



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:**            **APRIL 3, 2018**

**TO:**               **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**

**FROM:**           **METROPOLITAN PLANNING COMMISSION**

**SUBJECT:**       **MPC RECOMMENDATION**

**PETITION REFERENCED:**

**Flank Incorporated, Petitioner**  
**Harold Yellin, Agent**  
**Emily and William Kehoe, Owners**  
**110 & 111 Ann Street; 111, 113, 119 & 125 Martin Luther King, Jr. Boulevard**  
**PIN: 2-0016-20-001, 2-0016-21-001, 2-0016-22-003, 004, 005, 006**  
**Lot Size: +- 2.42 acres**  
**Aldermanic District: 2 – Bill Durrence**  
**County Commission District: 3 – Bobby Lockett**  
**File No. 18-001337--ZA**

**MPC ACTION:**

**Approval** as requested of the rezoning of 111, 113, 119 & 125 Martin Luther King, Jr. Boulevard from a B-C (Community Business) classification to a BC-1 (Central Business) classification.

**Approval** of the rezoning as requested of 110 Ann Street from P-B-G-1 (Planned General Business Transition) to BC-1 (Central Business).

**Denial** of the rezoning of 111 Ann Street from P-B-G-1 to BC-1 and **alternatively recommends approval** to rezone 111 Ann Street to the B-C zoning classification.

**MPC STAFF RECOMMENDATION:**

**Approval** as requested of the rezoning of 111, 113, 119 & 125 Martin Luther King, Jr. Boulevard from a B-C (Community Business) classification to a BC-1 (Central Business) classification.

**Approval** of the rezoning as requested of 110 Ann Street from P-B-G-1 (Planned General Business Transition) to BC-1 (Central Business).

**Denial** of the rezoning of 111 Ann Street from P-B-G-1 to BC-1 and **alternatively recommends approval** to rezone 111 Ann Street to the B-C zoning classification.

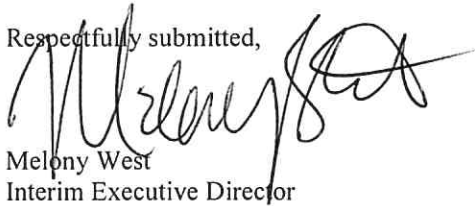
**MEMBERS PRESENT:** 10 + Chairman

Joseph Ervin, Chairman	Linder Suthers
Thomas Branch	Joseph Welch
Travis Coles	Tom Woiwode
Ellis Cook	
Roberto Hernandez	
Karen Jarrett	
Tanya Milton	
Lee Smith	

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (10-1)

<b>APPROVAL Votes: 10</b>	<b>DENIAL Votes: 1</b>	<b>ABSENT</b>
Ervin Branch Coles Hernandez Jarrett Milton Smith Suthers Welch Woiwode	Cook	Manigault

Respectfully submitted,



Melony West  
Interim Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim 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

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### April 3, 2018 Regular MPC Meeting

#### **Title**

D5 - ZONING MAP AMENDMENT | 110 & 111 Ann Street; 111, 113, 119 & 125 Martin Luther King Jr. Boulevard | Rezone from B-C (Community Business) and P-B-G-1 (Planned General Business - Transition) to B-C-1 (Central Business) | MPC File No: 18-001337-ZA

#### **Description**

Petitioner: Flank Incorporated; Harold Yellin, Agent  
Emily and William Kehoe, Owner

Address: 110 & 111 Ann Street and 111, 113, 119 & 125 Martin Luther King Jr. Boulevard  
+- 2.42 Acres

Aldermanic District: 2 (Durrence)

County Commission District: 3 (Lockett)

MPC File No: 18-001337-ZA

MPC Project Planner, Marcus Lotson

The petitioner is requesting to rezone property at 110 & 11 Ann Street and 111, 113, 119 & 125 Martin Luther King Jr. Boulevard from B-C and P-B-G-1 to BC-1.

#### **Recommendation**

Staff recommends **approval** as requested to rezone 111, 113, 119 & 125 Martin Luther King Jr. Boulevard from B-C to BC-1 and **approval** as requested to rezone 110 Ann Street from P-B-G-1 to BC-1. Staff recommends **denial** of the request to rezone 111 Ann Street from P-B-G-1 to B-C-1 and **alternatively recommends** it be rezoned to B-C.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

📎 [Maps.pdf](#)

📎 [Staff Report-18-001337-ZA.pdf](#)

📎 [Exhibit 1.pdf](#)



**TO: The Mayor and Aldermen, City of Savannah**

**FROM: The Planning Commission**

**DATE: April 3<sup>rd</sup>, 2018**

**SUBJECT: Flank Incorporated, Petitioner  
Harold Yellin, Agent  
Emily and William Kehoe, Owners  
110 & 111 Ann Street; 111, 113, 119 & 125 Martin Luther King, Jr.  
Boulevard  
PIN: 2-0016-20-001, 2-0016-21-001, 2-0016-22-003, 004, 005, 006  
Lot Size: +- 2.42 acres  
Aldermanic District: 2 – Bill Durrence  
County Commission District: 3 – Bobby Lockett  
File No. 18-001337--ZA**

**Marcus Lotson, MPC Project Planner**

**ISSUE:**

A request to rezone 110 & 111 Ann Street; 111, 113, 119 & 125 Martin Luther King, Jr. Boulevard from a B-C (Community Business) and P-B-G-1 (Planned General Business Transition) classification to a BC-1 (Central Business) classification.

**BACKGROUND:**

The subject properties are within the Savannah Local Historic District. They are located between Martin Luther King, Jr. Boulevard on the east; Fahm Street on the west; Zublely Street on the north; and Youmans Street on the south. The properties that abut Martin Luther King Jr Boulevard are zoned B-C, the properties that abut Ann Street are zoned P-B-G-1. The petitioner is requesting the BC-1 zoning classification for all properties.

**FACTS AND FINDINGS:**

1. **Public Notice:** Mailed notice of the proposed zoning map amendment was sent to all property owners within 300 feet of the subject property and to the Downtown Neighborhood Association.
2. **Purpose:** The petitioner has stated the purpose of the requested zoning map amendment is to develop the sites as a combination of retail space and a hotel with related accessory uses. The property west of Ann street is likely to be developed in a secondary phase.

3. **Subject Site:** The subject site includes six parcels with a cumulative area of +/- 2.42 acres. The easternmost four parcels, which are contiguous, are developed with an existing commercial building that has served a number of retail and restaurant uses over the years. The remaining properties have served as warehouse uses. There have been no recent zoning changes in the immediate area.

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Zubley Street Undeveloped Commercial Lot	B-C
South	Hotel	B-C
East	Martin Luther King Jr. Boulevard Chatham County Courthouse	B-C-1
West	Warehousing / Outreach Center	P-B-G-1 B-C

4. **Transportation Network:** According to the Georgia Department of Transportation, Martin Luther King Jr. Boulevard is a principal arterial roadway. GDOT identifies 15,900 vehicle trips each day as the average annual. The other streets which the subject properties abut are unclassified.
5. **Chatham Area Transportation (CAT):** The subject sites are immediately north of the Chatham Area Transit intermodal transfer station which provides convenient access to public transportation. There are routes on both Ann Street as well as Martin Luther King Jr. Boulevard.
6. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection and by City water and sewer services.
7. **Land Use Element:** The Comprehensive Plan Future Land Use Map (FLUM), adopted in 2006, designates the subject properties as Downtown and Downtown Expansion. The proposed rezoning and that recommended by staff would be consistent with the FLUM designation.
8. **Existing B-C & P-B-G-1 Zoning District:**
- Intent of the B-C District:** The intent of the B-C district is “to provide community shopping facilities consisting of a wide variety of sales and service facilities and locations that will be accessible to a market area containing from 35,000 to 70,000 people.”
  - Allowed Uses:** The uses allowed within the BC districts appear in the attached chart.
  - Development Standards:** The development standards for the BC district appear in the attached table (Table 1).

- d. ***Intent of the P-B-G-1 District:*** “The intent of the P-B-G-1 district is to recognize general business areas which are developed commercially, but which because of their proximity to residential areas, require greater attention to the array of uses permitted in order to ensure that the quality of life in the surrounding area is not degraded, while at the same time protecting the vitality of the commercial uses.”
- e. ***Allowed Uses:*** The uses allowed within the P-B-G-1 districts appear in the attached chart.
- f. ***Development Standards:*** The development standards for the P-B-G-1 district appear in the attached table (Table 1).

9. **Proposed BC-1 (Central Business) Zoning District:**

- a. ***Intent of the BC-1 District:*** The intent of the BC-1 district is “to protect and enhance the central business district of the city which serves the Savannah metropolitan area population.”
- b. ***Allowed Uses:*** The uses allowed within the BC-1 district appear in the attached chart.
- c. ***Development Standards:*** The development standards for the BC-1 district appear in the attached table (Table 1).

**ADDITIONAL REVIEW CRITERIA:**

The following criteria are to be considered for zoning map amendments as required by Zoning Ordinance Sec. 8-3183:

- 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

- 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 \_\_\_ Possibly X

*(The approval of the requested B-C-1 zoning district could result in an increase in demand of the limited number of parking spaces in the general area which could impact existing uses.)*

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 \_\_\_ No X

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

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

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

*(The approval of the requested BC-1 zoning district would most likely result in additional requests by property owners in the general vicinity to rezone their properties to a B-C-1 classification, which would additionally add to the demand of the limited number of parking spaces in the general area which could impact existing uses.)*

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

Yes \_\_\_ No X

### **POLICY ANALYSIS:**

The subject property is at the border of the existing downtown and the downtown expansion area. It is likely that underdeveloped properties will continue to redevelop west of Martin Luther King Jr. Boulevard between Bay Street and West Oglethorpe. The proposed development of the subject properties is likely to be a catalyst for other development within this underdeveloped area. The desirability, from a development standpoint, of locations inside or adjacent to the Savannah Historic District is continually increasing and requests for zoning changes will remain prevalent until a new zoning map is adopted.

**ALTERNATIVES:**

1. Recommend approval of the requested BC-1 zoning classification as requested for all properties.
2. Recommend approval of staff recommendation.
3. Recommend denial of a zoning change.

**RECOMMENDATION**

The Planning Commission recommends **approval** as requested of the rezoning of 111, 113, 119 & 125 Martin Luther King, Jr. Boulevard from a B-C (Community Business) classification to a BC-1 (Central Business) classification. Staff also recommends **approval** of the rezoning as requested of 110 Ann Street from P-B-G-1 (Planned General Business Transition) to BC-1 (Central Business).

The Planning Commission recommends **denial** of the rezoning of 111 Ann Street from P-B-G-1 to BC-1 and **alternatively recommends approval** to rezone 111 Ann Street to the B-C zoning classification.

<b>Table 1: Comparison of Development Standards for the Existing B-C and P-B-G-1 and the Proposed BC-1 Zoning Districts</b>			
	<b>P-B-G-1</b>	<b>B-C District</b>	<b>BC-1 District</b>
<b>Minimum Lot Area</b>	None	Upper Story Residential Min. Unit Area: 450 S.F. Res. Other Residential Uses: N/A  Nonresidential: None	Multi-family Residential Min. Unit Area: 450 S.F.  Non-residential: None
<b>Minimum Lot Width</b>	None	None	Residential: MF detached, semi-detached or end row: 20 feet Non-residential: None



<b>Front Yard Setback</b>	Governed by Savannah Historic District Ordinance	Governed by Savannah Historic District Ordinance	Governed by Savannah Historic District Ordinance
<b>Minimum Side Yard Setback</b>	Governed by Savannah Historic District Ordinance	Governed by Savannah Historic District Ordinance	Governed by Savannah Historic District Ordinance
<b>Minimum Rear Yard Setback</b>	Governed by Savannah Historic District Ordinance	Governed by Savannah Historic District Ordinance	Governed by Savannah Historic District Ordinance
<b>Maximum Height</b>	5 Stories	5 Stories	5 Stories
<b>Maximum Building Coverage</b>	100 percent	100 Percent	100 Percent
<b>Maximum Density</b>	N/A	N/A	N/A

List of Uses	B-C	BC-1
<b>Residential Types:</b>		
(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
Provided such use shall comply with the manufactured home park regulations of the City of Savannah.		
<b>Lodging Facilities:</b>		
(7) Hotel or apartment hotel	X	X
Provided the uses front onto an arterial street.		
(7a) College dormitory	X	X
(8) Apartment building used by a college (mixed use)	X	X
(9) Motel	X	
(9b) Inn	X	X
(9c) Bed and breakfast		X
(9d) Short Term Vacation Rental	X	X
(10) Boardinghouse or rooming-house		X
(10a) Caretakers Quarters		
(10b) Group care home for the mentally ill (seven to 15 persons)		X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or rooming-house, a care home or other type of group care facility.		
(10c) Congregate mental care facility (over 15 persons)		X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or rooming-house, a care home or other type of group care facility.		
(10d) Homes for chemically dependent persons		X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or rooming-house, a care home or other type of group care facility.		
(10e) Group care home for the abused or mistreated (seven or greater persons)		X
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or rooming-house, a care home or other type of group care facility.		
(10f) Group care home for the elderly (seven to 15 persons)		X
(10g) Congregate care home for the elderly (over 15 persons)		X
(10j) Emergency shelters for homeless persons	X	
(10k) Transitional shelters for homeless persons.	X	X
(10l) Food service centers for homeless persons	X	X

List of Uses	B-C	BC-1
(10m) Single-room occupancy residences		
(10o) Hostel	X	X
Provided that such use shall have a full-time resident manager.	X	X
(10p) Personal care home for the handicapped and/or elderly (six or fewer persons)	X	X
Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line, of another such care home or other type of care home.		
(10q) Hospitals and long-term care facilities		
[Use 10q adopted June 27, 2013 (13-002015-ZA)]	X	
(11) Church or other place of worship	X	X
(12) Church or monastery		X
b. Carnival, community fair, athletic event or other event of public interest.		
c. The use of public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fair, or other events of public interest.		
e. Temporary off-site promotional sales and public interest events, such as boat shows, auto and home furnishing, promotional sales, etc.		
f. The sale of seasonal plants and/or produce		
Community Facilities:		
(14) Eleemosynary or philanthropic institution	X	X
(15) Public uses	X	X
Including, but not restricted to libraries, fire and police stations, park and recreation facilities. [Use 15 amended September 5, 2013 (13-002493-ZA)]		
(15a) Heliport, helistop	B	B
(15b) School, public or private (K-12)	X	X
[Use 15b amended September 5, 2013, (13-002493-ZA)]		
(16) Public utility	X	X
(17) Sewage treatment plant		
(18) Telephone exchange	X	X
(19) Cultural facilities	X	X
Art galleries, museums, legitimate theaters, library and other facilities of a similar nature.		
[Use 19 amended 2006, (Z-060721-31276-2)]		
(20) Club or lodge	B	X
(20a) Assembly halls	X	X
[Use 20a amended November 19, 2013 (13-002021-ZA)]		
(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
(23) Greenhouse and plant nursery	X	
(23a) Tree cutting/ pruning contractor	X	X
Animal Care:		
(25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	X	
Provided all buildings for housing animals shall set back not less than 100 feet from any dwelling place in a residential area and all pens, kennels and runs be within an enclosed structure that has a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52.		

List of Uses	B-C	BC-1
(25a) Animal grooming establishment	X	
Provided, that such establishments shall not board animals overnight.		
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	
Retail Sales and Services:		
(32) Food stores and drugstores	X	X
Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature.		
(32a) Sale of beer and wine by the package when incidental to other principal retail use.	X	X
(32b) Sale of beer and wine by the package when incidental to other principal retail grocery, drug or variety stores.		
(32c) Plant and produce shops	X	X
(33) Personal service shops	X	X
Barbershop, beauty shop, health club, massage parlor "as an incidental use," shoe repair, dry cleaning and laundry pick-up station, laundromats, watch repair and services of a similar nature.		
(34) Clothing stores and dry goods	X	X
Shoestore, men's shops, women's shops, variety stores and stores of a similar nature.		
(35) Home furnishing and hardware	X	X
(35a) Furniture repair, including furniture refinishing, refurbishing and upholstery shops	X	X
(36a) Specialty shops	X	X
(See Sec. 8-3002 - Definitions)		
(36b) Craft shops	X	X
(36d) Tattoo studio	X	X
(37) Banks and offices	X	X
(37a) Mixed use, nonresidential	X	X
(37b) Mixed use, residential		X
(38) Janitorial services contractor	X	X
(39) Department stores	X	X
(39d) Sale and display of monuments and stones	X	X
(Provided sale and display are conducted wholly within the confines of the building.)		
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	
(43d) Commercial wireless telecommunications facilities (guyed and lattice) as permitted by section 8-3191 et seq. Development Standards for Telecommunications Towers and Antennas).		
(44) Telegraph or messenger service	X	X
(45) Taxi stand	X	X
Provided that the use shall first be authorized by the mayor and aldermen as set forth in section 6-1421 of the City Code, for the site in question.		

List of Uses	B-C	BC-1
(45a) Taxicab company	X	X
(45c) Tour vehicle service and storage facility	X	X
(46) Freezer locker service, ice storage	X	
(46a) Ice Vending Unit	X	
[Use adopted September 10, 2009]		
(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
[Use 47c amended February 1, 2007 (Z-061116-62656-2)]		
(47d) Temporary day labor employment center	X	
(47e) Personal service schools	X	X
(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 X	X X
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages.	X	X
(48b) Cocktail lounges, taverns	X	X
[Use 48b amended October, 2008 (Z-08219-32971-2)]		
(48c) Package store	X	X
(48d) Nightclubs	X	X
Provided that no nightclub shall be established on property which abuts land zoned in the following classifications: R-20, R-10, R-6, R-6-A, R-6-B, R-6-C or R-4.		
[Use 48d adopted October, 2008 (Z-08219-32971-2)]		
(49) Drive-in restaurant	X	
Provided, that no alcoholic beverages shall be sold to or consumed by anyone while within an automobile or other vehicle.		
(49a) Fast-food or drive-thru restaurants	X	X
Provided, that no alcoholic beverage sales shall be permitted.		
(49b) Catering services	X	X
Automobile and Boat Sales and Services:		
(50) Fuel station	X	
(50a) Indoor car wash	X	X
(51) Vehicle service, minor	X	
(51a) Vehicle service, major	X	
[Use 51a amended October 18, 2012 (12-000309-ZA)]		
(52) Automobile, truck, or boat and nonresidential trailer sales or rentals	X	X
(52a) Motorcycle, motor scooter sales and services.	X	
(52b) Bicycle and moped sales and service	X	X
(53) Automobile upholstery shop		
(54) Retail automobile parts and tire store	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		
(55c) Wrecker service with dead storage yards	X	
Laboratory:		
(57) Laboratory serving professional requirements, dentists, medical, etc.	X	X

List or Uses	B-C	BC-1
(58) Experimental laboratory		
(58a) Design shop and testing of new products (as a secondary use)	X	
Equipment Sales, Grain Sales, Repair:		
(61a) Small electric motor repair	X	X
(62) Locksmith, gunsmith and similar activities	X	
Building Materials:		
(63) Building supplies and materials		X
(63a) Prefabricated structures sales lot	X	
(63b) Pest control	X	X
(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		
Transportation, Storage, Wholesaling:		
(73a) Fur storage vaults	X	X
(75) Wholesaling or warehousing		X
(75b) Self-storage mini-warehouse	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
(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	X
q. Unclassified light manufacturing		B2
Heavy Manufacturing:		
Signs:		
(86) Principal use sign	X	X
(87) Separate use sign	X	
List of Uses		
(See section 8-3112 Sign Permits - Required, Subsection 1. Sign Standards, (1-12).		
Incidental Uses:		
(88) Incidental use sign	X	X
(See section 8-3112 (d) or special sign districts provisions).		
(88a) Bus stop bench signs	X	X
(89) Home occupation		X
(90) Accessory uses	X	X
Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period.		
(90a) Satellite dish	X	X
(92) Microbrewery	X	X