home for the abused or mistreated seven to 15 persons.	X
18f. Group care home for the elderly seven to 15 persons.	X
18h. Group care home for the mentally retarded seven to 15 persons.	X
18n. Family adult day care center	X
18o. Single room occupancy residences	X
18p. Family personal care home for the handicapped six or fewer persons.	X
18q. Family personal care home for the elderly six or fewer persons.	X
Education:	
20. School, public or private K-12.	B
22a. Day nurseries and kindergartens	B
22b. Child care center	B
Community Facilities:	
23. Public use	X
27. Public utilities	X
Recreation and Social:	
30. Golf course	X
32a. Private or residential community boat dock or pier	X
Retail Sales and Services:	
48. Administrative office for city-sponsored neighborhood housing service district	X

List of Permitted Uses in the R-4 (Four-family Residential) Zoning District	
X = Allowed By-right	
B = Allowed with Zoning Board of Appeal Approval	
B1=Planning Commission approval of site plan required	
Uses	How Permitted
52. Home occupation	X
53. Accessory use	X
53a. Satellite dish	X
Sign:	
54. Sign, incidental	X
56a. Sign, bus stop benches	X

Table 5 – R-M Development Standards

R-M Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit	Residential: 1. Single-family 2. Two-family 3. Three-family 4. Four-family 5. Multifamily a. Semidetached or end row Nonresidential	6,000 3,600 2,400 1,800 1,300 600 6,000
Minimum Lot Width (feet)	Residential: 1. Single-family 2. Two-family 3. Three-family 4. Four-family 5. Multifamily a. Semidetached or end row Nonresidential	60 60 60 60 18 18 60
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	115 85 70 60 50 36
Minimum Side Yard Setback (feet)	Residential: 1. Single-family 2. Two-family 3. Three-family 4. Four-family 5. Multifamily Nonresidential	5 5 10 10 10 10
Minimum Rear Yard Setback (feet)	Residential Nonresidential	25 25
Maximum Height (feet)	Residential Nonresidential	40 40
Maximum Building Coverage (percent)	Residential Nonresidential	- 40
Maximum Density (units per net acre)	-	40

Table 6 – R-4 Development Standards

R-4 Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit	Residential: 1. Single-family 2. Two-family 3. Three-family row 4. Four-family row Nonresidential	6,000 3,600 2,900 2,500 6,000
Minimum Lot Width (feet)	Residential: 1. Single-family 2. Two-family 3. Three-family row 4. Four-family row Nonresidential	60 60 18 18 60
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	115 85 70 60 50 36
Minimum Side Yard Setback (feet)	Residential: Nonresidential	5 5
Minimum Rear Yard Setback (feet)	Residential Nonresidential	25 25
Maximum Height (feet)	Residential Nonresidential	35 50
Maximum Building Coverage (percent)	Residential Nonresidential	50 35
Maximum Density (units per net acre)	--	--

Table 7 – I-L and B-C Development Standards

I-L and B-C. Zoning District Schedule of Development Standards			
		I-L	B-C
Minimum Lot Area (square feet) per use or for Two-family and Multi-family Dwellings, per Dwelling Unit	Residential	6,000	--
	Nonresidential	-	--
Minimum Lot Width (feet)	Residential	60	--
	Nonresidential	-	--
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet) for Residential	Freeway/parkway	115	90
	Major arterial	85	50
	Secondary arterial	70	40
	Collector street	60	30
	Residential street	50	30
	Access easement	36	36
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet) for Nonresidential	Freeway/parkway	90	90
	Major arterial	50	50
	Secondary arterial	40	40
	Collector street	30	30
	Residential street	30	30
	Access easement	36	36
Minimum Side Yard Setback (feet)	Residential Nonresidential	5 or 10 from abutting R district property 10 from abutting R district property	10 from abutting R district property
Minimum Rear Yard Setback (feet)	Residential Nonresidential	25 adjoining R district property's setback	25 adjoining R district property's setback
Maximum Height (feet)	Residential Nonresidential	35 -	35
Maximum Building Coverage (percent)	-	-	--
Maximum Density (units per net acre)	-	-	24