CURRENT ZONING DISTRICT: R-20 [Single Family Residential]

PROPOSED ZONING DISTRICT: B-1 [Neighborhood Business]

PROPOSED USES:

All uses allowed by code (subject to any prescribed conditions that may be required) with the following exceptions:

- Dormitory for senior high or post secondary school.
- Alcohol and alcoholic beverage, wine, and beer production and sales.
- Animal grooming facility.
- Brewpub.
- Coin operated laundry.
- Crematorium, when located on same lot as a cemetery or funeral home.
- Kennel, animal day care.
- Microbrewery.
- Mini-storage facility.
- Nursery, commercial, with or without greenhouse.
- Pet cemetery, including an accessory structure.
- Arcade, game room.
- Athletic or sports fields, ballfields, in a concentration of three or more, and similar indoor or outdoor physical recreation facility intended for use by teams or participants.
- On-site demolition disposal site.
- On-site demolition disposal site, accepting off-site material.
- Vending machine, immediately adjacent to building.

PARKING CALCULATION:

1 space/ 300 sq. ft. GFA
2,392 sq. ft. GFA = 8 SPACES REQ'D
15ft PERIMETER BUFFER

12ft SIDE SETBACK

60ft REAR SETBACK

8ft STREETSCAPE BUFFER

12ft SIDE SETBACK

50ft FRONT SETBACK

15ft PERIMETER BUFFER
CURRENT ZONING DISTRICT:  
R-20 [Single Family Residential]

PROPOSED ZONING DISTRICT:  
B-1 [Neighborhood Business]

PROPOSED USES:

All uses allowed by code (subject to any prescribed conditions that may be required) with the following exceptions:
- Alcohol and alcoholic beverage, wine, and beer production and sales.
- Brewpub.
- Crematorium, when located on same lot as a cemetery or funeral home.
- Kennel, animal day care.
- Microbrewery.
- Athletic or sports fields, ballfields, in a concentration of three or more, and similar indoor or outdoor physical recreation facility intended for use by teams or participants.
- On-site demolition disposal site.
- On-site demolition disposal site, accepting off-site material.

PARKING CALCULATION:

1 space/ 300 sq. ft. GFA  
2,392 sq. ft. GFA  = 8 SPACES REQ'D

SUPERSEDED  
11/03/2021
CURRENT ZONING DISTRICT: R-20 [Single Family Residential]

PROPOSED ZONING DISTRICT: B-1 [Neighborhood Business]

PARKING CALCULATION:
1 space/ 300 sq. ft. GFA
2,392 sq. ft. GFA = 8 SPACES REQ'D