

**NOTE: The following zoning proposal is a draft for your review.**  
**The City welcomes questions about and feedback on this proposal.**

**7.11. SU-2/MTSB C/LI (Commercial/Light Industrial)**

The SU-2/MTSB C/LI (Commercial/Light Industrial) zone is intended to provide opportunities for everything from multi-family residential to community commercial and light industrial uses in appropriate locations with adequate buffering from existing single-family residential areas. This zone is tailored to acknowledge the existing built environment and mix of uses in the neighborhood and need for area employment while ensuring the health, safety, and general welfare of residents.

**7.11.1 Existing Uses:** Existing legal uses that become non-conforming upon adoption of the plan shall be treated as APPROVED CONDITIONAL USES per the requirements in the City Zoning Code except, with respect to §14-16-4-2(D)(3), an approved conditional use shall be void if it ceases on the approved site for a continuous period of two years or more. Upon expiration of the approved conditional use, the property owner is required to comply with the land use regulations of this zone.

**7.11.2 Permissive Uses:** The following uses are permissive in the SU-2/MTSB C/LI (Commercial/Light Industrial) zone. Where uses are allowed under more than one zone, the most restrictive regulations shall apply:

- (i) R-3 permissive uses, with the following exceptions and addition:
  - a. New single-family houses are not allowed.
  - b. The number of dwelling units per acre is not limited to 30.
  - c. Apartment development shall comply with the requirements of 14-16-2-17(A)(8)(e)8.
- (ii) C-2 permissive uses with the following exception:
  - a. Parking lots, including commercial surface parking lots, are prohibited.
- (iii) The following C-3 uses, provided the property does not abut a residentially-zoned property:
  - a. Antenna, up to 65 feet in height.
  - b. Uses that must be conducted in a completely enclosed building:
    - i. Automotive engine manufacturing, wholesale assembling or rebuilding of automotive vehicles or parts.
    - ii. Dry cleaning, clothes pressing, dyeing, including rug and carpet, provided that portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.

- iii. Manufacturing, assembling, treating, repairing, or rebuilding of products, as follows:
  - 1. Building (structure) sub-assembly.
  - 2. Electrical appliances, electronic instruments and devices, radios or phonographs, including the manufacture of small parts only.
  - 3. Food products, except meat and fish products, sauerkraut, vinegar, yeast, and the rendering or refining of fat or oil provided:
    - a. Fish and chicken food is prepared with non-boiling processes.
    - b. Dry grain is processed or ground only to the consistency of a rough grind.
  - 4. Jewelry, curios.
  - 5. Metal stamps, tool and die making.
  - 6. Plumbing, assembly only.
  - 7. Pottery, ceramics, provided only previously pulverized clay and kilns fired by electricity or gas are used.
  - 8. Sewed items, including clothing.
  - 9. Signs, commercial advertising structures.
  - iv. Printing, publishing, lithographing, or blueprinting.
  - v. Sheet metal working (light).
  - vi. Tire recapping or retreading.
  - vii. Upholstering.
  - viii. Warehousing.
  - ix. Welding, as a principal activity.
  - x. Wholesaling.

- (iv) The following M-1 use:
  - a. Truck terminal, provided the site was originally developed as a truck terminal prior to adoption of this Plan.

**7.11.3 Conditional Uses:** The following uses are conditional in the SU-2/MTSB C/LI (Commercial/Light Industrial) zone:

- (i) C-2 conditional uses.
- (ii) For properties that abut a residentially-zoned property, the following C-3 uses:
  - a. Antenna, up to 65 feet in height.
  - b. Uses that must be conducted in a completely enclosed building:
    - i. Automotive engine manufacturing, wholesale assembling or rebuilding of automotive vehicles or parts.

- ii. Dry cleaning, clothes pressing, dyeing, including rug and carpet, provided that portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.
- iii. Manufacturing, assembling, treating, repairing, or rebuilding of products, as follows:
  - 1. Building (structure) sub-assembly.
  - 2. Electrical appliances, electronic instruments and devices, radios or phonographs, including the manufacture of small parts only.
  - 3. Food products, except meat and fish products, sauerkraut, vinegar, yeast, and the rendering or refining of fat or oil provided:
    - a. Fish and chicken food is prepared with non-boiling processes.
    - b. Dry grain is processed or ground only to the consistency of a rough grind.
  - 4. Jewelry, curios.
  - 5. Metal stamps, tool and die making.
  - 6. Plumbing, assembly only.
  - 7. Pottery, ceramics, provided only previously pulverized clay and kilns fired by electricity or gas are used.
  - 8. Sewed items, including clothing.
  - 9. Signs, commercial advertising structures.
- iv. Printing, publishing, lithographing, or blueprinting.
- v. Sheet metal working (light).
- vi. Tire recapping or retreading.
- vii. Upholstering.
- viii. Warehousing.
- ix. Welding, as a principal activity.
- x. Wholesaling.

7.11.4 **Height:** Per the O-1 zone.

7.11.5 **Setbacks:** Per the O-1 zone.

7.11.6 **Density:** There is no maximum floor area ratio.

7.11.7 **Off-Street Parking**

- (i) Residential uses: Minimum 1/dwelling unit.
- (ii) Non-residential uses: 1/1,000 net square feet.

**7.11.8 Usable Open Space:** In order to provide access to light and air and spaces for passive recreation within this urban, mixed-use environment, the following usable open space shall be required in lieu of § 14-16-3-10 (General Landscaping Regulations).

- (i) A minimum 10% of the net lot area shall be designated as usable open space in the form of stoops, patios, plazas, exterior walkways, balconies, roof decks or courtyards in addition to the features defined in § 14-16-1-5. Of this 10% usable open space, a minimum of 75% shall be a landscaped area in the form of living plant materials or hardscaped areas, such as those listed above.
- (ii) Living materials shall defined as trees, grasses, vines, spreading shrubs, or flowers, over at least 75% of the required landscape area. Coverage will be calculated from the mature spread of the trees or plants. To minimize water consumption, the use of vegetative ground cover other than turf grass is encouraged. Any non-living ground cover areas not intended as mulch around spreading plants must be clearly delineated on the landscaping plan.
- (iii) Usable open space is not required if site is located within 500 feet of a park, plaza, or other designated usable open space that is at least one acre in size and accessible to the public.

**7.11.9 Buffering**

- (i) Public Right-of-Way Buffer: In order to provide an attractive, harmonious environment for the public realm along public rights-of-way, a special buffer is required to minimize noise and sight impact of the abutting uses.
  - a. In lieu of the requirements of § 14-16-3-10, all properties shall comply within two years with one of the following requirements. Lots developed prior to January 1, 1976, are not exempt from this regulation.
    - i. Provide a minimum 5-foot wide landscaped buffer area within the front and side corner setbacks; or
    - ii. Provide street trees along all street-facing sides of the property, either on the property or in the public right-of-way subject to the approval of the City Traffic Engineer, in accordance with § 6-6-2-5.

If a property owner can demonstrate that neither i. nor ii. above can be achieved due to right-of-way constraints or one of the following site limitations – an existing building, required off-street parking, or required vehicle maneuvering – then a fence or wall between 3 and 5 feet in height shall be provided along all street-

facing sides of the property. Walls shall have a minimum 50% transparency above 3 feet. Chain link fencing is prohibited. All other applicable regulations of the Zoning Code § 14-16-3-3(A)(4) and § 14-16-3-19 shall apply.

- (ii) Setback Landscaping: For new development, in lieu of the requirements of § 14-16-3-10, where setbacks are required, they shall be covered with living, vegetative materials, such as trees, grasses, vines, spreading shrubs, or flowers, over at least 75% of the required landscape area. Coverage will be calculated from the mature spread of the trees or plants. To minimize water consumption, the use of vegetative ground cover other than turf grass is encouraged. Any non-living ground cover areas not intended as mulch around spreading plants must be clearly delineated on the landscaping plan.
- (iii) Residential Buffer: Where a non-residential zone abuts a residential zone, special buffer landscaping is required to minimize noise and sight impact of the non-residential activities in the residential area:
  - a. In lieu of the requirements of § 14-16-3-10, all properties shall comply within two years with the following requirements. Lots developed prior to January 1, 1976, are not exempt from this regulation.
    - i. There shall be a landscaped buffer at least five feet wide where located along the residential/non-residential boundary of a property. An 8-foot-high opaque wall or fence may be substituted for the five feet of landscaped buffer in developed lots where the property owner can demonstrate a lack of space for a 5-foot landscape buffer; chain link fence with slats shall not constitute acceptable screening.
    - ii. The landscaped buffer shall consist primarily of trees, which trees shall be at least eight feet high at time of planting and capable of reaching a height at maturity of at least 25 feet. Spacing of the trees shall be equal to 75% of the mature canopy diameter of the trees.
    - iii. Where parking or vehicle circulation areas are adjacent to the landscaped buffer, a minimum six-foot-high opaque wall or fence shall also be required to visually screen the parking or circulation area from the adjacent residential zone; chain link fence with slats shall not constitute acceptable screening.

7.11.10 **Development Review Process:** Site Development Plan approval is required per Section 6.4 and Table 6.2

7.11.11 General Standards shall apply: See **Section 8.0 General Standards**. Where general standards conflict with zoning regulations, the most restrictive shall apply.

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