



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: May 16, 2017

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Text Amendment to the City of Savannah Zoning Ordinance

Re: Amendment to the Upper-story Residential Use to Reduce the Lot Area Requirement Per Dwelling Unit and to Reduce the Required Amount of Off-street Parking

Applicant: Lookin Good Properties

Agent: Harold B. Yellin (HunterMacLean)

File No. 17-002242-ZA

MPC ACTION:

Approval of an alternate amendment for upper-story residential density and off-street parking requirements as proposed by MPC staff.

MPC STAFF RECOMMENDATION:

Approval of an alternate amendment for upper-story residential density and off-street parking requirements as proposed in the report.

MEMBERS PRESENT: 10 + Vice Chairman

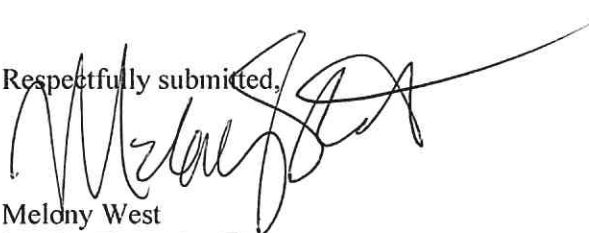
James Overton, Vice Chairman
Shedrick Coleman
Travis Coles
Ellis Cook
Joseph Ervin
Karen Jarrett
Lacy Manigault
Timothy Mackey

Lee Smith
Linder Suthers
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Overton Cook Coleman Coles Ervin Jarrett Mackey Manigault Suthers Woiwode		Milton Hernandez Welch Smith

Respectfully submitted,


Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

May 16, 2017 Regular MPC Meeting

Title

D5 - TEXT AMENDMENT | Request to Amend Density and Parking Requirements for the Upper-story Residential Use in the B-C (Community Business) Zoning District | Lookin Good Properties, Petitioner | File No. 17-002242-ZA

Description

To allow for more residential units within the Historic District, the petitioner seeks to: 1) reduce the land area requirement from 600 square feet of land area to 435 square feet and, 2) reduce the off-street parking requirement for a dwelling unit, regardless of the number of bedrooms, to one off-street space. This applies only to the upper-story residential use (Use 4) within the B-C (Community Business) zoning districts.

Recommendation

Approval of an alternate amendment as recommend in the report attached to the agenda.

Contact

Charlotte Moore, AICP
moorec@thempc.org

Financial Impact

n/a

Review Comments

Attachments

- 🔗 [Staff Report-17-002242-ZA.pdf](#)
- 🔗 [B-C Zoning in Historic District Map.pdf](#)
- 🔗 [Off Street Reqs Parking Map.pdf](#)
- 🔗 [Historic District with B-G & B-C Zoning.pdf](#)
- 🔗 [B-C and B-G Use List.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: Mayor and Aldermen of the City of Savannah

FROM: The Planning Commission

DATE: May 16, 2017

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendment to the Upper-story Residential Use to Reduce the Lot
Area Requirement Per Dwelling Unit and to Reduce the Required
Amount of Off-street Parking
Applicant: Lookin Good Properties
Agent: Harold B. Yellin (HunterMacLean)
File No. 17-002242-ZA

ISSUE:

A petition to: 1) amend the lot area requirement per dwelling for the upper-story residential use in the B-C (Community-Business) district, and 2) amend the off-street parking requirement for the upper-story residential use.

BACKGROUND:

Upper-story residential is defined by the Zoning Ordinance as "One or more residential dwelling units above a ground floor nonresidential use." In 2016, the upper-story residential use was adopted by City Council and limited to the B-C district within the boundaries of the Savannah Historic District. Both districts are shown on the attached map.

The purpose of the upper-story residential use is to encourage more residential development within portions of the Historic District (specifically, the B-C district which exists only west of Jefferson Street) without the loss of active ground floor uses, such as retail and eating and drinking establishments. The B-C district within the Historic District has historically served as the more intensive commercial area of downtown and includes much of the Martin Luther King, Jr. corridor.

When the upper-story residential use was adopted, residential density was limited to 600 square feet of land area per dwelling unit, matching the more predominantly residential portions of the Historic District. Off-street parking requirements were not changed and are based on multi-family requirements as follows: Studio (1.25); 1-bedroom (1.50); 2-bedroom (1.75); and, 3 or more

bedrooms (2.0).

To allow for more residential units, the petitioner seeks to: 1) reduce the land area requirement from 600 square feet of land area to 435 square feet (which is consistent with the RIP-D district) and, 2) reduce the off-street parking requirement for a dwelling unit, regardless of the number of bedrooms, to one off-street space (as allowed in the RIP-A, RIP-A-1, RIP-B and RIP-D districts).

FINDINGS:

1. The purpose of the B-C District is 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 70,00 people.” The B-C district is the primary “general” commercial zoning district for the city and exists in older areas of the city and suburban areas, especially along major arterial streets, such as Abercorn Street. The Oglethorpe Mall and much of the surrounding commercial development, for example, are zoned B-C.
2. Within the Historic District, most, if not all, of the B-C district has been in place since zoning was adopted by the City in 1960. As shown on the attached map, the B-C district exists west of Jefferson Street and is the predominant zoning district for the Martin Luther King, Jr. Boulevard corridor.
3. While the B-C district that existed in 1960 might have been appropriate within the Historic District, the permitted uses are not necessarily the most appropriate uses for the District nearly 60 years later. Intensive uses, such as major vehicle service and dry cleaning plants, are permitted while the only residential use—upper-story residential—was approved for the district in 2016. The addition of this use to the B-C district was guided by research for the proposed zoning ordinance for Savannah, which identifies the western Historic District as an area where more residential uses and density should be encouraged.
4. The upper-story residential use provides two benefits: 1) Street level activity cannot be eliminated because ground floor residential is not permitted; and, 2) Reducing or even eliminating residential density requirements allows for more residential units to be developed and creates additional housing opportunities.
5. Presently, the density requirement for upper-story residential is 600 square feet of land area per net acre. Net acre is the total land area of a parcel minus the “car area,” or the area devoted to driveways, parking spaces, streets and vehicular service areas. The net acre calculation is an unnecessarily punitive as it reduces the number of dwelling units. Until a site plan is prepared, it is impossible to know the amount of net acreage. Based on gross acreage, a 600-square foot requirement would permit 72 units for a one-acre site. The petitioner seeks to reduce this requirement to 435 feet to match the RIP-D (Medium Density Residential) district. In 2010, the RIP-D district was amended to allow 100 dwelling units per gross acre.
6. Additionally, the petitioner seeks to reduce the requirement amount of parking per dwelling unit to match other zoning districts within the Historic District. The present requirement for residential within the B-C district is based on the number of bedrooms as follows: Studio (1.25); 1-bedroom (1.50); 2-bedroom (1.75); and, 3 or more bedrooms (2.0). In the RIP-A,

RIP-A-1, RIP-B and RIP-D districts, as shown on the attached map, one off-street space is required.

POLICY ANALYSIS:

Upper-story residential can provide more housing opportunities while also providing ground floor retail and other “active” uses. The proposed amendment is supported by the Comprehensive Plan as much of the area zoned B-C is within the areas designated “Downtown” and “Downtown-Expansion” on the Comprehensive Future Land Use Map. The draft zoning ordinance also recommends that upper-story residential not have a density requirement.

Although the applicant has suggested that residential density be regulated by requiring a minimum lot area per dwelling unit (435 square feet), a density limit is not recommended. Instead, a minimum floor area per dwelling unit of 450 square feet is recommended as an alternative. This minimum dwelling size, along with a reduced minimum off-street parking requirement and maximum building height will, in effect, determine density. This minimum dwelling size is recommended to be a condition of the use.

Additionally, to ensure ground floor activity that is appropriate for the Historic District, a condition is proposed that would prohibit certain non-residential uses. These uses include but are not limited to vehicle repair, warehousing and self-storage (residential accessory storage is permitted) and adult entertainment establishments.

The applicant also requested that off-street parking requirements be consistent with the predominantly residential districts within the Historic District. These districts—RIP-A, RIP-A-1, RIP-B and RIP-C—require one off-street space per dwelling. The Planning Commission recommends a modified version that specifically addresses B-C district within the Historic District. This includes a requirement for one (1) off-street space for a studio and one and two-bedroom dwellings. For a dwelling with three or more bedrooms, the requirement would be 1.5 off-street spaces. It is also recommended that West River Street District parking reduction of 50% not be applicable. Additionally, it is recommended that the RIP-B-1 and RIP-C districts be corrected to match the one off-street parking space required for the other RIP districts within the Historic District.

Also, because an active ground floor use is inherent of the upper-story residential use, it should not be an available option for a developer seeking an additional story as a “bonus.” Therefore, it is suggested that the active ground floor use option cannot be selected.

In addition to the amendments requested for the B-C district by the applicant, the Planning Commission recommends that the B-G (General Business) district also be included as it exists in the northwest portion of the Historic District in the Indian Street area. This redeveloping area does not have any residential development except for a student housing complex. The attached map shows the location of the B-G district.

1. Recommend approval of the request to amend the Zoning Ordinance as proposed.
2. Recommend an alternate amendment.
3. Recommend denial of the request.

Approval of an alternate amendment for upper-story residential density and off-street parking requirements as follows:

ENACT

Article B. (Zoning Districts); Sec. 8-3025(b), Business and Industrial Use Schedule; Use 4, Upper-story residential

[illegible]

II. DEVELOPMENT STANDARDS & DENSITY

Article B. (Zoning Districts); Sec. 8-3025(d), Business and Industrial Use Schedule; B-C District

a. *Setbacks*

District and Use	Freeway or Parkway*	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Residential Street*	Access Easement	Minimum Side Yard (feet)**	Minimum Rear Yard (feet)**	Maximum Height (feet)	Building Coverage (percent)***	Buffer Requirements	Density Requirements Units Per Net Acre
B-C district												
<u>Upper-story Residential (Historic District)</u>	<u>See Sec. 8-3030</u>											<u>No density; however, a minimum floor area per dwelling unit is required. See Sec. 8-3025(b)(4)b.</u>
Mixed Use Residential	90	50	40	30	30(d)	36	(a)(d)	(b)(d)	35	--		24
Nonresidential	90	50	40	30	30(d)	36	(a)(d)	(b)(d)	35	--		--

b. *Lot Area*

District and Use	Minimum Lot Area (Square Feet)		
	One-Family Dwelling or Other Use When Listed	Two-Family or Multi-Family Dwelling: Lot Area Per Dwelling Unit	Minimum Lot Width (Feet)
B-C district:			
Nonresidential	-	-	-
<u>Upper-story Residential (Historic District)</u>	<u>600 -</u> <u>See Sec. 8-3025(b)(4)b.</u>	<u>600 -</u> <u>See Sec. 8-3025(b)(4)b.</u>	<u>-</u>

III. PARKING

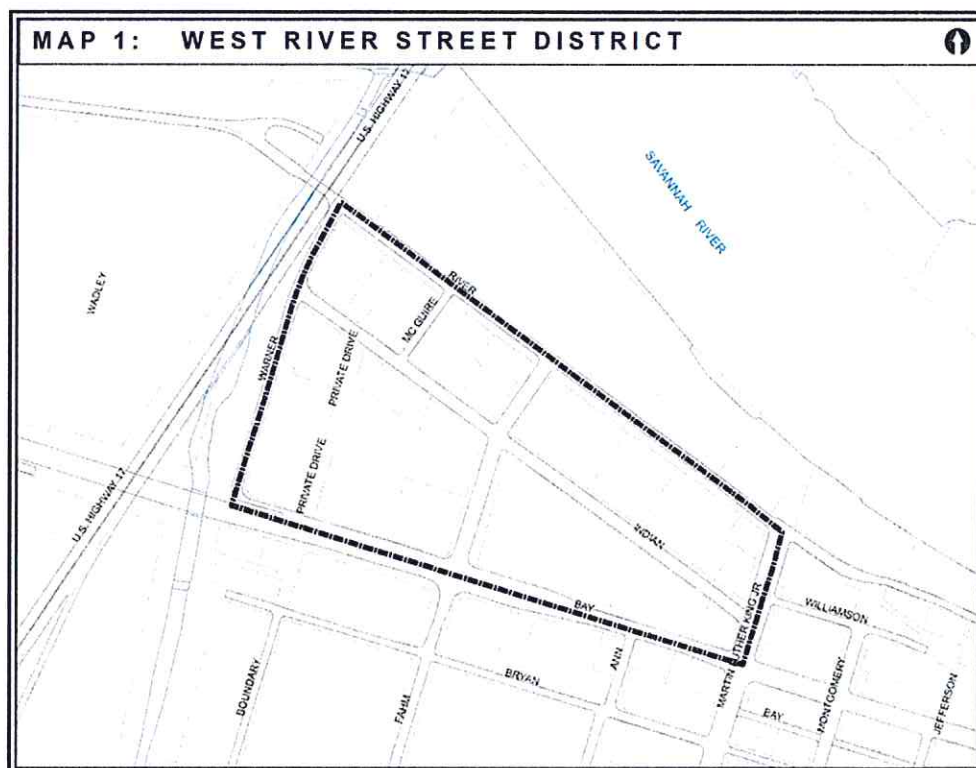
Sec. 8-3090. Exempted uses and special off-street parking requirements for specified zoning districts.

- (a) *RIP-A, RIP-A1, RIP-B, RIP-B-1, RIP-C and RIP-D districts.* Within the **Historic District, as described in Sec. 8-3030, but not to include the West River Street Area, as described in (c) below, residential uses within the** RIP-A, RIP-A1, RIP-B, **RIP-B-1, RIP-C** and RIP-D zoning districts, ~~the following residential off-street parking requirements shall prevail~~ **shall provide off-street parking as follows:**

- (1) *New dwelling unit construction.* One off-street parking space per dwelling unit.
- (2) *Subdividing or conversion of an existing structure to add residential dwelling units.*
 - a. Subdividing of an existing residential dwelling structure into one or more additional dwelling units. One off-street parking space shall be provided for each such dwelling unit added.
 - b. Subdividing or conversion of an existing nonresidential structure for residential dwelling purposes. One off-street parking space shall be provided for each dwelling unit created.
 - c. Required off-street parking shall be provided in all cases as follows:
 1. All required off-street parking shall be provided within the rear yard. Where such parking cannot be provided in the rear yard and where not more than two units exist on the parcel, one on-street parking space per each 18 linear feet of lot frontage (up to a maximum of two spaces) may be counted toward the required number of off-street parking spaces, provided that such space is located directly in front of and on the same side of the street as the use in question, along a public street where on-street parking is permitted.
 2. Where the required off-street parking cannot be so accommodated, the zoning board of appeals shall be authorized to grant a variance from all or a portion of the required off-street parking upon one of the following findings. Such findings shall be in addition to the required findings to be made for a variance as set forth elsewhere in this chapter:
 - (i) An alternative location of off-street parking proposed on the site (other than in the rear yard) has been determined by the historic review board to be appropriate to the character of the historic district; or
 - (ii) The developer shall provide a land use parking study which shows to the satisfaction of the city traffic engineer that the following condition can be met: The requested

variance would not increase the ratio between the number of dwellings within the block face area the parcel is located and the number of parking spaces within the block face area (off-street spaces dedicated to residential purposes plus on-street spaces) above 1.0.

- d. All residential structures in a multifamily residential project comprised of more than 20 units, which project is restricted to housing for the elderly and/or the handicapped, shall provide one off-street parking space for every two units or portion thereof.
- (b) **BC-1 district.** Within the BC-1 zoning district, all uses are exempt from providing off-street parking.
- (c) **B-B district.** Within the historic district, all uses within the B-B zoning district are exempt from providing off-street parking.
- (d) **R-M districts.** Within R-M zoning districts, multifamily developments which are to be owned and operated by a church, synagogue or other religious use shall provide one-half off-street parking space per unit, provided (1) such multifamily development is intended to provide housing for members of such religious use or for elderly or handicapped persons and (2) such housing is to be located adjacent to property owned by the religious use which is available for parking.
- (e) **West River Street Area.** The West River Street Area, as seen in Map 1, is defined as all properties bounded by West Bay Street, West River Street, Martin Luther King, Jr. Boulevard and Warner Street.



- (1) Uses within the categories listed in Table 1: Permitted Parking Reduction, that are in the boundaries of the West River Street Area, shall be permitted to reduce the number of off-street parking spaces required in Sec. 8-3089 (Minimum space requirements for off-street parking).

Table 1: Permitted Parking Reduction	
Use Categories Sec. 8-3025 (b) B&I Use Schedule	Permitted Reduction
Lodging Facilities [1]	50%
Retail Sales and Service	50%
Community Facilities	50%
Restaurants	50%
Incidental Uses	50%
Unclassified Retail Sales and Service	50%

[1] Provided, however, that this reduction shall apply to transient guests only and that a minimum of one-half space per room be provided.

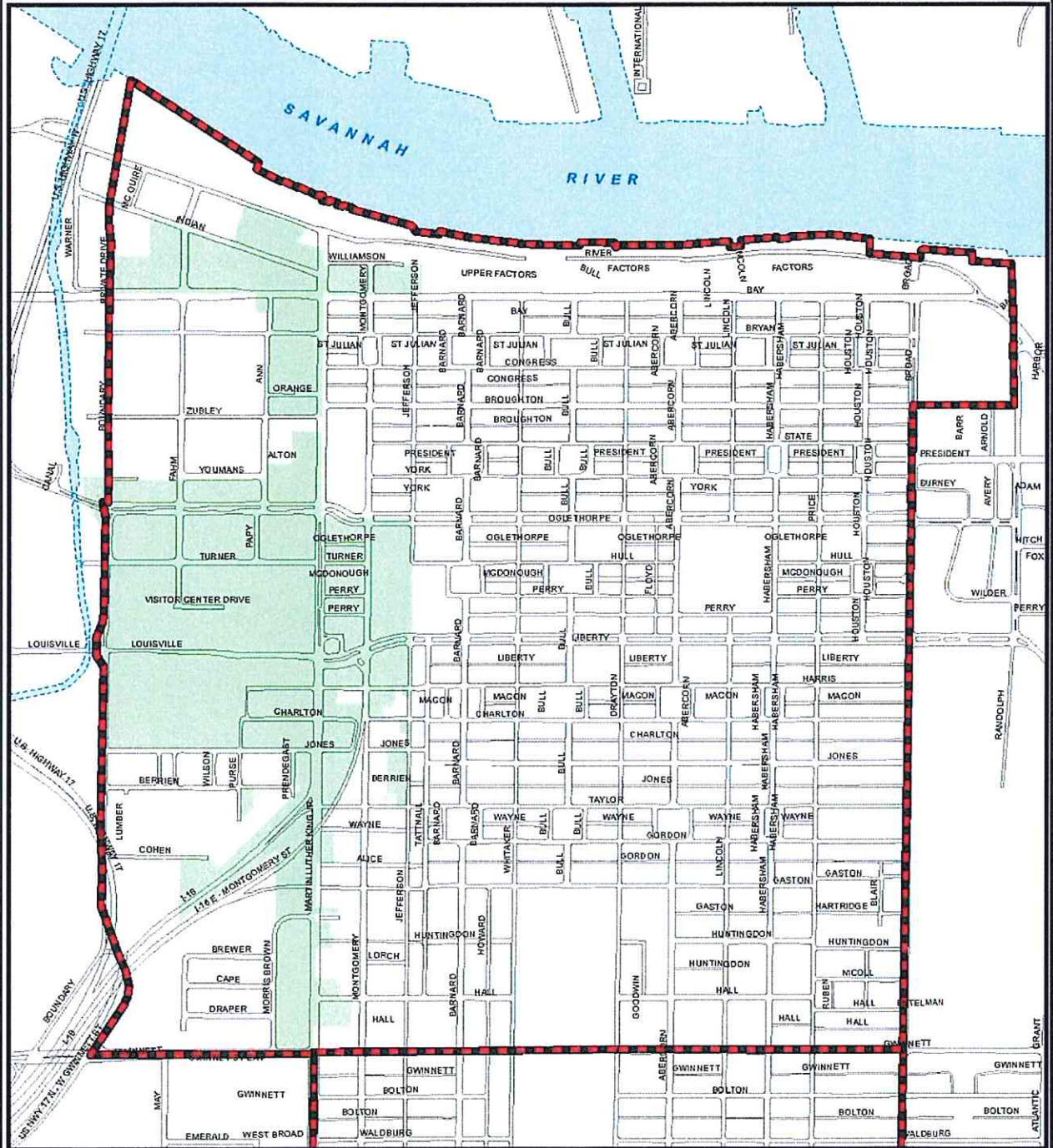
- (2) Any use that is not within the use categories listed in Table 1 shall meet the requirements set forth in Sec. 8-3089 (Minimum space requirements for off-street parking).
- (3) Any on-street parking spaces which abut a property line in the West River Street Area may be counted toward the required parking for a single use on such property.
- (f) **B-C and B-G districts. Within the boundaries of the Historic District, as described in Sec. 8-3030, but not to include the West River Street Area as described in (e) above, a minimum of one (1) off-street parking space per dwelling unit is required when there are no more than two bedrooms. For three (3) or more bedrooms, a minimum of 1.5 off-street parking spaces is required.**

IV. HISTORIC DISTRICT

Sec. 8-3030(n)(16)e. Historic District; Design Standards; Large Scale Development; Height.

- (iii) Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, lobby, restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances. **This option is not available for the upper-story residential use within the B-C and B-G districts. See Sec. 8-3025(b)(4)b.**

Areas of the Historic District Zoned B-C (Community Business)



**Off-street Parking
Requirements:**



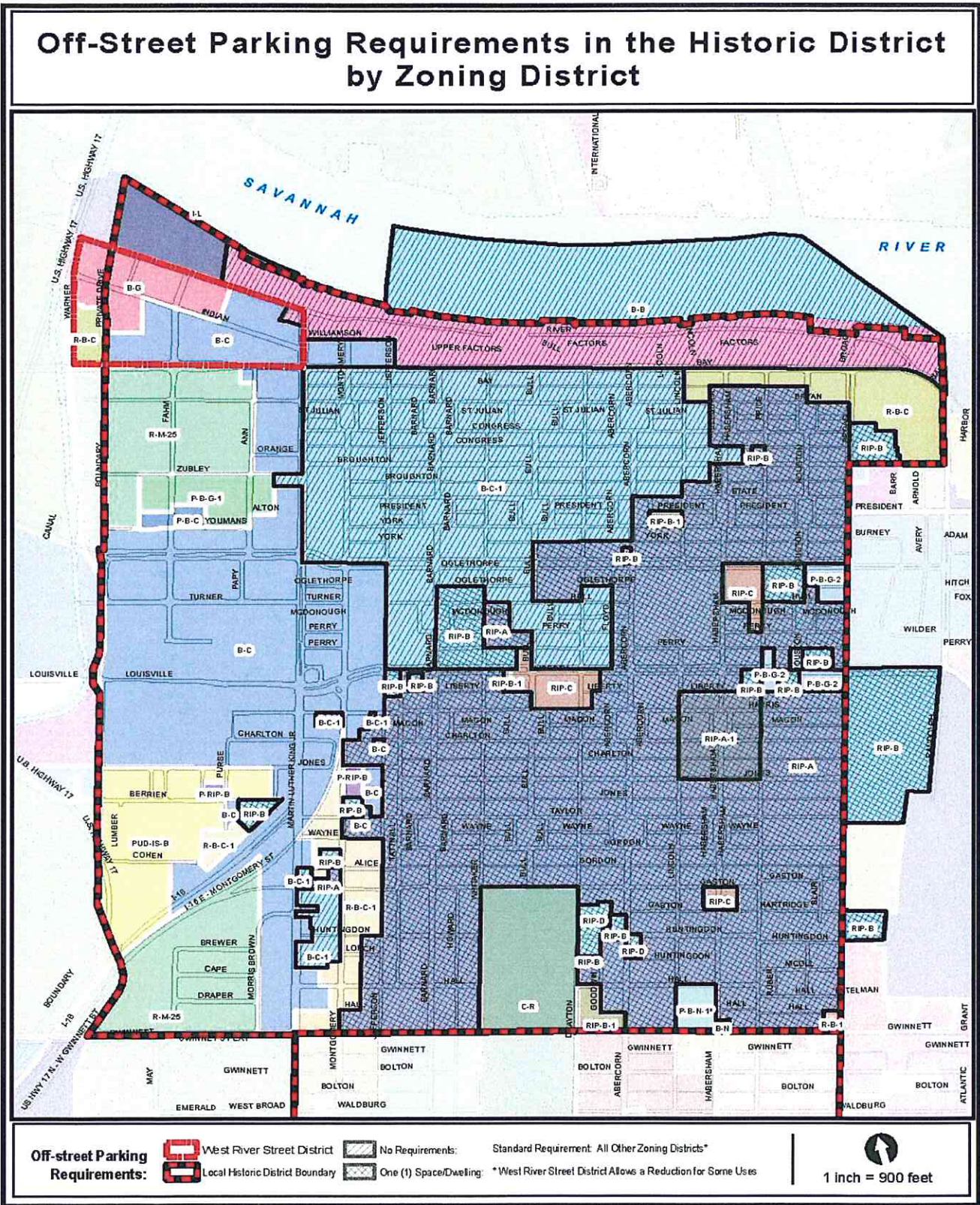
Local Historic District Boundary
 B-C Zoning Districts

Standard Requirement: All Other Zoning Districts*

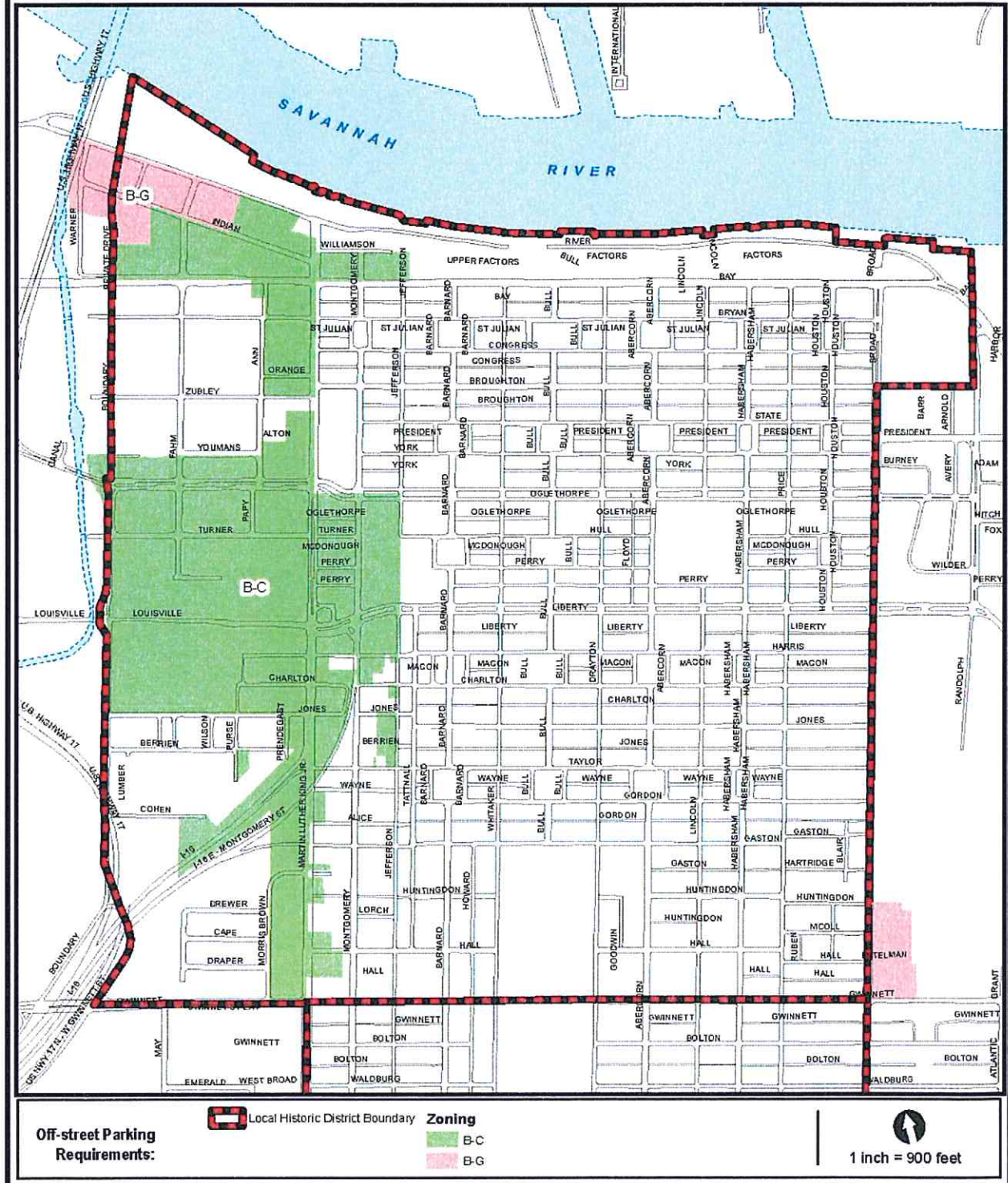
* West River Street District Allows a Reduction for Some Uses



1 inch = 900 feet



**Areas of the Historic District Zoned
B-G (General Business) & B-C (Community Business)**



Permitted Uses in the B-C (Community Business) and B-G (General Business) Zoning Districts (not including use conditions)		
X = Allowed By-right B = Allowed with Zoning Board of Appeal Approval B1=Planning Commission approval of site plan required		
Use	B-C	B-G
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
(3) Multifamily dwelling:		
a. Detached	-	X
b. Semidetached or end-row	-	X
c. Attached or row	-	X
(4) Upper-story residential	X	-
(5) Garage apartment or carriage house	-	X
Lodging Facilities:		
(7) Hotel or apartment hotel	X	X
(7a) College dormitory	X	X
(8) Apartment building used by a college (mixed use)	X	X
(9) Motel	X	X
(9b) Inn	X	X
(9c) Bed and breakfast homestay	-	X
(9d) Short-term vacation rental	X	X
(10) Boardinghouse or roominghouse	-	X
(10b) Group care home for the mentally ill (seven to 15 persons)	-	X
(10c) Congregate mental care facility (over 15 persons)	-	X
(10d) Homes for chemically dependent persons	-	X
(10e) Group care home for the abused or mistreated (seven or greater persons)	-	X
(10f) Group care home for the elderly (seven to 15 persons)	-	X
(10g) Congregate care home for the elderly (over 15 persons)	-	X
(10h) Group care home for the mentally retarded	-	X
(10i) Congregate care home for the mentally retarded (over 15 persons)	-	X
(10j) Emergency shelters for homeless persons	X	X
(10k) Transitional shelters for homeless persons.	X	X
(10l) Food service centers for homeless persons	X	X
(10m) Singleroom occupancy residences	X	X
Religious Facilities:		
(10n) Community correctional center	-	X
(10o) Hostel	X	X
(10p) Personal care home for the handicapped and/or elderly (six or fewer persons)	X	X
(10q) Hospitals and long-term care facilities	X	X
(11) Church or other place of worship	X	X
(12) Church or monastery	-	X

Permitted Uses in the B-C (Community Business) and B-G (General Business) Zoning Districts (not including use conditions)		
X = Allowed By-right B = Allowed with Zoning Board of Appeal Approval B1=Planning Commission approval of site plan required		
(13) Temporary uses		
a. Temporary outdoor religious services.	-	X
b. Carnival, community fair, athletic event or other event of public interest.	B	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	X
e. Temporary off-site promotional sales and public interest events, such as boat shows, auto and home furnishing, promotional sales, etc.	X	X
f. The sale of seasonal plants and/or produce	X	X
g. Consumer fireworks retail sales stand	X	X
Community Facilities:		
(14) Eleemosynary or philanthropic institution	X	X
(15) Public uses	X	X
(15a) Heliport, helistop	B	B
(15b) School, public or private (K-12)	X	X
(16) Public utility	X	X
(18) Telephone exchange	X	X
(19) Cultural facilities	X	X
(20) Club or lodge	B	B
(20a) Assembly halls	X	X
(20b) Day nurseries and kindergartens	X	X
(20c) Child care center	X	X
(20d) Adult day care center	-	X
(20e) Child sitting center	X	X
Agriculture, Forestry, Mining:		
(22a) Agriculture personal	X	X
(23) Greenhouse and plant nursery	X	X
(23a) Tree cutting/ pruning contractor	X	X
Animal Care:		
(25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	X	X
(25a) Animal grooming establishment	X	X
Recreation:		
(26) Reserved.		
(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	X
(29a) Electronic, video or mechanical amusement game arcade (excluding movies, film or photographic machines)	X	X
(30) Indoor shooting range	B	B
Retail Sales and Services:		
(32) Food stores and drugstores	X	X
(32a) Sale of beer and wine by the package when incidental to other principal retail use.	X	X
(32c) Plant and produce shops	X	X
(33) Personal service shops	X	X
(34) Clothing stores and dry goods	X	X

Permitted Uses in the B-C (Community Business) and B-G (General Business) Zoning Districts (not including use conditions)		
X = Allowed By-right B = Allowed with Zoning Board of Appeal Approval B1=Planning Commission approval of site plan required		
(35) Home furnishing and hardware	X	X
(35a) Furniture repair, including furniture refinishing, refurbishing and upholstery shops	X	X
(36a) Specialty shops	X	X
(36b) Craft shops	X	X
(36c) Adult entertainment establishment	-	X
(36d) Tattoo studio	X	-
(37) Banks and offices	X	X
(37a) Mixed use, nonresidential	X	X
(37b) Mixed use, residential	X	X
(38) Janitorial services contractor	X	X
(39) Department stores	X	X
(39a) Reserved.		
(39c) Sale and display of monuments and stones	-	X
(39d) Sale and display of monuments and stones	X	-
Unclassified Retail Sales and Services:		
(40) Photography studio	X	X
(41) Funeral homes and crematory	X	X
(42) Ambulance service or rescue squad	X	X
(43) Radio and television towers (including radio and television tower farms)	X	X
(43c) Commercial wireless telecommunications facilities (monopole) as permitted by section 8-3191 et seq. Development Standards for Telecommunications Towers and Antennas.	X	X
(44) Telegraph or messenger service	X	X
(45) Taxi stand	X	X
(45a) Taxicab company	X	X
(45b) Motor coach service and storage	-	X
(45c) Tour vehicle service and storage facility	X	X
(46) Freezer locker service, ice storage	X	X
(46a) Ice Vending Unit	X	X
(46d) Post secondary schools	X	X
(47) Vocational and technical schools	X	X
(47b) Fortune telling	X	X
(47c) Teaching of music, voice, and dance, and studios for the same	X	X
(47d) Temporary day labor employment center	X	X
(47e) Personal service schools	X	X
(47f) Consumer fireworks retail sales facility	B	B
Restaurants:		
(48) Restaurant, sit-down or cafeteria, which serves alcoholic beverages	X	X
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages.	X	X
(48b) Cocktail lounges, taverns	X	X
(48c) Package store	X	X
(48d) Nightclubs	X	X
(49) Drive-in restaurant	X	X
(49a) Fast-food or drive-thru restaurants	X	X

Permitted Uses in the B-C (Community Business) and B-G (General Business) Zoning Districts (not including use conditions)		
X = Allowed By-right B = Allowed with Zoning Board of Appeal Approval B1=Planning Commission approval of site plan required		
(49b) Catering services	X	X
Automobile and Boat Sales and Services:		
(50) Fuel station	X	X
(50a) Indoor car wash	X	X
(51) Vehicle service, minor	X	X
(51a) Vehicle service, major	X	X
(52) Automobile, truck, or boat and nonresidential trailer sales or rentals	X	X
(52a) Motorcycle, motor scooter sales and services.	X	X
(52b) Bicycle and moped sales and service	X	X
(53) Automobile upholstery shop	X	X
(54) Retail automobile parts and tire store	X	X
(55) Automobile parking lot or parking garage. May include gasoline pumps. (Provided that principal use parking shall occur only within an authorized off-street parking lot or facility).	X	X
(55b) Automobile storage garage	X	X
(55c) Wrecker service with dead storage yards	X	X
(56) Residential manufactured home sales room and sales lot	-	X
Laboratory:		
(57) Laboratory serving professional requirements, dentists, medical, etc.	X	X
(58a) Design shop and testing of new products (as a secondary use)	X	X
Equipment Sales, Grain Sales, Repair:		
(59) Farm implement sales and storage and similar activities	-	X
(59a) Equipment rental	-	X
(60) Feed and grain sales and storage	-	X
(61) Electrical repair and similar repair	-	X
(61a) Small electric motor repair	X	X
(62) Locksmith, gunsmith and similar activities	X	X
Building Materials:		
(63) Building supplies and materials	-	X
(63a) Prefabricated structures sales lot	X	X
(63b) Pest control	X	X
(64) Glass sales and installation	-	X
(65) Reserved		
(68) Building contractor and related construction contractors	X	X
Printing:		
(69) Newspaper	X	X
(70) Printing or letter shop	X	X
(71) Newspaper and magazine distributor	-	X
(71a) Book cover processing	-	X
Transportation, Storage, Wholesaling:		
(72) Express office	-	X

Permitted Uses in the B-C (Community Business) and B-G (General Business) Zoning Districts (not including use conditions)		
X = Allowed By-right B = Allowed with Zoning Board of Appeal Approval B1=Planning Commission approval of site plan required		
(73) Cold storage and freezer plant	-	X
(73a) Fur storage vaults	X	X
(74) Railroad or bus station	-	X
(75) Wholesaling or warehousing	-	X
(75a) Reserved		
(75b) Self-storage miniwarehouse	X	X
(75c) Remote dry storage warehouse	X	X
(75d) Wholesaling and accessory warehousing (beauty and barber supply, drugs, jewelry, toys, tobacco products, janitorial supplies, bakery products, candies, linens, domestics and soft goods)	X	-
(82a) Accessory storage buildings	X	X
(82b) Incidental outdoor storage	-	X
(82c) Indoor recycling collection center	-	X
(82d) Buy-back center for recyclable aluminum, glass, paper and plastics.	B	X
Light Manufacturing:		
(83) Light manufacturing:		
n. Dry cleaning plants and laundry plants	X	X
q. Unclassified light manufacturing	-	B2
Other:		
Signs:		
(86) Principal use sign	X	X
(87) Separate use sign	X	X
Incidental Uses:		
(88) Incidental use sign	X	X
(88a) Bus stop bench signs	X	X
(89) Home occupation	-	X
(90) Accessory uses	X	X
(90a) Satellite dish	X	X
(92) Microbrewery	-	X
(93) Craft distillery	-	X
(94) Winery, Meadery, Cidery	-	X