



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: JUNE 27, 2017

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition of Roy Ogletree
1204 East Broad Street and 1206 East Broad Street
PIN(s): 2-0054-06-002 and 2-0054-06-003
Lot Size: 0.11 Acres
Aldermanic District 2: Bill Durrence
County Commission District 2: James Holmes
File No. 17-002666-ZA

MPC ACTION:

Approval of the requested rezoning from a P-R-4 (Planned, four family residential) zoning classification to an RIP-B (Residential, medium density) zoning classification applying the "extraordinary and unusual" provision of Sec. 8-3031(D)(1)(a) and including conditions provided.

MPC STAFF RECOMMENDATION:

Approval of the requested rezoning from a P-R-4 (Planned, four family residential) zoning classification to an RIP-B (Residential, medium density) zoning classification applying the "extraordinary and unusual" provision of Sec. 8-3031(D)(1)(a) and including conditions provided.

MEMBERS PRESENT: 9 + Chairman

Tanya Milton, Chairman
James Overton, Vice Chairman
Joseph Welch, Secretary
Ellis Cook
Joseph Ervin
Karen Jarrett
Lacy Manigault
Linder Suthers

Lee Smith
Tom Woiwode

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

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Milton Overton Welch Cook Ervin Jarrett Manigault Suthers Smith Woiwode		Coleman Coles Hernandez Mackey

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

June 27, 2017 Regular MPC Meeting

Title

D4 - ZONING MAP AMENDMENT | Rezoning two parcels from P-R-4 (Planned four-family residential) to RIP-B (Residential, medium density) applying the "extraordinary and unusual provision" as referenced by Sec. 8-3031(D)(1)(a) | 1204 and 1206 East Broad Street | Roy Ogletree, Petitioner | File No. 17-002666-ZA

Description

The rezoning of approximately 0.11 acres located at 1204 East Broad Street and 1206 East Broad Street from a P-R-4 (Planned, four-family residential) zoning classification to a RIP-B (Residential, medium density) zoning classification applying the "extraordinary and unusual" provision of Sec. 8-3031(D)(1)(a) of the zoning ordinance. The intent is to demolish a vacant townhome development and construct a two-story four-family residential (Use 2b) structure with associated parking.

Recommendation

Approval of the petitioner's request with conditions.

1. A general development plan shall be submitted to and approved by the Mayor and Aldermen per the "extraordinary and unusual provision" of Sec. 8-3031(D)(1)(a).
2. A subdivision plat to recombine 1204 East Broad Street and 1206 East Broad Street shall be submitted and approved by the Metropolitan Planning Commission.
3. Any use permitted in the RIP-B district, as of the date the district is approved [i.e., the date the ordinance to rezone the subject site is approved] shall be permitted, excluding Use 9, Use 13, Use 14a, and Use 65a.
4. If the residential units are to be rented or leased, they are to be rented/leased per dwelling unit.
5. The following development standards shall apply:

Minimum Lot Area per Residential Unit	Residential: 600 sf. Nonresidential: No standards
Minimum Lot Width	Residential: Detached, semi-detached or end-row: 20 ft. Attached or row: 10 ft. Nonresidential: N/A
Setbacks (Front, Side & Rear)	N/A
Maximum Height	40 ft.
Maximum Building Coverage	Residential: 75% Nonresidential: 75%
Maximum Density	70 units per acre

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Maps 2666.pdf](#)
- 📎 [Staff Report_17-002666-ZA.pdf](#)
- 📎 [Submittal #1_East Broad At Duffy_2017-06-20_Plans_GDP\(ogletreedesign@gmail.com\).pdf](#)
- 📎 [Site Photos 2666.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 for the City of Savannah

FROM: The Planning Commission

DATE: June 27, 2017

SUBJECT: Petition of Roy Ogletree
1204 East Broad Street and 1206 East Broad Street
PIN(s): 2-0054-06-002 and 2-0054-06-003
Lot Size: 0.11 Acres
Aldermanic District 2: Bill Durrence
County Commission District 2: James Holmes
File No. 17-002666-ZA

ISSUE

The rezoning of approximately 0.11 acres located at 1204 East Broad Street and 1206 East Broad Street from a P-R-4 (Planned, four-family residential) zoning classification to a RIP-B (Residential, medium density) zoning classification applying the "extraordinary and unusual" provision of Sec. 8-3031(D)(1)(a) of the zoning ordinance. The intent is to demolish a vacant townhome development and construct a two-story four-family residential (Use 2b) structure with associated parking.

BACKGROUND

The 0.11 acre site is located on East Broad Street and East Duffy Lane. The current zoning for these two properties is P-R-4 (Planned, four-family residential) which was created to, "...maintain dwelling unit density to not more than 12 dwelling units per net acre of residential land..." (Section 8-3021). The petitioner is requesting a rezoning to RIP-B (Residential, medium density) for these two properties in order to allow the development of a four-family residential unit. Currently existing on the site is a vacant townhome development which does not provide off-street parking. The petitioner wishes to demolish this residential structure and replace it with a four-family residential development and associated off-street parking.

Given the small size of the site under the P-R-4 zoning classification, the petitioner has limited opportunity to support new development. The R-4 district maintains development standards which are typically more restrictive especially with minimum density and setback requirements. These development standards are usually more consistent with suburban zoning districts, and more restrictive of smaller lots located in transitional urban areas. The site is located in an area that is more transitional in terms of development from urban core zoning to suburban zoning districts. Given the

close proximity of the site to downtown, it is not uncommon to find land uses and development standards that are consistent with historic land use patterns in nearby areas. The current zoning in many of these “transitional” areas, however, often are not zoned properly for promoting development that meets restrictive development standards. As a result, it is difficult for some development to occur without rezoning property.

Due to the characteristics of the site, the petitioner wishes to rezone their property, in conjunction with Section 8-3031(D)(1)(a), to the RIP-B zoning classification to allow a greater density and flexible parking and setback requirements. Since the RIP-B zoning district is typically intended for the urban core of the city, especially the Savannah Historic District, staff believes that “unusual or extraordinary conditions” associated with the rezoning of these two parcels apply. This provision, as mentioned in Section 8-3031(D)(1)(a), requires that a general development plan (GDP) be submitted in conjunction with the rezoning petition. Any condition attached to this rezoning would have to be shown on the GDP and acted upon by the Metropolitan Planning Commission and the Mayor and Aldermen for approval. Any change in use, condition, or development standard that differs from the approved GDP, would also have to be acted upon by the Metropolitan Planning Commission and the Mayor and Aldermen for approval. This provision ensures that appropriate conditions are applied to a project which would encourage compatible development that is not detrimental to surrounding neighborhoods.

FACTS AND FINDINGS

1. **Public Notice:** Mailed notice of the proposed rezoning was sent to property owners within 300 feet of the subject site and signs were posted. The site is located within the Eastside Neighborhood and is adjacent to the Dixon Park neighborhood and Victorian Historic District.

The Dixon Park neighborhood held a meeting on June 12 at 7:00p.m. at 537 East Henry Street (Carnegie Library) to discuss the proposed project. The meeting was well attended by approximately 43 area residents as well as MPC staff and the agent for this development.

A second mailed notice was sent to property owners within 300 feet of the subject site as courtesy to explain a proposed change to the original application. The second notice was also intended to inform that the case was continued and would be heard at the June 27th Planning Commission meeting.

2. **Existing Development Pattern:** The land uses and zoning districts within the vicinity of the subject site are predominantly residential and include a variety of existing and proposed housing types such as single family and multifamily. Under construction and located south of the project at the corner of East Henry Street and East Broad Street is a mixed-use development which includes multifamily and retail/commercial space. The land uses and zoning districts adjacent to the site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential Single Family Row Houses	P-R-4
East	Residential Single Family Row Houses	P-R-4
South	East Duffy Lane Mixed-use residential and commercial/retail	RIP-B
West	East Broad Street Dixon Park (City Park)	1-R [1]
[1]	Victorian District - Residential	

3. **Transportation Network:** The site abuts East Broad Street and East Duffy Lane. East Broad Street is a two-lane one-way secondary arterial street. East Duffy Lane is a 20' unpaved right-of-way.

The Georgia Department of Transportation (GDOT) Traffic Count Map, dated 2016, identified a daily traffic count average of 3,600 vehicles on East Broad Street near the subject site.

Chatham Area Transit (bus) service is available on East Broad Street via Route 31 (Skidaway/Sandfly). The closest bus stop to the site is located at the intersection of East Broad Street and East Duffy Street.

4. **Public Services and Facilities:** The property is served by the Metropolitan Police Department, City fire protection and City water and sewer services.
5. **Land Use Element:** The Comprehensive Plan Future Land Use Map designates the site as Residential-General. The Residential-General designation supports a wide range of residential uses as well as mixed use development with residential and commercial components. The proposed RIP-B zoning district, along with the proposed four-family residential development, would be consistent with this land use category.
6. **Existing R-4 (Four-family residential) District:**

Intent of the R-4 District: The purpose of the R-4 zoning district is, "... 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 depreciating effects of more densely developed residential uses". The "P" designation stands for the "Planned" overlay district which requires a master plan or site plan to be used as a guide for new development.

- a. ***Allowed Uses:*** The uses allowed within the R-4 district are attached to this report and appear in the Conservation "C" and Residential "R" Use Schedule found in Section 3025(a) of the Savannah Zoning Ordinance. Some of the allowed uses for the R-4 district

include single to four-family residential dwellings, some group and family care homes and home occupations.

- b. **Development Standards:** The development standards for the R-4 district are attached to this report in Table 1 and appear in Section 8-3025(d) Schedule of Development Standards.

7. Proposed RIP-B (Residential, medium density) District:

Intent of the RIP-B District: The RIP-B District is established, "...to stabilize land use intensity...to not more than 70 dwelling units per acre of residential land".

- a. **Allowed Uses:** The uses allowed within the RIP-B district are attached to this report and appear in the Conservation "C" and Residential "R" Use Schedule found in Section 8-3025(a) of the Savannah Zoning Ordinance. Some of the allowed uses for the RIP-B district include single-family and multi-family residential dwellings, restaurants, antique shops, professional offices, schools, group and family care homes, home occupations and grocery services.
- b. **Development Standards:** The development standards for the RIP-B district are attached to this report in Table 1 and appear in Section 8-3025(d) Schedule of Development Standards.

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?

The proposed project will provide five off-street parking spaces to serve the proposed development. The current development does not have dedicated off-street parking and must utilize on-street parking which is shared by surrounding land uses. Rezoning this property to the RIP-B district could allow for some uses that would increase traffic. However, under Sec. 8-3031(D)(1)(a) and the "unusual or extraordinary conditions" provision, this could restrict certain land uses from being allowed where they would not be considered compatible with surrounding land uses.

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?

The RIP-B district allows many types of commercial and higher density residential uses. However, the proposed rezoning is conditioned on the proposed GDP as required by Section 8-3031(D)(1)(a). The GDP binds the property to the proposed development and conditions approved by the Mayor and Aldermen. If the petitioner wishes to significantly amend the approved GDP, the property would have to go back to the Mayor and Aldermen for approval.

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?

The proposed development is not anticipated to substantially change the traffic volume in this area.

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?

The proposed development is not anticipated to substantially change the traffic volume in the area.

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?

Any future costs or changes requesting a greater level of public services would be the responsibility of the developer.

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?

The RIP-B district allows many types of commercial and higher density residential uses. However, the proposed rezoning is conditioned on the proposed GDP as mentioned by Section 8-3031(D)(1)(a). Conditions are requested to ensure compatible development with surrounding land uses.

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

The RIP-B zoning classification is consistent with the Future Land Use map designation of Residential-General.

POLICY ANALYSIS

The proposed RIP-B district is an attractive option for developers as it alleviates many of the development standards which often restrict development potential in transitional areas. Especially with regards to setbacks, height, parking, and density, the RIP-B district allows for greater flexibility in site layout and building design, particularly for smaller lots. The RIP-B district also permits many mixed uses, such as higher density residential and commercial/retail, which may not be suitable for some residential neighborhoods. By applying the “unusual or extraordinary” provision in Section 8031(D)(1)(a) in the Savannah Zoning Ordinance, however, this allows the Mayor and Aldermen to ensure that proposed development remains respectful and compatible with surrounding land uses.

Staff has proposed development standards they believe would be appropriate for the particular site, as shown in *Exhibit A*. If approved, these standards would apply to the general development plan which would become a condition for approval of the zoning map amendment. Staff has also recommended the following uses which are permitted within the RIP-B district to not be permitted on the property: 1) Rooming and boarding houses (Use 9); 2) Short-term vacation rentals (Use 14a); 3) College dormitories (Use 13); 4) Restaurants, sit-down, including the serving of malt beer, wine, and other alcoholic beverages (Use 65a).

The rezoning of this site, in conjunction with the general development plan, would be consistent with the Residential-General land use for the site which encourages, “...a mix of housing types...[and] mixed use development consistent with Smart Growth principles...” (p. 4-11). The proposed use will also follow the goals of the Comprehensive Plan to, “Reduce negative neighborhood images such as vacant derelict housing, unmaintained vacant lots, and blight” (p.5-8). The proposed project will improve current conditions of the property, provide off-street parking, and establish a use that is consistent with the surrounding neighborhood and proposed zoning district.

ALTERNATIVES

1. Approval of the petitioner’s request to rezone.
2. Recommend an alternative.
3. Deny the petitioner’s rezoning request.

RECOMMENDATION

Staff recommends **approval** of the petitioner’s request to rezone 1204 East Broad Street and 1206 East Broad Street from a P-R-4 (Planned, four-family residential) district to a RIP-B (Residential, medium density) classification, applying the “extraordinary and unusual” provision of Sec. 8-3031(D)(1)(a) and including the conditions provided below:

1. If rezoning to RIP-B is approved by the Planning Commission with the “extraordinary and unusual” provision, a general development plan shall be developed that is consistent with the recommended zoning provisions. The general development plan shall be submitted to and approved by the Mayor and Aldermen as part of the rezoning approval as per the

extraordinary and unusual provision of Sec. 8-3031(D)(1)(a).

2. A subdivision plat to recombine 1204 East Broad Street and 1206 East Broad Street is submitted and approved by the Metropolitan Planning Commission.
3. Any use permitted in the RIP-B district, as of the date the district is approved [i.e., the date the ordinance to rezone the subject site is approved] shall be permitted, excluding the following:
 - Rooming and boarding houses (Use 9)
 - College Dormitories (Use 13)
 - Short-term vacation rentals (Use 14a)
 - Restaurants, sit-down, including the serving of malt beer, wine, and other alcoholic beverages (Use 65a)

Any significant change in use for the property which differs from the approved GDP, including a use not permitted under these conditions, shall require approval by the Mayor and Aldermen.

4. If the residential units are to be rented/leased, they are to be rented/leased per dwelling unit.
5. The following development standards shall apply:

Exhibit A

Minimum Lot Area per Residential Unit	Residential: 600 sf. Nonresidential: No standards
Minimum Lot Width	Residential: Detached, semi-detached or end-row: 20 ft. Attached or row: 10 ft. Nonresidential: N/A
Setbacks (Front, Side & Rear)	N/A
Maximum Height	40 ft.
Maximum Building Coverage	Residential: 75% Nonresidential: 75%
Maximum Density	70 units per acre

Table 1: Comparison of Development Standards for the Existing R-4 and Proposed RIP-B Zoning Districts		
	R-4 District	RIP-B District
Minimum Lot Area	Residential: 1-F detached: 6,000 sf. 1-F semi-attached: 3,600 sf. 2-F (one lot): 7,200 sf. 3-F row: 2,900 sf. 4-F row: 2,500 sf. Nonresidential: 6,000 sf.	Residential: 600 sf. Nonresidential: N/A
Minimum Lot Width	Residential: 1-F detached: 60 ft. 1-F semi-attached: 30 ft. 2-F (one lot) : 60 ft. 3-F row: 18 ft.* 4-F row: 18 ft.* Nonresidential: 60 ft. *(plus side yard setback)	Residential: Detached, semi-detached or end-row: 20 ft. Attached or row: 10 ft. Nonresidential: N/A
Front Yard Setback	Freeway: 115 ft. Major Arterial: 85 ft. Secondary Arterial: 70 ft. Collector: 60 ft. Residential: 50 ft. Access Easement: 36 ft.	N/A
Minimum Side Yard Setback	Residential: 5 ft. Nonresidential: 5 ft.	N/A
Minimum Rear Yard Setback	Residential: 25 ft. Nonresidential: 25 ft.	N/A
Maximum Height	Residential: 35 ft. Nonresidential: 50 ft.	N/A
Maximum Building Coverage	Residential: 50% Nonresidential: 35%	75%
Maximum Density	12 units per net acre	70 units per acre

Table 2: List of Permitted Uses in the Existing R-4 (Four-family Residential) And Proposed RIP-B (Residential, medium density) Zoning Districts <i>(Use Conditions not Included)</i>		
X = Allowed By-right B = Allowed with Zoning Board of Appeal Approval B1=Planning Commission approval of site plan required		
Use	R-4	RIP-B
Residential Types:		
(1) One-family dwelling:		
a. Detached	X	X
b. Semidetached or end-row	X	X
c. Attached or row	X	X
(2) Two-family dwelling:		
a. Detached	X	X
b. Semidetached or end-row	X	X
c. Attached or row	X	X
(2b) Three- and four-family dwellings:	X	X
(3) Multifamily dwellings	-	X
(6) Accessory dwelling structure	X	X
Lodging Facilities:		
(9) Rooming houses and boarding houses	-	X
(9a) Hostel	-	X
(11) Hotel, motel, motor lodge	-	X
(12) Bed and breakfast guest unit	-	X
(14) Inn	-	X
(14a) Short-term vacation rental	-	X
Religious Facilities:		
(15) Church and other places of worship	B1	X
(15a) Temporary use		
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	X
(16) Convent or monastery	-	B1
Health and Welfare:		
(17) Hospitals and care home	-	B1
(17a) Sanitarium or mental care home	-	B1
(18) Eleemosynary or philanthropic institutions	B1	X
(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	X	-

Table 2: List of Permitted Uses in the Existing R-4 (Four-family Residential) And Proposed RIP-B (Residential, medium density) Zoning Districts <i>(Use Conditions not Included)</i>		
X = Allowed By-right B = Allowed with Zoning Board of Appeal Approval B1=Planning Commission approval of site plan required		
Use	R-4	RIP-B
persons)		
(18f) Group care home for the elderly (seven to 15 persons)	X	X
(18g) Congregate personal care home for the elderly (16 or more persons)	-	X
(18h) Group care home for the mentally retarded (seven to 15 persons)	X	-
(18k) Transitional shelters for homeless persons	X	-
(18m) Adult day care center	B	B
(18n) Family adult day care center	X	X
(18o) Single room occupancy residences	X	-
(18p) Family personal care home for the handicapped (six or fewer persons)	X	X
(18q) Family personal care home for the elderly (six or fewer persons)	X	X
(18r) Senior Citizen Congregate Housing	-	X
Education:		
(20) School, public or private (K-12)	B	X
(21) Colleges and universities	-	X
(22a) Day nurseries and kindergartens	B	X
(22b) Child care center	B	X
Community Facilities:		
(23) Public use	X	X
(24) Reserved		
(27) Public utilities	X	X
Recreation and Social:		
(29) Assembly Hall		B
(30) Golf course	X	-
(32a) Private or residential community boat dock or pier	X	-
(34) Club or lodge	-	B1
(37a) Animal hospital grooming salon	-	X
Retail Sales and Services:		
(46) Automobile parking lot or parking garage (parking garage may provide gasoline pumps). Provided further, that principal use parking shall occur only within an authorized off-street parking lot or facility	-	B
(47) Banks and offices, office buildings, loan agencies, professional offices, business offices and facilities of a similar nature	-	X

Table 2: List of Permitted Uses in the Existing R-4 (Four-family Residential) And Proposed RIP-B (Residential, medium density) Zoning Districts
(Use Conditions not Included)

X = Allowed By-right

B = Allowed with Zoning Board of Appeal Approval

B1=Planning Commission approval of site plan required

Use	R-4	RIP-B
(48) Administrative office for city-sponsored neighborhood housing service district	X	X
(48a) Mixed use, nonresidential	-	X
(48b) Mixed use, residential	-	X
(48c) Bicycle shop	-	X
(49) Radio or television studio	-	B
(50) Funeral homes and crematory	-	B
(51a) Interior decorating business	-	X
(52) Home occupation	X	X
(53) Accessory use	X	X
(53a) Satellite dish	X	X
Sign:		
(54) Sign, incidental	X	X
(55) Sign, principal use	-	X
(56a) Sign, bus stop benches	X	X
Retail Sales and Services		
(57) Pharmacy	-	X
(57a) Post office	-	X
(58) Florist shops	-	X
(59) Book and stationery stores, including office supplies and printing businesses	-	X
(60) Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries and other facilities of a similar nature.	-	X
(60a) Teaching of music, voice, and dance	-	B
(60b) Accessory use tour house	-	X
(60c) Artist studio and/or gallery	-	X
(61) Antique shops	-	X
(62) Photography studio	-	X
(63) Personal service shops	-	X
(63a) Laundry pickup services	-	X
(64) Ceramic studio and shop	-	X
(64a) Specialty shops	-	X
(64b) Tailor shop	-	X
(64c) Specialty craft shops	-	X
(64d) Communication equipment, rental service	-	X
(65a) Restaurant, sit-down, including the serving of malt beer, wine, and other alcoholic beverages	-	X
(65c) Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink	-	X

**Table 2: List of Permitted Uses in the Existing R-4 (Four-family Residential)
And Proposed RIP-B (Residential, medium density) Zoning Districts
*(Use Conditions not Included)***

X = Allowed By-right

B = Allowed with Zoning Board of Appeal Approval

B1=Planning Commission approval of site plan required

Use	R-4	RIP-B
(66a) Sale of beer, wine, or alcoholic beverages served by the drink solely to occupants of a hotel and their guests for consumption only on the premises; provided there is no exterior sign of any type advertising or calling attention to the sale of beer, wine or alcoholic beverages on such premises.	-	X
(67) Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities	-	X
(68) Laundromats	-	X
(69) Catering services	-	X