



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:** FEBRUARY 20, 2018

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

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petition to Rezone Property**

**River East Management, LLC, Petitioner**

**Multiple Owners (See Page 2)**

**Harold Yellin/Josh Yellin (HunterMaclean), Agents**

**407/409 W. 31<sup>st</sup>, 1501/1503 Montgomery St, 410-412 W. 32<sup>nd</sup> St**

**Aldermanic District: 2 (Durrence)**

**County Commission District: 2 (Holmes)**

**Property Identification Numbers: 2-0066-10-01, 02, 03, 07, 11, 12,**

**File No. 18-000496-ZA**

**MPC ACTION:**

**Approval** of the request to rezone from B-G (General Business) and B-C (Community Business) zoning districts to a TC-2 (Traditional Commercial-Corridor) zoning district.

**MPC STAFF RECOMMENDATION:**

**Approval** of the request to rezone from B-G (General Business) and B-C (Community Business) zoning districts to a TC-2 (Traditional Commercial-Corridor) zoning district.

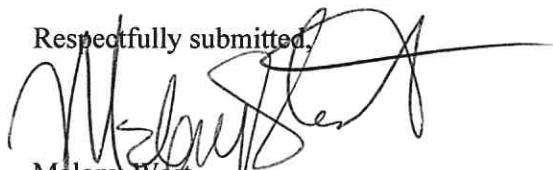
**MEMBERS PRESENT:** 9 + Chairman

James Overton, Chairman  
Ellis Cook  
Joseph Ervin  
Roberto Hernandez  
Karen Jarrett  
Lacy Manigault  
Tanya Milton  
Linder Suthers  
Joseph Welch  
Tom Woiwode

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

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

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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### February 20, 2018 Regular MPC Meeting

#### **Title**

D7 - MAP AMENDMENT: Request to Rezone 407-409 W. 31st Street, 1501-1503 Montgomery Street and 410-412 W. 32nd Street from B-G (General Business) and B-C (Community Business) Zoning District to a Mid-City TC-2 (Traditional Commercial-Corridor) Zoning District | River East Management, LLC, Petitioner | Harold B. Yellin and Joshua Yellin (HunterMaclean), Agents | File No. 18-000495-ZA

#### **Description**

A request to rezone six parcels on the block located between West 31st Street to the north, Montgomery Street to the east, West 32nd Street to the south and Martin Luther King, Jr. Boulevard to the west from B-G (General Business) and B-C (Community Business) zoning districts to Mid-City TC-2 (Mid-City Traditional Commercial-Corridor) zoning district.

In addition to the proposed map amendment, the petitioner also seeks a related text amendment to the TC-2 district. The text amendment petition is scheduled for the same Planning Commission meeting as this map amendment (See File No. 18-000495-ZA).

#### **Recommendation**

**Approval** of the request to rezone from B-G (General Business) and B-C (Community Business) zoning districts to a TC-2 (Traditional Commercial-Corridor) zoning district.

#### **Contact**

Charlotte L. Moore, AICP  
moorec@thempc.org | 912.651.1465

#### **Financial Impact**

n/a

#### **Review Comments**

#### **Attachments**

- 🔗 [Staff Report-18-000496-ZA-Feb 20.pdf](#)
- 🔗 [1-Maps.pdf](#)
- 🔗 [2-Mid-City Dist. & MLK-Montgomery URA Boundaries & Zoning.pdf](#)
- 🔗 [Photos.pdf](#)
- 🔗 [Petitioner's Application.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:** Metropolitan Planning Commission

**DATE:** February 20, 2018

**SUBJECT:** Petition to Rezone Property  
River East Management, LLC, Petitioner  
Multiple Owners (See Page 2)  
Harold Yellin/Josh Yellin (HunterMaclean), Agents  
407/409 W. 31<sup>st</sup>, 1501/1503 Montgomery St, 410-412 W. 32<sup>nd</sup> St  
Aldermanic District: 2 (Durrence)  
County Commission District: 2 (Holmes)  
Property Identification Numbers: 2-0066-10-01, 02, 03, 07, 11, 12,  
File No. 18-000496-ZA

**REPORT STATUS: Initial Report**

**Request:**

A request to rezone six parcels on the block located between West 31<sup>st</sup> Street to the north, Montgomery Street to the east, West 32<sup>nd</sup> Street to the south and Martin Luther King, Jr. Boulevard to the west from B-G (General Business) and B-C (Community Business) zoning districts to Mid-City TC-2 (Mid-City Traditional Commercial-Corridor) zoning district.

In addition to the proposed map amendment, the petitioner also seeks a related text amendment to the TC-2 district. The text amendment petition is scheduled for the same City Council meeting as this map amendment (See File No. 18-000495-ZA).

**Properties Included in the Petition:**

The subject property is approximately 0.76 acres and is located on a block that is approximately 1.1 acres in size. This block does not include a lane.

Six of nine parcels within the block are subject to the zoning request. An additional two properties on the block were also proposed to be rezoned; however, owner authorization could not be obtained prior to the required public notice period. Information for each parcel subject to the petition follows.

	PIN	Address	Owner(s)	Property Use	Zoning
1	2-0066-10-011	409 W. 31 <sup>st</sup> Street	409 W 31 <sup>st</sup> St, LLC & Lynford B. Hadwin	Service Garage	B-G
2	2-0066-10-012	407 W. 31 <sup>st</sup> St	Central Motors, Inc.	Vehicle Repair Garage	B-G/B-C
3	2-0066-10-001	1501 Montgomery St	Central Motors, Inc.	Vehicle Repair Garage	B-C
4	2-0066-10-002	1501 Montgomery St	Central Motors, Inc.	Vehicle Repair Garage	B-C
5	2-0066-10-003	1503 Montgomery St	Grace Investment Properties, LLC	Vacant restaurant (Church's)	B-C
6	2-0066-10-007	410-412 W. 32 <sup>nd</sup> St	K&L Investment Properties, LLC	Duplex	B-G

The block is located within the Martin Luther King, Jr./Montgomery Urban Redevelopment Area (URA). The URA boundaries also coincide the boundaries of the MLK-Montgomery Street Enterprise Zone (see attached map, p. 16). According to the Georgia Department of Community Affairs website, the Enterprise Zone program is intended to “improve geographic areas within cities and counties that are suffering from disinvestment, underdevelopment, and economic decline, encouraging private businesses to reinvest and rehabilitate such areas.”

### **Facts and Findings:**

1. **Public Notice:** Prior to the Planning Commission meeting, 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 2, 2018. The Thomas Square Historic Neighborhood Association was also sent public notice, as were the following associations because of their proximity to the subject property: Cuyler-Brownville, Victorian and Kayton-Frazier. Public notice was also posted in various locations around the subject property. Because most of the original signs were removed after first posting, the property was reposted by the petitioner.
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	W. 31 <sup>st</sup> Street/ Chu's Grocery / Auto Repair	B-G / B-C
South	W. 32 <sup>nd</sup> Street/ Vacant Commercial	B-C
East	Montgomery Street/ Shopping Center	B-C
West	MLK, Jr. Blvd /	B-G (PNC) [1]

[1] PNC = Cuyler-Brownville Planned Neighborhood Conservation District

### 3. Existing B-G (General Business) and B-C Zoning Districts

The subject property has two zoning classifications: B-G (General Business) and B-C (Community Business). Both zoning districts appear to be the original zoning designations for the property adopted in 1960. Both districts are primarily commercial, with B-G being the more use-intensive district. More information on each district follows:

#### a. Intent of the B-G and B-C Districts

- i. **B-G District:** The intent and purpose of the B-G district is to “create and protect areas in which heavy commercial and certain industrial-like activities are permitted.”
- ii. **B-C District:** The intent and 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 70,000 people.”

- b. **Allowed Uses:** Table 1 identifies the uses permitted within both zoning districts but does not include use conditions, where applicable. Where there are use differences between the B-G and B-C districts, those uses are highlighted in yellow in Table 1.

The array of uses in the B-G district does not match its purpose. The district permits land uses that seem contrary to redevelopment of the MLK-Montgomery corridor, including warehousing, manufactured housing, vehicle storage yards, community correctional centers and adult entertainment establishments.

While B-G allows heavier commercial and light industrial uses than the B-C district, it also allows all residential uses and some social service uses not permitted in the B-C district, such as group and congregate care housing. The B-C district does not permit residential uses, but allows for a variety of lodging, retail and service uses.

- c. **Development Standards:** Table 2 identifies the various development standards for both districts (e.g., lot size, lot width, yard setbacks, height, lot coverage, density). While some aspects of both zoning districts would be desirable for the petitioner (e.g., no maximum height or rear yard setbacks), the residential density is too limited.

4. **Proposed TC-2 Zoning District:**

The TC-2 district is located within the Mid-City District. Mid-City is a local historic district approved by City Council in 2005. Local historic districts are intended to protect buildings identified as historic or contributing, deter demolition of such buildings and ensure that new construction and rehabilitation are compatible with the architectural character of the district.

- a. **Intent of the TC-2 District:** The intent and purpose of the TC-2 district is to “ensure the vibrancy of historic mixed-use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for arterial commercial corridors that traverse historic neighborhoods and serve through traffic and as well as local markets.”
  - b. **Permitted Uses:** Uses permitted in the TC-2 district are provided in **Table 3**. The TC-2 district allows for a variety of uses, including residential, service, office, retail and some limited manufacturing (e.g., cabinet-making, textiles, machine shops). Any alcohol sales use (i.e., package stores, bars, restaurants that serve alcohol) are permitted only with Zoning Board of Appeals approval. Hotels and short-term vacation rentals are permitted by-right.
  - c. **Development Standards:** The development standards for the TC-2 district are shown in **Table 4**. In January, the density and height were amended for properties zoned TC-2 located within the MLK/Montgomery URA. The number of residential units allowed to be constructed no longer has a cap (but the unit size must be at least 300 square feet), and the height is permitted to be up to 55 feet; 10 more feet than is permitted in the TC-2 district elsewhere. The petitioner is seeking to increase height an additional 10 feet—to 65 feet—in a related text amendment (See File 18-000495-ZA).
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial. As provided in the Comprehensive Plan, the purpose of the Traditional Commercial classification is for “Business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods.”
6. **Public Services and Facilities:** The property is served by the City of Savannah police department and fire department, and has City water and sanitary sewer. The property is also served by Gadsen Elementary School, DeRenne Middle School, and Savannah High School.



7. **Transportation Network:** The property abuts Montgomery Street to the east, W. 31<sup>st</sup> Street to the north and W. 32<sup>nd</sup> Street to the south. Montgomery Street is a two-lane north-south arterial street that extends from Bay Street to the north, south to DeRenne Avenue. Both 31<sup>st</sup> and 32<sup>nd</sup> streets are local streets that connect Montgomery Street and MLK, Jr. Boulevard.

Chatham Area Transit (CAT) has one bus route on Montgomery Street (Route 4-Barnard). Route 25 includes MLK Jr. Boulevard.

### 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

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

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

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

Yes \_\_\_ No X

#### **POLICY ANALYSIS:**

A rezoning to the TC-2 district is an opportunity to bring the subject property into the Mid-City local historic district and to have uses and development standards that are more compatible with the surrounding area and development patterns than the existing B-G and B-C districts. The TC-2 district allows for more residential units in a corridor where residences have been lost over the decades, and will provide other neighborhood and community-serving uses to residents. The TC-2 is recommended for approval even if the related text amendment is not approved.

#### **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.

**RECOMMENDATION:** **Approval** of the request to rezone from B-G (General Business) and B-C (Community Business) zoning districts to a TC-2 (Traditional Commercial-Corridor) zoning district.

<b>Table 1: Uses Permitted in the Existing B-C and B-G Zoning Districts</b> Use Conditions Not Included (X)=By-right   (-)=Not Permitted   (B)=ZBA Approval Required   (B2)=ZBA Approval < 10acres <i>Yellow highlight shows differences in permitted uses.</i>		
	B-C	B-G
<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	X
a. Such use shall be permitted only within the boundaries of the Savannah Historic District.		
(5) Garage apartment or carriage house	-	X
<b>Lodging Facilities:</b>		
(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
Provided that the following conditions shall be met:		
(10k) Transitional shelters for homeless persons.	X	X
(10l) Food service centers for homeless persons	X	X
(10m) Singleroom occupancy residences	X	X
<b>Religious Facilities:</b>		
(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

<b>Table 1: Uses Permitted in the Existing B-C and B-G Zoning Districts</b> Use Conditions Not Included (X)=By-right   (-)=Not Permitted   (B)=ZBA Approval Required   (B2)=ZBA Approval < 10acres <i>Yellow highlight shows differences in permitted uses.</i>		
	B-C	B-G
(10q) Hospitals and long-term care facilities	X	X
(11) Church or other place of worship	X	X
(12) Church or monastery	-	X
(13) Temporary uses		
2. Temporary uses shall include the following activities:		
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
<b>Community Facilities:</b>		
(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
<b>Agriculture, Forestry, Mining:</b>		
(22a) Agriculture personal	X	X
(23) Greenhouse and plant nursery	X	X
(23a) Tree cutting/ pruning contractor	X	X
<b>Animal Care:</b>		
(25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	X	X
(25a) Animal grooming establishment	X	X
<b>Recreation:</b>		
(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
<b>Retail Sales and Services:</b>		
(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



<b>Table 1: Uses Permitted in the Existing B-C and B-G Zoning Districts</b> Use Conditions Not Included (X)=By-right   (-)=Not Permitted   (B)=ZBA Approval Required   (B2)=ZBA Approval < 10acres <i>Yellow highlight shows differences in permitted uses.</i>		
	B-C	B-G
(33) Personal service shops	X	X
(34) Clothing stores and dry goods	X	X
(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
(39c) Sale and display of monuments and stones	-	X
(39d) Sale and display of monuments and stones	X	-
<b>Unclassified Retail Sales and Services:</b>		
(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
(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
<b>Restaurants:</b>		
(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
(49b) Catering services	X	X
<b>Automobile and Boat Sales and Services:</b>		

<b>Table 1: Uses Permitted in the Existing B-C and B-G Zoning Districts</b> Use Conditions Not Included (X)=By-right   (-)=Not Permitted   (B)=ZBA Approval Required   (B2)=ZBA Approval < 10acres <i>Yellow highlight shows differences in permitted uses.</i>		
	<b>B-C</b>	<b>B-G</b>
(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
<b>Laboratory:</b>		
(57) Laboratory serving professional requirements, dentists, medical, etc.	X	X
(58a) Design shop and testing of new products (as a secondary use)	X	X
<b>Equipment Sales, Grain Sales, Repair:</b>		
(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
<b>Building Materials:</b>		
(63) Building supplies and materials	-	X
(63a) Prefabricated structures sales lot	X	X
(63b) Pest control	X	X
(64) Glass sales and installation	-	X
(68) Building contractor and related construction contractors	X	X
<b>Printing:</b>		
(69) Newspaper	X	X
(70) Printing or letter shop	X	X
(71) Newspaper and magazine distributor	-	X
(71a) Book cover processing	-	X
<b>Transportation, Storage, Wholesaling:</b>		
(72) Express office	-	X
(73) Cold storage and freezer plant	-	X
(73a) Fur storage vaults	X	X
(74) Railroad or bus station	-	X



<b>Table 1: Uses Permitted in the Existing B-C and B-G Zoning Districts</b> Use Conditions Not Included (X)=By-right   (-)=Not Permitted   (B)=ZBA Approval Required   (B2)=ZBA Approval < 10acres <i>Yellow highlight shows differences in permitted uses.</i>		
	<b>B-C</b>	<b>B-G</b>
(75) Wholesaling or warehousing	-	X
(75b) Self-storage miniwarehouse	X	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
<b>Light Manufacturing:</b>		
(83) Light manufacturing:		
n. Dry cleaning plants and laundry plants	X	X
q. Unclassified light manufacturing	-	B2
<b>Signs:</b>		
(86) Principal use sign	X	X
(87) Separate use sign	X	X
<b>Incidental Uses:</b>		
(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	X
(94) Winery, Meadery, Cidery	-	X

<b>Table 2: Development Standards for the Existing B-G and B-C Zoning Districts</b>		
	<b>B-G District</b>	<b>B-C District</b>
<b>Minimum Lot Area</b> (each unit unless otherwise specified)	1-F: 6,000 sf 2-F: 3,600sf MF (3-4 units): 2,500 sf MF (5-6 units): 2,150 sf MF (7-8 units): 2,000 sf MF (9+ units): 1,900 sf Non-residential: n/a	Residential: n/a Non-residential: n/a
<b>Minimum Lot Width</b>	Residential: 60 ft Nonresidential: n/a	n/a
<b>Front Yard Setback</b>	From the centerline of the following roadways: Freeway: 90 ft Major Arterial: 50 ft Secondary Arterial: 40 ft Collector: 30 ft Residential: 30 ft <b>Access Easement: 36 ft</b>	From the centerline of the following roadways: Freeway: 90 ft Major Arterial: 50 ft Secondary Arterial: 40 ft Collector: 30 ft Residential: 30 ft <b>Access Easement: 36 ft</b>
<b>Minimum Side Yard Setback</b>	20 ft [1]	n/a [1]
<b>Minimum Rear Yard Setback</b>	20 ft [2]	n/a [2]
<b>Maximum Height</b>	n/a	35 ft
<b>Maximum Building Coverage</b>	n/a	n/a
<b>Maximum Density</b>	No density cap; determined by minimum lot area and setbacks	24 units

[1] 10 feet only if the abutting property is in a Residential (“R”) district;

[2] If the “adjoining yard” is within a Residential (“R”) district, the setback of the “R” district is required. If the adjacent yard is not zoned with an “R” district, then not setback is required.

[2] Because the RIP-D district was intended for the Historic District, setbacks and height are provided in Sec. 8-3030 (Historic District). A height map identifies the maximum number of stories permitted throughout the District. Front yard setbacks are based on whether a lot is a trust or titling lot. Side yards and rear yards are not required; however, the maximum building coverage will typically cause the rear yard to become the backyard or greenspace.



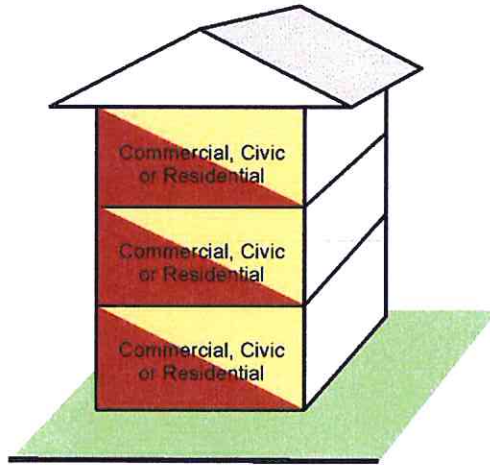
Table 3: TC-2 District Existing Permitted Uses		
		Standards
<b>Key: -- = Not Permitted    ✓ = Permitted    * = Subject to Special Use Review</b>		
Single-family detached, semi-detached or end-row, attached or row	✓	
Two-family detached, semi-detached or end-row, attached or row	✓	
Multifamily (3 or more units)	✓	8-3217(3)
Conversion to provide additional units in existing structure	*	8-3217(2)
Bed and breakfast inn (up to 8 guest rooms)	✓	8-3217(1)
Accessory dwelling, garage apartment, carriage house, caretaker's quarters	✓	8-3217(4)
Upper-story residential	✓	
Short-term vacation rental	✓	8-3217(5)
Adult group day care home (7 to 18 people)	✓	8-3218(1)
Adult day care center (over 18 people)	✓	8-3218(1)
Ambulance service, rescue squad	✓	8-3218(2)
College, university	✓	
Congregate care home (over 15 people)	*	8-3218(3)
Convent, monastery	✓	
Day care home, Group (7 to 18 children)	✓	8-3218(4)
Day care center (over 18 children)	✓	8-3218(4)
Eleemosynary or philanthropic institution	✓	
Food service center for homeless	✓	
Group care home (7 to 15 people)	✓	8-3218(5)
Homeless shelter (emergency)	*	8-3218(6)
Museum, library	✓	
Place of worship	✓	
Public uses, including recreation sites	✓	
School, public or private (K-12)	✓	
Single room occupancy residence	✓	8-3218(8)
Special needs housing	✓	8-3218(9)
Technical, trade or business school	✓	
Utility, minor	✓	
Artist studio, gallery	✓	
Bar, nightclub, tavern	*	8-3219(2)
Boarding or rooming house (up to 10 people)	✓	8-3219(3)
Club, lodge	*	
Contractor's office	✓	8-3219(4)
Dormitory for college or university	✓	
Fraternity, sorority house	*	
Funeral home	✓	
Gas station with convenience retail	✓	8-3219(5)
Greenhouse, plant nursery	✓	
Hotel, motel	✓	
Indoor recreation (commercial)	✓	
Inn, hostel	✓	8-3219(6)
Manufacturing, Limited	✓	8-3219(7)

Table 3: TC-2 District Existing Permitted Uses		
		Standards
<b>Key: -- = Not Permitted    ✓ = Permitted    * = Subject to Special Use Review</b>		
Microbrewery	*	8-3219(18)
Office, General	✓	8-3219(8)
Office, Medical	✓	
Outdoor recreation (commercial)	✓	
Package alcohol sales	*	8-3219(9)
Restaurant without alcohol sales	✓	8-3219(10)
Restaurant with alcohol sales	*	8-3219(10)
Retail, General	✓	8-3219(11)
Retail, Neighborhood	✓	8-3219(11)
Self-storage facility	✓	8-3219(12)
Service, General	✓	8-3219(13)
Service, Neighborhood	✓	8-3219(13)
Shooting range, indoor	*	
Tattoo Studio	✓	8-3219(17)
Taxi dispatch, limousine service, messenger service	✓	
Vehicle repair	*	8-3219(14)
Vehicle sales and service, Minor	✓	8-3219(15)
Vehicle sales and service, Major	*	8-3219(15)
Veterinarian, animal hospital	✓	8-3219(16)



**Table 4: Existing TC-2 District Development Standards**

**Use**



**Ground Floor**

Commercial or civic (see use table in 8-3216(2)(a))

**Upper Floors**

Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.

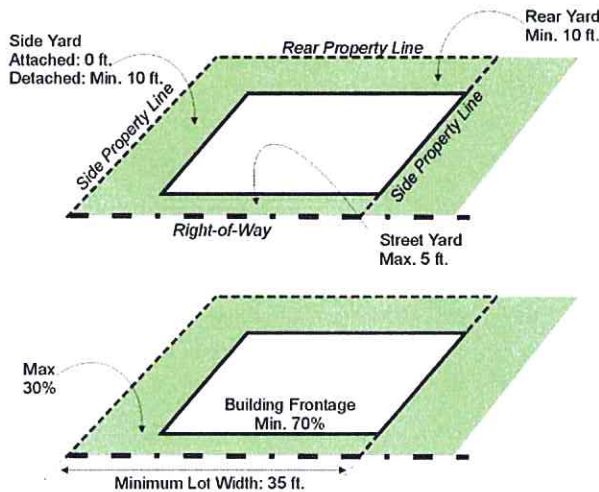
**Ground Floor Area**

10,000 square feet maximum

**Residential Density**

30 units per gross acre maximum  
36 units per gross acre maximum for designated affordable housing  
For parcels within the MLK/Montgomery Urban Redevelopment Area, see Sec. 8-3216(4)(a).

**Site**



**Lot Area:** 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.

**Lot Width:** 35 feet minimum

**Building Frontage:** 70% of lot width minimum

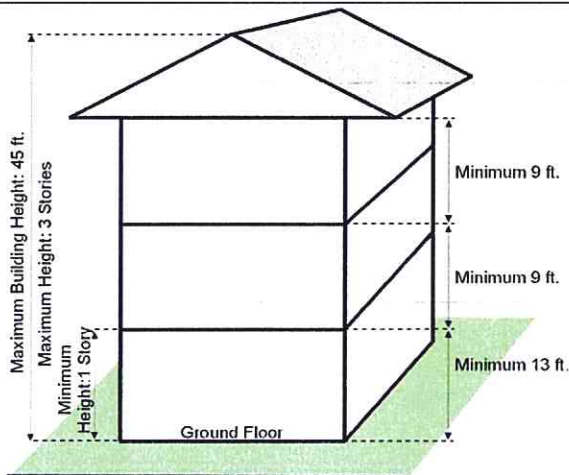
**Street Yard**

Average street yard for all contributing structures on the block face;  
Blocks without contributing structures, 5 feet maximum

**Rear Yard:** 10 feet minimum

**Side Yard:** 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 10 feet minimum

**Height**



**Building Height:** 3 stories maximum, 1 story minimum, 45 feet maximum. For parcels within the MLK/Montgomery Urban Redevelopment Area, see Sec. 8-3216(4)(a).

**Floor Height**

Ground floor: 13 feet minimum  
Upper floors: 9 feet minimum

**Ground Floor Elevation**

Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: No minimum



