

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 24, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES: Review the minutes of the May 10, 2017 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

6. OLD BUSINESS

General discussion on City of Bloomington Zoning Ordinance Update—presentation by Houseal Lavigne Associates

7. NEW BUSINESS

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

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**DRAFT MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 10, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J. Balmer, Ms. Nicole Chlebek, Mr. Ryan Scritchlow, Mr. Kevin Suess, Mr. Justin Boyd, Chairman David Stanczak

MEMBERS ABSENT: Ms. Megan Headean, Mr. James Pearson, Mr. Eric Penn, Mr. John Protzman

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. Kevin Kothe, City Engineer

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:04 PM

ROLL CALL: Mr. Dabareiner called the roll. With six members in attendance, a quorum was present.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the April 26, 2017 minutes. A scrivener's error was corrected. Mr. Balmer moved to approve the minutes with stated corrections; Mr. Scritchlow seconded the motion, which was passed unanimously by a voice vote.

REGULAR AGENDA:

Z-14-17 Public hearing, review and action on the petition submitted by Andrew Streenz requesting approval of the rezoning for 611 N. Lee Street from GAP 3 to GAP 3 with the S-4 Local Historic Preservation District Zoning Overlay.

Chairman Stanczak introduced the case. Ms. Simpson presented staff's report. She provided history of the original owner of the property, Mr. Behr, and his role in the community. She noted some incompatible alterations around 1960, followed by restoration around 2000. The property is located in the GAP district, which is a form based code area, she stated, and the new zoning would add the S-4 Local Historic Preservation District Zoning Overlay status. Ms. Simpson noted that the Historic Preservation Commission enthusiastically endorsed the rezoning. She detailed the relevant architectural elements of the restored building. She affirmed that the proposal meets several of the required standards for the S-4 designation. Ms. Simpson recommended in favor of the petition.

Mr. Andrew Streenz, 611 N. Lee, was sworn in. He stated the S-4 would add a layer of protection for the house design.

Mr. Boyd motioned to approve the petition described in Z-14-17 to rezone the property at 611 N. Lee Street to add the S-4 overlay; seconded by Mr. Balmer. The following votes were cast: Mr. Boyd—yes, Mr. Balmer—yes, Ms. Chlebek—yes, Mr. Scritchlow—yes, Mr. Suess—yes, Chairman Stanczak—yes. Motion **approved** 6-0.

Z-15-17 Public hearing, review and action on the petition submitted by the Benoit Group, LLC and Kristen Lee Jones, N/K/A Kristen Lee Guillory requesting approval of an annexation agreement and rezoning from R-2, Residential (unincorporated) to R-3B, Multifamily Residential for approximately 3.12 acres located south of Greenwood Ave, commonly known as 102 Greenwood Ave.

Chairman Stanczak introduced the case. Ms. Simpson presented staff's report. She submitted an updated annexation agreement entered as Exhibit A. She stated staff recommends in favor of the annexation agreement and the rezoning, adding that the annexation itself is not part of this discussion. She provided information about the property's location. She stated the developer and the current landowner are parties to the petition. Ms. Simpson described the proposed changes to the annexation agreement, which were procedural in nature, noting this agreement expires January 1, 2018 if the developer does not acquire the property. If the developer acquires the property the annexation agreement would last the typical 20 years, she added. Chairman Stanczak clarified that this is a conditional agreement insofar as when the annexation agreement would take place.

Mr. Balmer asked what happens if the developer does not meet the requirements as indicated in the agreement; Ms. Simpson replied they would be subject to the enforcement provisions of the agreement.

Ms. Simpson provided background on the project, described the surrounding uses and whether those properties were in the city or the county. Mr. Scritchlow clarified the conditional nature of the agreement, asking if the case comes back to the Planning Commission for the rezoning; Ms. Simpson stated this is rezoning hearing and, when triggered by the annexation, the rezoning would go before the City Council.

Mr. Suess asked what school district the property is in; Ms. Simpson replied, Unit 5.

Ms. Simpson continued to describe the project, noting that the apartments would be for people with disabilities and others with an income at 60% of the median local income. She added, the developer is seeking Illinois tax credits for the project, which requires a commitment to establish the zoning in advance of the application for the tax credits; should the state turn down the project for tax credits, the project would not proceed and the annexation agreement would terminate. She stated City water was available but sewer is not, but would be required; also, on-site detention is required. She noted the adjacent R-3B zoning allows up to 70 units per acre.

Ms. Simpson brought up the project's relationship to the City's Comprehensive Plan. The property is a Tier 3 development priority because it is adjacent to incorporated part of the city but lacks the utilities, she explained. She added establishing affordable housing is also a goal in the comprehensive plan, along with providing housing to people with disabilities

and removing barriers to mixed income. She stated the current zoning is incompatible with surrounding uses and has been vacant for many years, but the plan calls for residential uses in the future. She concluded that staff recommends in favor of the agreement and the rezoning.

Mr. Boyd asked if Connect Transit is available; Ms. Simpson replied that it is a long walk to transit and the area lacks a sidewalk, which should be installed, but the area is very auto-oriented. Mr. Scritchlow asked about crime rates in the area to the east near Main Street and wondered if the new development may contribute to these higher rates. He asked if staff had spoken with the police to see if they had concerns; Ms. Simpson replied the police were not asked.

Chairman Stanczak clarified the income status of the proposed residents; Ms. Simpson relied 60% of the median income would be the upper limit; she added that the Bloomington Housing Authority has an interest in the propose development.

Ms. Chlebek expressed concern about the residents' needs but lack of easy access to transit. She asked if the petitioner considered this; Ms. Simpson deferred to the developer for an answer.

Mr. Torian Priestly, executive vice president for the Benoit Group, was sworn in. He stated they are working to develop affordable housing in conjunction with the Illinois Housing Development Authority. He is proposing a multifamily development where ten units would be set aside for disabled residents and the rest would be subject to the 60% AMI. Rents would start at about \$625 to about \$900 depending on the number of bedrooms. He stated that they are looking at having a shuttle van to run from the development to Main Street. He noted that their proposal reaches only 17 units per acre but 70 units per acre is allowed under the zoning. He discussed the timing of the application to IHDA and its deadlines, along with the property acquisition process.

Mr. Balmer asked if there are plans for any other egress beyond Greenwood. Mr. Priestly referred to the aerial photo and stated there were no plans for other egress. Mr. Balmer stated that if there is a chance for pass-through on the property it could lead to other concerns regarding crime.

Mr. Scritchlow clarified that the petitioner has a June 23 deadline for the application.

Chairman Stanczak clarified the tax credit discussion. Mr. Priestly confirmed they would receive tax credits from IHDA, as an allocation from the state, which would be sold to investors, in addition to conventional debt. Mr. Priestly explained the concept of tax credit equity, noting it does not require a bond process.

Mr. Steve Freeland, attorney for the petitioner, was sworn in. He explained how affordable housing is financed. The federal government provides billions each year in tax credits, allocated to each state; in Illinois, IHDA makes tax credits available on a competitive process to low income housing developers. The application deadline is June 23 this year. He added, that a dollar of purchased tax credit is worth a full one dollar of tax credit.

Purchase of the tax credits is attractive to companies with taxable income, he stated, and this has been the process for the last 29 years. IHDA has certain requirements every applicant for the tax credits must meet before the basic eligibility is determined, including the questions of annexation and zoning, he said. Chairman Stanczak asked if any other local government subsidy was needed; Mr. Priestly indicated not.

Chairman Stanczak asked about the role of the Bloomington Housing Authority; Mr. Priestly stated the Housing Authority would provide vouchers for about 20 of the 54 apartment units under the Section 8 program. Mr. Priestly added that this helps with the IHDA application, noting that IHDA sees this location as an Opportunity Area for low income housing.

Chairman Stanczak asked if IHDA imposes any requirements as to where the occupants of this apartment would relocate from; Mr. Priestly stated there are no requirements and that he intends to market locally.

Mr. Scritchlow asked if a two week delay harms the project; Mr. Priestly repeated the June 23 application deadline related to the June 12 Council action as being the Council's last chance to vote on the petition.

Mr. Suess clarified about the shuttle to Main Street. He is concerned that residents will walk through properties to the east to reach Main Street. Mr. Priestly stated that the shuttle van would help and fencing would obstruct the ease of walking east. Ms. Chlebek continued with her concern about access to the bus system. Mr. Priestly stated that a majority of residents of their apartments have their own transportation. He added that the 60% AMI is in the \$32,000 to \$35,000 range and this provides the mixed income housing they intend for the property. Ms., Chlebek asked whether their other properties required a shuttle; Mr. Priestly stated not, but that he already has budgeted for the shuttle van.

Chairman Stanczak mentioned the enforcement mechanisms in the annexation agreement and the dormant special service area and confirmed that the City would activate the SSA automatically should the requirements of the agreement not be fulfilled. He asked if the Benoit company is tied to the property for the length of the agreement; Ms. Simpson stated that the agreement goes with the property and any subsequent owners. Mr. Priestly stated they are committed, due to the tax credit requirements, for 15 years.

Charles Williams, 1325 E. Empire, was sworn in. He stated he is a landlord and is concerned about the lack of direct access to the east and worried these residents would wander through the back yards to the east. Mr. Williams stated there is high crime near a property he owns in Normal and he had to fence the entire project. He stated he is concerned that the owner will abandon the property. He is also concerned with the great distance to a grocery store. He stated this is a poor location for this kind of use. He added he owns a 12-unit property along Tracy Drive. He is concerned with pedestrian cut-through.

Ms. Chlebek asked if existing neighboring residents were cutting through his Tracy Drive property; Mr. Williams answered they were not. Ms. Chlebek speculated that there is no evidence that new residents would cut-through more often than the existing neighbors.

Gwen Leavy was sworn in. She state she is concerned about pedestrian cut-through over the properties to the east. She is concerned about pedestrian cut-through because no path exists. She believes a fence will deteriorate because people find ways to get through.

Mr. Balmer moved to approve the Z-15-17 as presented; motion failed for lack of a second.

Ms. Chlebek asked whether the project will fail if no action is taken by the Planning Commission; Chairman Stanczak stated that the City Council will take action no matter what the recommendation. There was some general discussion about providing no recommendation.

Chairman Stanczak asked Commissioners to voice their concerns. Mr. Scritchlow stated he is for the project conditioned on feedback from the police for Council. Ms. Chlebek agrees that she likes the housing but has concern with the shuttle system, which would be a partial solution and also asked if there are sidewalks available. Mr. Boyd echoed what has been stated and agrees with the need to seek an opinion from the police department. Mr. Balmer believes all properties in the area have the same issues and thinks the property should have a fence, but he does not believe there will be much pedestrian cut-through because this petition is for a lower density. Mr. Suess agrees with Mr. Boyd, Ms. Chlebek and Mr. Scritchlow and added his concerns over access to public transportation and grocery stores; he reiterated the desire to check in with the police. Chairman Stanczak stated he has similar concerns and this is an unusually difficult property to develop as residential, but he is supportive of the rezoning.

Chairman Stanczak repeated that a delay by the Planning Commission would harm the project and suggested recommending approval but with conditions to the Council. He stated that the conditions would be to include information from the police department and additional information dealing with the access concerns. There was general discussion about how to word the conditions and the motion.

Chairman Stanczak motioned to recommend the City Council approve Z-15-17 on the annexation agreement and rezoning, conditioned upon the City Council being satisfied with the additional information provided related to public safety concerns and ingress/egress to the property, along with the shuttle service description; seconded by Mr. Scritchlow. The public safety question turns on whether police see this as a contributing factor to additional crime in the area. The following votes were cast: Chairman Stanczak—yes, Mr. Scritchlow—yes, Mr. Protzman—yes, Ms. Balmer—yes, Mr. Suess—no, Ms. Chlebek—yes, Mr. Boyd—yes. Motion **approved** 5-1.

OLD BUSINESS:

None

NEW BUSINESS

None

ADJOURNMENT: Mr. Balmer moved to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 5:24 pm.

Respectfully,

Tom Dabareiner AICP
Community Development Director

To: Planning Commission
From: Tom Dabareiner AICP, Community Development Director
Date: May 18, 2017
Subject: Zoning Ordinance attachments

Attached are two documents which, among other topics, will be discussed at your next meeting.

Use Category Crosswalk. You may recall a discussion early on about combining uses into broader categories, which will ultimately allow for more flexibility in interpreting what uses are allowed in various districts. Please review the document, marked For City Staff Internal Review Only, to gain a flavor for the direction we think we should move. The list is comprehensive, but remains in a pre-draft form. Come prepared with your questions for the consultant (who may provide an updated version of this document).

Downers Grove Downtown Subdistrict Concept. There is consensus from staff and the consultant that Bloomington's B-3 Central Business District is too large geographically and that this reduces our ability to develop a compact, energetic and walkable downtown surrounded by supportive uses defined by their own unique bulk criteria. Breaking our downtown district into 2 or 3 subdistricts could address this concern. Provided for your review is a document describing a similarly situated, but even smaller, downtown. The Downers Grove concept might work here and allow the City to develop zoning requirements to respect and grow the distinct areas within our downtown. Again, come prepared with your questions for the consultant.

Please work through these documents in advance of the meeting so we can have a highly productive discussion of these concepts.

Attachments:
Use Crosswalk
Downers Grove Subdistrict Example

EXISTING	PROPOSED
1. PUBLIC ASSEMBLY USES	
A-Amusement & Recreation	
Amphitheaters	Entertainment and Exhibition Venues
Amusement Centers	Commercial Recreation Facilities
Amusement Parks	Amusement Parks
Aquariums	Museums and Cultural Institutions
Arenas, Field Houses, Stadiums	Entertainment and Exhibition Venues
Ballrooms, Dance Halls	Commercial Recreation Facilities
Billiard Centers, Pool Halls	Commercial Recreation Facilities
Bowling Establishments	Commercial Recreation Facilities
Community Reception Establishments	
Exhibition/Exposition Halls	Entertainment and Exhibition Venues
Fairgrounds, Agricultural Exhibits	
Fishing Camps	Camp and Camping Establishments
Go-Cart Tracks	Amusement Parks
Golf Courses – Not Miniature Golf	
Golf Driving Ranges	Commercial Recreation Facilities
Group or Organized Camps, Resorts	Camps and Camping Establishments
Gymnasiums, Recreation Centers	Sports and Fitness Establishments
Health Spas, Reducing Salons	Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.
Ice Rinks	Commercial Recreation Facilities
Miniature Golf Courses	
Parks, Playgrounds, Arboretums	Parks and Recreation Facilities
Penny Arcade	
Race Tracks, Grandstands	Amusement Parks
Recreation Vehicle Camps	Camps and Camping Establishments
Riding Stables, Riding Schools	
Roller Skating Rinks	Commercial Recreation Facilities
Shooting Galleries, Rifle Ranges	Commercial Recreation Facilities
Swimming Pools	
Tourist Camps	Boarding and Rooming Houses
Travel Trailer Camps	Camps and Camping Establishments
Zoos	
B-Churches & Religious Facilities	
Churches, Synagogues, Temples	Place of Worship
Funeral Parlor, Mortuary	
Religious Education Facility	Place of Worship
C-Clubs	
Athletic Clubs, YMCA, YWCA	Sports and Fitness Establishments
Country Clubs, Golf Clubs	
Health Clubs	Sports and Fitness Establishments
Non-residential College/University Student Clubs & Assoc.	College and University Facilities
Other Clubs Not Classified	Clubs and Lodges
Professional Clubs, Business Clubs	Clubs and Lodges
Service Clubs, Civic Clubs	Clubs and Lodges
Social Clubs, Lodges	Clubs and Lodges
Swimming Clubs	

D - Libraries Museums, Government Uses	
Art Galleries, Museums	Museums and Cultural Institutions
Community Centers	
Courthouses	
Cultural Activities	Museums and Cultural Institutions
Historic Area	
Libraries	
Military Bases	Military Bases, Depots, Communication Facilities
Planetariums	Museums and Cultural Institutions
Police Stations, Fire Stations	
Postal Services	Government Services and Facilities
E-Eating, Drinking Establishments	
Adult Cabaret	Sexually Oriented Entertainment Businesses
Bars, Taverns, Nightclubs	
Delicatessens	Specialty Food Shops
Donut Shops, Ice Cream Shops	Specialty Food Shops
Drive-in Refreshment Stands	Drive-Through, attached to any retail, service use
Mobile Food and Beverage Vendor	
Restaurants, Cafeterias	
F-Passenger Terminals, Stations	
Airport Passenger Terminals	
Bus Passenger Terminals	Bus and Taxi Passenger Terminals
Heliports, Heliport Terminals	
Rail Passenger Terminals	
Taxi Terminals	Bus and Taxi Passenger Terminals
G-Theaters & Studios	
Adult Lingerie Modeling Studios	Sexually Oriented Businesses
Adult Modeling Studios	Sexually Oriented Businesses
Adult Motion Picture Theaters	Sexually Oriented Businesses
Auditoriums, Concert Halls	Theaters and Auditoriums
Dance Studios, Music Studios	Instructional Studios
Drive-in Motion Picture Theaters	
Legitimate Theaters	
Motion Picture Studios	Recording and Broadcast Studios
Motion Picture Theaters	Theaters and Auditoriums
Radio Broadcasting Studios	Recording and Broadcast Studios
Television Broadcasting Studios	Recording and Broadcast Studios
2. EDUCATIONAL USES	
A-Non-Residential Schools	
Elementary Schools	Schools, public and private
Junior High Schools	Schools, public and private
Nursery Schools	Pre-schools
Pre-Schools	Pre-schools
Senior High Schools	Schools, public and private
B-Residential Schools	
Boarding Schools	Boarding Schools
C-Trade & Business Schools	

Commented [ST1]: National Guard Armory?

Commented [ST2]: Further differentiate/add tasting rooms?

Business Schools	Business and Trade Schools
Rehabilitation Schools	Business and Trade Schools
Specialty Schools	Business and Trade Schools
Vocational Schools	Business and Trade Schools
D-Colleges & Universities	
College-University Classrooms	College and University Classrooms
3. INSTITUTIONAL USES	
A-Care of the Aged	
Home for the Aged	
B-Care for the Young	
Agency Supervised Homes	
Agency-Operated Family Homes	
Agency-Operated Group Homes	
Childrens' Homes, Orphanages	
Day Care Centers	
Institution for Child Care	Agency-Operated Family Homes, Agency-Operated Group Homes
C-Care of Handicapped, Sick, Injured	
Diagnostic Imaging Center	Medical or Dental Clinic
Domestic Violence Shelter	
D-Care of the Physically Restrained	
Adult Detention Facilities	Detention Facilities
Animal Detention Facilities, with no outdoor exercise areas	
Animal Detention Facilities, with outdoor exercise areas	
Juvenile Detention Facilities	Detention Facilities
E-Care of Poor & Homeless	
Food Pantry	
F-Care of Handicapped, Sick, Injured	
Ambulatory Surgical Treatment Center	
4. RESIDENTIAL USES	
A-One & Two-Family Dwellings	
Dwellings, Single-Family	Single-Family Dwelling
Dwellings, Two-Family	Two-Family Dwelling
B-Multiple Family Dwellings	
Dwellings, Multiple Family	Multi-Family Dwelling
Townhouses	Single-Family Attached
C-Rooming Houses, Bed & Breakfast Establishments	
Bed & Breakfast Establishments	
Group Homes for Parolees	

Bloomington – Use Category Crosswalk
FOR CITY STAFF INTERNAL REVIEW ONLY

DRAFT 5/15/17

Lodging Houses	Boarding and Rooming Houses
Rooming Houses	Boarding and Rooming Houses
D-Transient Lodging	
Adult Hotels/Motels	Sexually Oriented Business
Extended Stay Motel	Hotel or Motel
Hotels, Motels, Motor Hotels	Hotel or Motel
Motels, Hotels, Motor Hotels	Hotel or Motel
E-Group Quarters	
Barracks	
Convents, Monasteries	
Dormitory, Student Residence Hall	Dormitory
Fraternities, Sororities	Dormitory
Group Homes for Parolees	
Nunneries, Rectories	
Rooming Houses	Boarding and Rooming Houses
F-Manufactured Home Parks & Subdivisions	
Manufactured Homes	
Mobile Homes	
5. STORE & OFFICE USES	
A-Food, Beverage Retail Sales	
Bakery Products Sales	Specialty Food Shops
Candy Confectionery Sales	Specialty Food Shops
Catering Services	
Dairy Products	Specialty Food Shops
Grocery Stores, Supermarkets	
Liquor Stores	
Roadside Markets	
Specialty Food Shops	Specialty Food Shops
B-Textiles, Apparel Retail Stores	
Apparel Shops	Retail Sales, General
Dressmaking, Tailor Shops	Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair
Dry Goods, Piece Goods Stores	Retail Sales, General
Shoe Stores	Retail Sales, General
C-Household Goods, Retail Stores	
Appliance Stores	Retail sales, General
Awning, Tent, Canvas Products Sales	Retail sales, Outdoor; or Building Materials and Supplies
Draperies, Curtains, Upholstery	Retail sales, General
Floor Covering Stores	Retail sales, General; or Building Materials and Supplies
Furniture Stores	Retail sales, General
Hardware Stores	Retail sales, General
Heating Plumbing Equipment Sales	Retail sales, General; or Building Materials and Supplies
Home Improvement Center	Retail sales, General

Commented [ST3]: Redundant with highlighted term above. Rectory should be considered differently as it is typically not a group housing situation.

Bloomington – Use Category Crosswalk
FOR CITY STAFF INTERNAL REVIEW ONLY

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Lumber Yards, Building Materials	Retail sales, Outdoor; or Building Materials and Supplies
Paint, Glass, Wallpaper Stores	Retail Sales, General; or Building Materials and Supplies
Radio, Television Stores	Retail sales, General
D-Specialty Shops-Retail Shops	
Adult Media Stores	Sexually Oriented Business
Antique Stores	Retail sales, General
Art Supplies, Craft Stores	Retail sales, General
Artisanal/Craft Production and Retail	
Book, Stationery Stores, Newsstands	Retail sales, General
Cameras, Photographic Supplies	Retail sales, General
Candle Shops	Retail sales, General
China, Glassware, Metalware Stores	Retail sales, General
Cigar, Tobacco Products Sales	Retail sales, General
Drug Stores	Drug Stores and Pharmacies
Electrical Supply Sales	Retail sales, General
Farm Supply Stores	Retail sales, General
Florist Shops	Retail sales, General
Garden Supply Stores	Retail sales, General; or Retail sales, Outdoor
Gift Shops	Retail sales, General
Greeting Card Shops	Retail sales, General
Gun Shops	
Hobby Shops, Toy Stores	Retail sales, General
Jewelry Stores, Watch Repair	Retail sales, General
Kennels, with no outdoor exercise areas	
Kennels, with outdoor exercise areas	
Knit Goods Shops	Retail sales, General
Leather Goods Shops	Retail sales, General
Linen Supply Stores	Retail sales, General
Media Shops	Retail sales, General
Medical Marijuana Dispensing Organization	
Merchandise Vending Machine Sales	Wholesaling, Distribution and Storage Facilities
Monument Sales	Retail sales, Outdoor
Music Stores, Record Shops	Retail sales, General
Optical Goods, Hearing Aids Sales	Retail sales, General
Other Specialty Shops, N.E.C.	Retail sales, General
Pet Shops	Retail sales, General
Pharmacy	Drug Stores and Pharmacies
Pottery, Ceramic Products Sales	Retail sales, General
Professional Office Furniture Sales	
Record Shops, Music Stores	Retail sales, General
Sex Shops	Sexually Oriented Business
Sexually Oriented Entertainment Business	Sexually Oriented Business
Sporting Goods, Bicycle Sales	Retail sales, General
Tree Sales, Nurseries, Greenhouses	Horticultural Services
Video Sales and Rental Stores	
E-Professional Services & Supplies	
Accounting, Auditing, Bookkeeping	General office, business or professional
Advertising Services	General office, business or professional

Bloomington – Use Category Crosswalk
FOR CITY STAFF INTERNAL REVIEW ONLY

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Animal Breeding Services	
Auction Houses	
Banking Services	Financial Services
Barber Shops, Beauty Shops	Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.
Blueprinting and Photocopying	Printing, Copying and Mailing Services
Building Construction Services	Trade and Construction Services
Business Management Consulting	General office, business or professional
Cabinet making, woodworking, furniture repair	Trade and Construction Services
Carpentry Services	Trade and Construction Services
Collection Services	General office, business or professional
Commercial Printing Services	Printing, Copying and Mailing Services
Commodity Contract Brokers	Financial Services
Computer Services	General office, business or professional
Credit Services	
Currency Exchanges	Financial Services
Dental Services	Medical and Dental Clinics
Detective and Protective Services	General office, business or professional
Diaper Services	Commercial Cleaning and Repair Services
Dry Cleaning Services (<i>dry cleaning plant</i>)	Commercial Cleaning and Repair Services
Duplicating, Mailing Services	Printing, Copying and Mailing Services
Educational and Research Services	General office, business or professional
Electrical Repair Service	Commercial Cleaning and Repair Services
Electrical Services	Trade and Construction Services
Employment Services	General office, business or professional
Engineering, Architectural Services	General office, business or professional
Equipment Rental, Leasing Services	Trade and Construction Services
Exterminating-Pest Control Services	Commercial Cleaning and Repair Services
Financial Services	Financial Services
Fuel Oil Service	
Government Services	Government Services and Facilities
Home Maintenance Services	Trade and Construction Services
Horticultural Services	
Insurance Services	General office, business or professional
Laundering Services	Commercial Cleaning and Repair Services
Legal Services	General office, business or professional
Linen Supply Services	Commercial Cleaning and Repair Services
Linen Supply Stores	Commercial Cleaning and Repair Services
Massage Therapy Studio	Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.
Medical, Health Services	Medical and Dental Clinics
Miscellaneous Services N.E.C.	
News Syndicate Services	General office, business or professional
Outdoor Advertising Services	Commercial Services
Packing and Crating Services	
Painting, Decorating Services	Trade and Construction Services
Photofinishing Services	Printing, Copying and Mailing Services
Photographic Services	Photography Studio
Plumbing, Heating Services	Trade and Construction Services
Professional Supply Repair Services	Commercial Cleaning and Repair Services
Radio, Television Repair Services	Commercial Cleaning and Repair Services
Real Estate Services	General office, business or professional
Research and Testing Services	General office, business or professional

Bloomington – Use Category Crosswalk
FOR CITY STAFF INTERNAL REVIEW ONLY

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Savings and Loan Associations	Financial Services
Security and Commodity Services	Financial Services
Shoe Repair Services	Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.
Sign Painting Services	Trade and Construction Services
Stenographic Services	
Tile Abstracting Services	Trade and Construction Services
Trade Supply Sales-Service	Trade and Construction Services
Trading Stamp Services	
Transfer Services	General office, business or professional
Travel Arranging Services	General office, business or professional
Veterinarian Services	
Welding Services	Trade and Construction Services
Well Drilling Services	Trade and Construction Services
Window Cleaning Services	Commercial Cleaning and Repair Services
F-Motor Vehicle, Boat, Aviation Sales	
Aircraft Sales and Service	
Automobile and Accessories Sales	Vehicle Sales and Service
Automobile Engine Electrical System Diagnostic Services	Vehicle Repair and Service
Automobile Rental Service	Vehicle Rental Service
Automobile Repair Shops	Vehicle Repair and Service
Automobile Service Stations	Vehicle Fueling Station
Boat Sales, Service, Rental	Vehicle Sales and Service
Bus Sales Service	Vehicle Sales and Service
Camping, Recreational Equipment Sales	Vehicle Sales and Service
Car Wash	
Farm Machinery Sales and Service	
Manufactured Home Sales	Manufactured and Mobile Home Sales
Marine Craft and Accessory Sales	Vehicle Sales and Service
Mobile Home Sales	Manufactured and Mobile Home Sales
Motor Vehicle Sales, Service N.E.C.	Vehicle Sales and Service
Motorcycle Sales and Service	Vehicle Sales and Service
Ski Mobile Sales, Service	Vehicle Sales and Service
Tires, Batteries, Accessories Sales	Retail, General
Truck Rental Service	Vehicle Rental Service
Truck Sales and Service	Vehicle Sales and Service
Truck Stops, Truck Plazas	
Truck Wash	
G-General Item Stores, Retail Sales	
Convenience Establishments	Retail, General
Convenience Establishments, Beer & Wine Only	Liquor Stores
Department Stores	Retail, General
General Merchandise Stores	Retail, General
Mail Order Houses	
Variety Stores	Retail, General
H-Office Uses	
Offices	General office, business or professional
Offices, College/University	College and University Facilities

I-Wholesale Trade	
Wholesale Sales Establishments	Wholesaling, Distribution and Storage Facilities
6. BASIC INDUSTRY, UTILITY, DEFENSE USES	
A-Communication, Defense, Utilities	
Electricity Generation Plant	Electricity or Natural Gas Production Plant
Electricity Regulating Substations	Public or Private Utility Facility, Minor
Electronics Assembly Plants	
Flammable Liquid Pipelines	Public or Private Utility Facility, Minor
Gas Production Plants	Electricity or Natural Gas Production Plant
Gas Regulatory Stations	Public or Private Utility Facility, Minor
Irrigation Channels	Public or Private Utility Facility, Minor
Military Bases, Storage Depots	Military Bases, Depots, Communication Facilities
Military Communication Centers	Military Bases, Depots, Communication Facilities
Nuclear Power Plant	
Radio, Television Stations-Towers	
Refuse Disposal Services	
Sanitary Landfills	
Sewage Lift Stations	Public or Private Utility Facility, Minor
Sewage Treatment Plants	Public or Private Utility Facility, Minor
Solid Waste Disposal Area	
Steam and Heat Transfer Plants	Electricity or Natural Gas Production Plant
Telecommunication Antenna Facilities	
Telegraph Message Centers	
Telephone Exchange Stations	
Telephone Exchange Substations	Public or Private Utility Facility, Minor
Telephone Relay Towers	Public or Private Utility Facility, Minor
Utility Conduits, Lines, Pipelines	Public or Private Utility Facility, Minor
Water Pressure Control Stations	Public or Private Utility Facility, Minor
Water Purification Plants	Public or Private Utility Facility, Minor
Water Storage Reservoirs	Public or Private Utility Facility, Minor
B-Laboratories	
Laboratory, Agricultural	Research Facility or Laboratory
Laboratory, Chemical	Research Facility or Laboratory
Laboratory, Dental and Medical	Medical Laboratory
Laboratory, Electronics	Research Facility or Laboratory
Laboratory, Materials Testing	Research Facility or Laboratory
Laboratory, Psychological	Medical Laboratory
Laboratory, Radioactive Materials	Research Facility or Laboratory

C-Resources Production & Extraction	
Agriculture	
Fish Hatcheries, Poultry Hatcheries	
Forestry	
Mining, Quarrying	
7. MANUFACTURING USES	
Apparel, Fabrics, Leather Industries	
Asphaltic Concrete Plants	
Chemicals and Allied Industries	
Fabricated Metal Industries	
Food and Kindred Industries	
Furniture and Fixtures Industries	
Lumber and Wood Industries	
Medical Marijuana Cultivation Center	
Miscellaneous Manufacturing N.E.C.	
Paper and Allied Products Industry	
Petroleum Refining, Related Uses	
Primary Metal Industries	
Printing, Publishing, Allied Uses	Printing, Copying and Mailing Services
Professional, Scientific Industries	
Rubber and Plastic Industries	
Secondary Manufacturing Assembly Plants	
Snack Food Manufacturing	Food and Kindred Industries
Stone, Clay, Glass Industries	
Textile Mill Products Industries	
8. STORAGE USES	
Agricultural Products Storage	Wholesaling, Distribution and Storage Facilities
Aircraft Storage	
Alcoholic Beverage Storage	Wholesaling, Distribution and Storage Facilities
Automobile Salvage and Junk Yards	Vehicle Salvage and Wrecking Junk Yards
Camping Equipment Storage	Wholesaling, Distribution and Storage Facilities
Cemeteries	Cemeteries
Chemical, Plastic Products Storage	Wholesaling, Distribution and Storage Facilities
Columbarium	Cemeteries
Composting Facility	
Crematories	
Food, Tobacco Products Storage	Wholesaling, Distribution and Storage Facilities
Marine Craft Storage, Marinas	

Bloomington – Use Category Crosswalk
 FOR CITY STAFF INTERNAL REVIEW ONLY

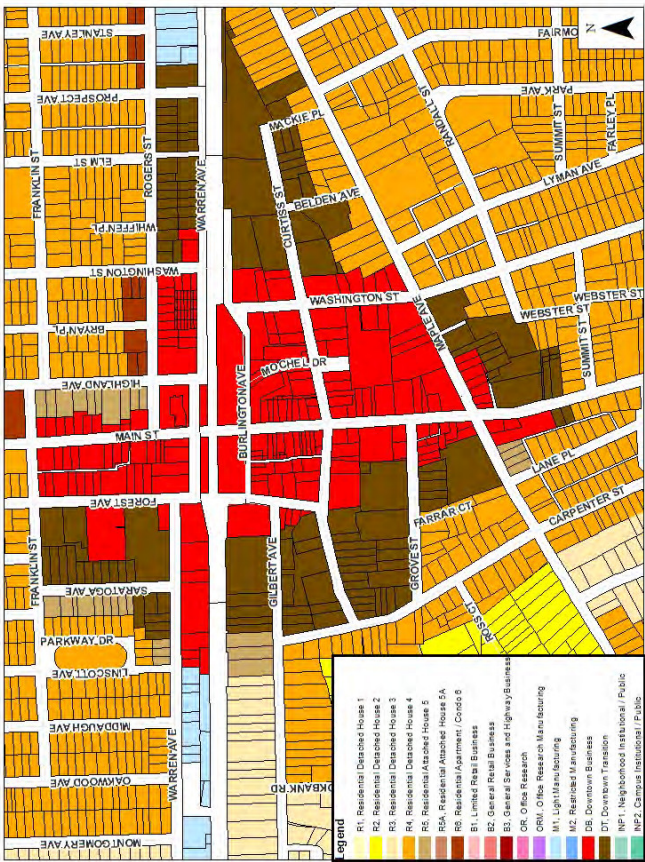
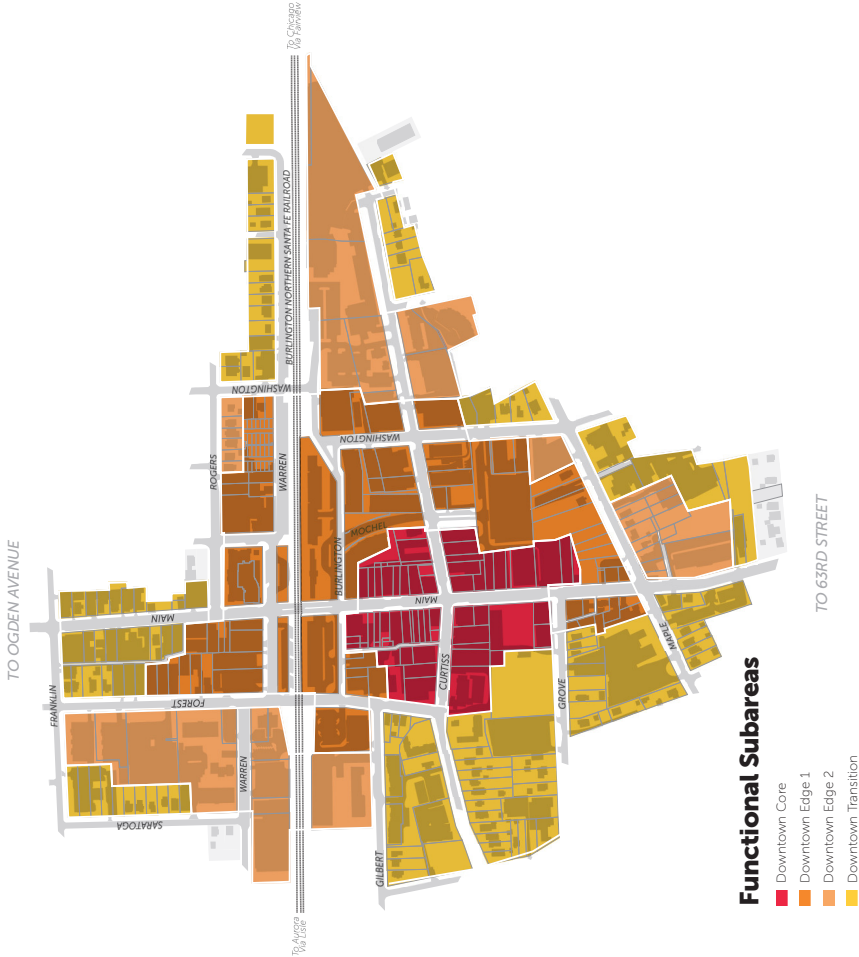
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Metal Products Storage	Wholesaling, Distribution and Storage Facilities
Mini Warehouses	
Motor Vehicle Storage	Vehicle Storage
Non-hazardous Storage, College/University	College and University Facilities
Other Storage N.E.C.	
Parking Lot, College/University	College and University Facilities
Parking Lot, Commercial	
Parking Lot, Noncommercial	
Petroleum Products Storage	
Railroad Marshalling Yards	
Recreational Equipment Storage	Vehicle Storage
Stockyards	
Textile Products Storage	Wholesaling, Distribution and Storage Facilities
Towing Services	
Wood Products Storage, Including Paper	Wholesaling, Distribution and Storage Facilities
9. OTHER USES, NOT ELSEWHERE COVERED	
Airports and Landing Fields	
Other Uses Not Elsewhere Classified	
Refractory Lined Pit Burners	

Key Focus Areas

Downtown Functional Subareas

Downtown is often referred to, and treated as, a single place. While it is true that Downtown is a unique destination in the community, it is actually comprised of several distinct areas, with different form, uses, conditions, characteristics and potentials. Therefore, to better accommodate and encourage new appropriate development, new zoning districts and standards are being proposed to better align with the Downtown Plan. The new zoning addresses the specific needs of each "Functional Subarea" and establishes recommendations for the improvement and enhancement of each area in the future, including appropriate uses and intensities.



Downtown Core District (DC)



Downtown Core District (DC)

Desired/Planned Character:

Building Height: 2-3 stories (existing buildings range from 1-3 stories in height)

Setbacks: Buildings located along sidewalk with no setbacks

Uses: Mixed-use, retail/commercial on ground floor; residential and office on upper floors

Building Height:

- Current zoning allows maximum height of 70 feet for all parcels.
- Proposed maximum is 40 feet/3-stories (12'-15' first floor, 10'-12' upper floors)

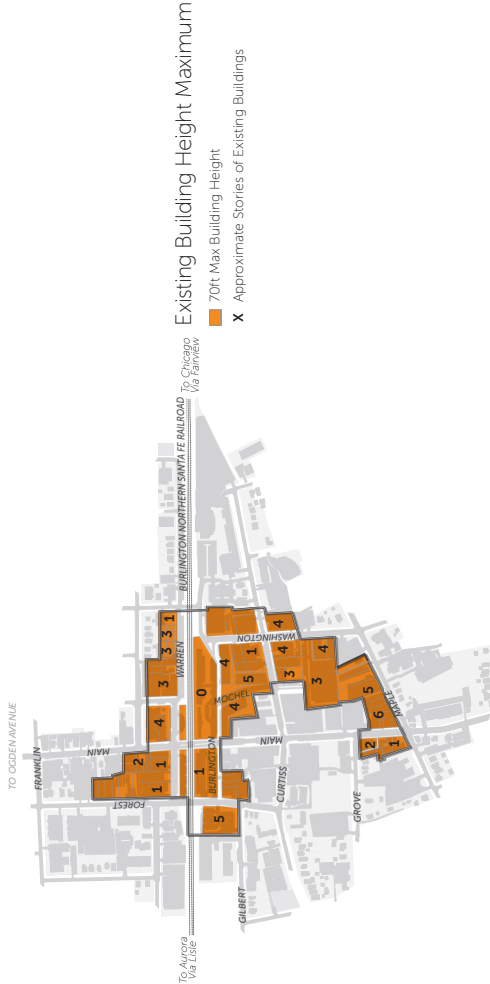
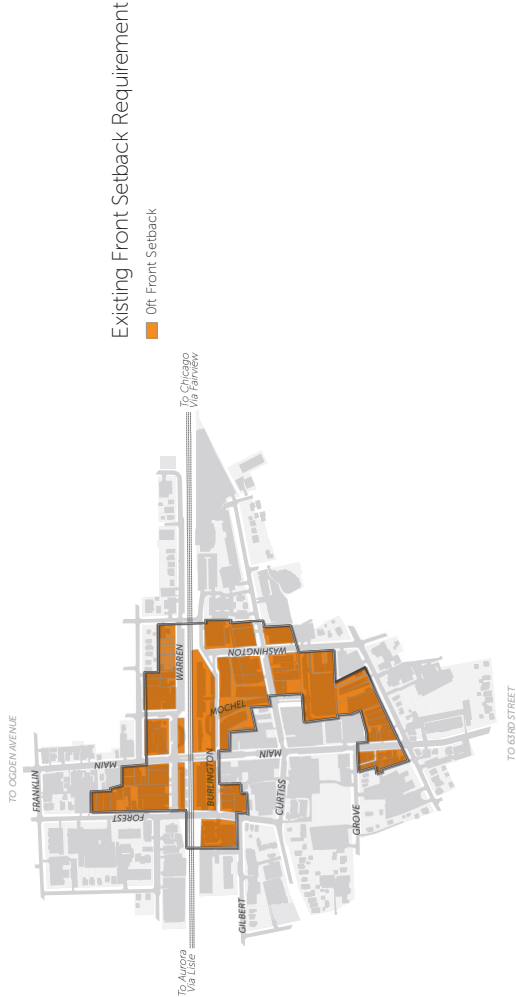
Setbacks:

- Current Setback is 0' on side and rear; 0-10' on street
- Keep same setback standards.

Uses:

- Ground Floor: Commercial/retail/entertainment/restaurant on ground floor
- Upper Floor: multi-family residential or office on the upper floors
- Residential uses not permitted on ground floor

Downtown Edge District (DE-1)



Downtown Edge District (DE-1)

Desired/Planned Character:

Building Height: 1-6 stories

Setbacks: variable – proportional to height and proximity to neighborhood and downtown core

Uses: wide ranging – mixed-use, residential, commercial, office, institutional, entertainment, civic, etc.

Building Height

- Current zoning allows maximum height of 60-70 feet depending on parcel location
- Proposed maximum 72 feet/6-stories (approx. 12' per floor)

Setbacks:

Street Setback:

- Majority of parcels have no street setback required, but a few sites require a 10' street setback
- Existing street setbacks vary within the district, from 0'-20'+
- Proposed 0' street setback throughout district

Side Setback:

- The majority of the existing properties have 0'-5' side yard setback
- Proposed side yard setbacks shall be a minimum of 5' or 10% of lot width, whichever is greater
- Proposed side yard setback for properties adjacent to the DC District and those properties along Main Street shall be 0'

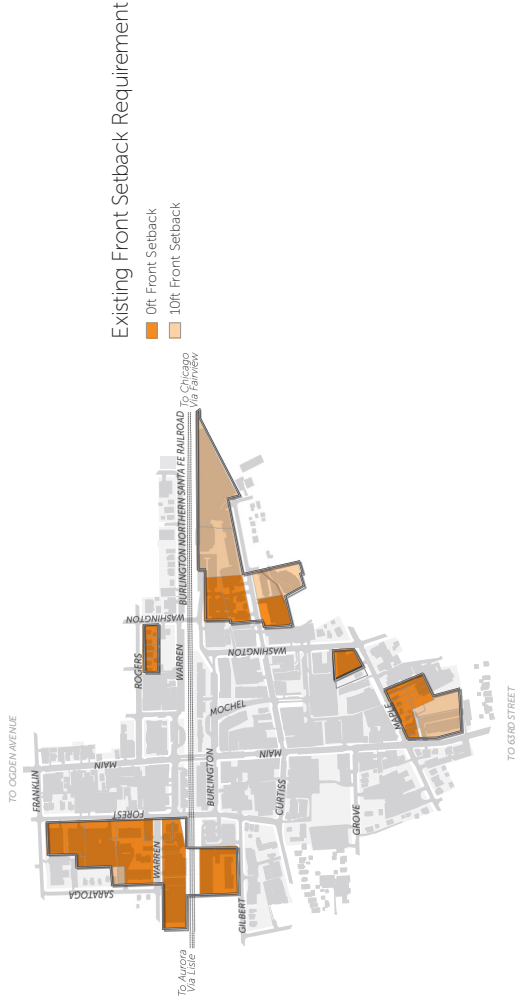
Rear Setback:

- Proposed rear setback is 10' throughout the district
- Special rear setbacks standards apply to property abutting an R zoned lot (see table).

Uses:

- Commercial, retail, office, entertainment, service, restaurant, civic, and residential (apartment, condominium, attached single-family)

Downtown Edge District (DE-2)



Downtown Edge District (DE-2)

Desired/Planned Character:

Building Height: 1-5 stories

Setbacks: variable – proportional to height and proximity to neighborhood and downtown core

Uses: wide ranging – mixed-use, residential, commercial, office, institutional, entertainment, civic, etc.

Building Height

- Current zoning allows maximum height of 60-70 feet depending on parcel location
- Proposed maximum is 60 feet/5-stories (approx. 12' per floor)

Setbacks:

Street Setback:

- Majority of parcels have no street setback required, but a few sites require a 10' street setback
- Existing street setbacks vary within the district, from 0'-20'
- Proposed 10' street setback throughout district

Side Setback:

- The majority of the existing properties have 0'-5' side yard setback
- Proposed side yard setbacks shall be a minimum of 5' or 10% of lot width, whichever is greater

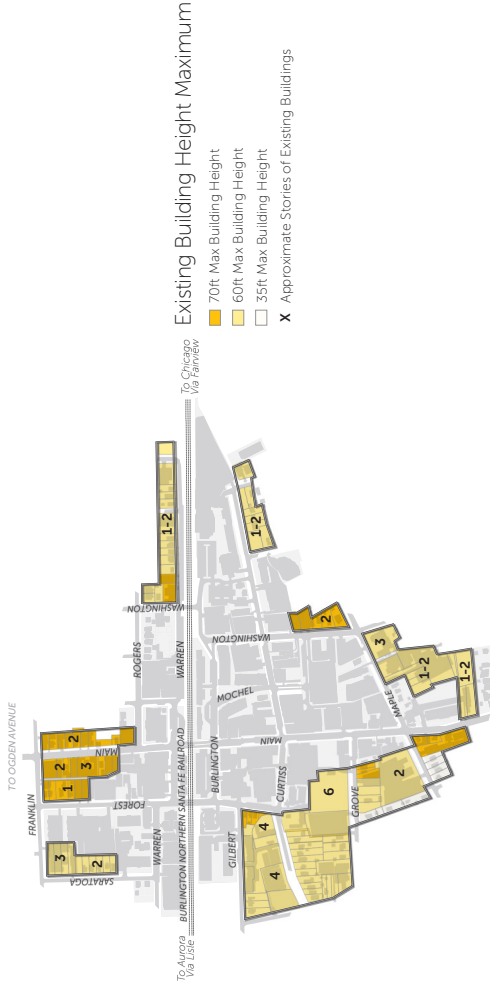
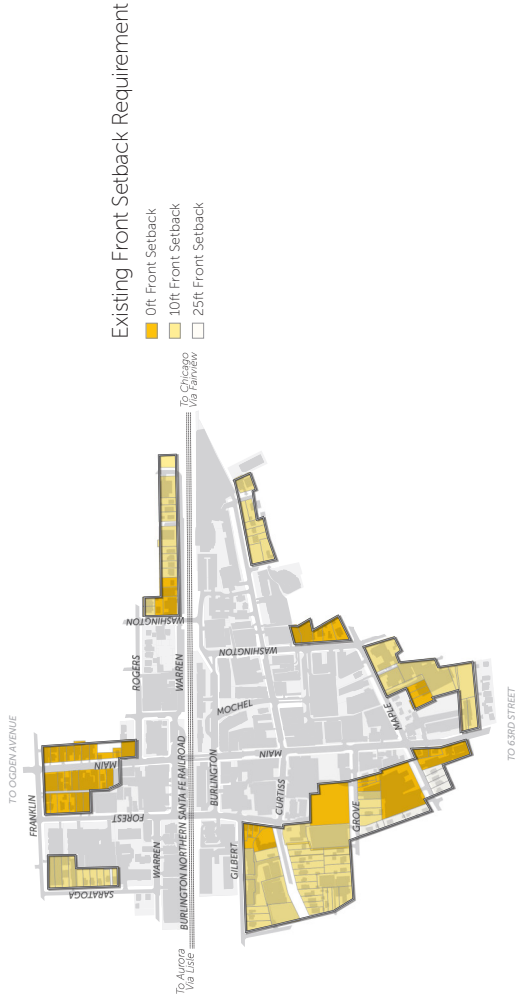
Rear Setback:

- Proposed rear setback is 10' throughout the district
- Special rear setback standards apply to property abutting an R-zoned lot (see table)

Uses:

- Commercial, retail, office, entertainment, service, restaurant, civic, and residential (apartment, condominium, attached single-family)

Downtown Transition District (DT)



Downtown Transition District (DT)

Desired/Planned Character:

Building Height: 1-3 stories (existing buildings range from 1-6 stories in height)

Setbacks: Buildings with landscaped setbacks reflective of residential districts.

Uses: residential, office, service, home occupations, institutional (residential scale and compatibility)

Building Height:

Current zoning allows maximum height of 70' or 60' for most parcels, and 35' for a few parcels.

Proposed maximum is 36 feet/3-stories (approx. 12' per floor)

Setbacks:

Street Setback:

- Majority of parcels have no street setback required, or 10' street setback required. A few have 25' setback required.
- Proposed 20' street setback throughout district except for properties fronting Main Street, which will have a 10' required street setback.

Side Setback:

- The majority of the existing properties have 0' - 5' side yard setback.
- Proposed side yard setbacks shall be a minimum of 5' or 10% of lot width, whichever is greater.
- Special side setbacks standards apply to property abutting an R zoned lot (see table).

Rear Setback:

- Proposed rear setback is 20' throughout the district except for properties fronting Main Street, which will have a 10' required rear setback.
- Special rear setbacks standards apply to property abutting an R zoned lot (see table).

Uses:

- Single-family, multi-family, office, service, home occupations, institutional (residential scale and compatibility), lodging (bed and breakfast only)

Downtown Zoning Comparison Table

Regulation	DB	DT	DC	DE-1	DE-2	DT
Building Height						
Maximum	70'	60'[4]	40'[3-story	72'[6-story	60'[5-story	36'[3-story
Minimum	32'	-	24'[2-story	24'[2-story	-	-
Parking (per residential unit)	1.4	2	1.4	1.4	1.4	2
Minimum Lot Area per D.U. (square feet)						
	800	4,000[1]	800	3,000[1]	4,000[1]	4,000[1]
Maximum Floor Area Ratio						
Apartment/Condo	-	2.5	-	2.5	2.5	2.5
Non-residential	-	2.5	-	2.5	2.5	2.5
Minimum Lot Area (square feet)						
Detached House	-	7,500	-	-	7,500	7,500
Attached House (applies to development not individual units)	-	10,500	-	10,500	10,500	10,500
Two-Unit House (applies to development not individual units)	-	10,500	-	10,500	10,500	10,500
Apartment/Condo (applies to development not individual units)	-	10,500	-	10,500	10,500	10,500
Other Non-residential Building Uses	-	7,500	-	7,500	7,500	7,500
Minimum Lot Width (feet)						
	-	50'	-	50'	50'	50'
Minimum Building Setback (feet)						
Street	0'	10'[2]	0'	10'[2]	10'	20'[4]
Side (interior)	0'	5'	0'	5'[10%	5'[10%	5'[10%
Rear	0'[3]	20'	0'	10'	10'	20'
Building to Zone						
Minimum/maximum (feet)	0/10'	-	0/5'	-	-	-
Minimum percent of building in primary street Building to Zone	80	-	80	-	-	-
Minimum percent of building in secondary street Build to Zone	30	-	30	-	-	-
Maximum Building Coverage (% of Lot, Principal + Accessory)						
	-	-	-	-	-	-
Uses						
See Downtown Uses table on page 8						

Existing Districts: DB=Downtown Business; DT=Downtown Transition

Proposed Districts: DC=Downtown Core; DE-1=Downtown Edge 1; DE-2=Downtown Edge 2; DT=Downtown Transition

[1] Does not apply to detached houses or apartment/condo projects.

[2] No street setback required if street lot line abuts DC zoning districts or if front lot line is located on Main Street

[3] A rear setback is required when abutting the side or rear lot line of an R-zoned lot. When abutting the rear lot line of an R-zoned lot, the setback must be at least 20 feet in depth, plus one foot of additional setback for each foot of building height in excess of 20 feet. When abutting the side lot line of an R-zoned lot, the setback must be at least as deep as the side setback required on the abutting R-zoned lot, plus one foot of additional setback for each foot of building height in excess of 20 feet. See Figure 4-3.

[4] Detached houses, attached houses and two-unit houses subject to 35-foot maximum height.

[x] 10' minimum setback required for properties fronting Main Street

[xx] Only permitted as part of a mixed-use development; Residential uses not permitted on ground floor

Downtown Design Guidelines

Intent:

The Design Guidelines for development within the four new Downtown zoning districts (DC, DE-1, DE-2, DT) are intended to ensure quality, compatible, attractive, and market viable development that fits the overall Downtown, as well as the character of each of the different zoning districts that comprise the greater Downtown area. The guidelines are not standards or formulas but rather principles and approaches which could be applied with understanding and sensitivity in context of the use of the site, nearby buildings and the streetscape of adjacent public rights-of-way.

The Design Guidelines are intended to promote an attractive and pedestrian-friendly Downtown. The guidelines will work cooperatively with zoning to establish a flexible and creative environment that seeks to accommodate a wide range of uses and development types.

The Design Guidelines are not intended to dictate architecture or building design, but rather guide development to ensure the desired Downtown character and sense of place while facilitating appropriate new development and exterior renovations.

The Design Guidelines shall apply to all new construction and exterior renovations of all non single-family residential development within the DC, DE-1, DE-2, and DT Districts.

When and How to Use the Design Guidelines:

The Design Guidelines should be used to guide and evaluate new construction and exterior renovations of all non-single family residential developments within the four Downtown zoning districts. The following outlines the process for use of the Design Guidelines on a proposed development.

1. The developer is provided with the Design Guidelines. The intent is for the developer to follow the Design Guidelines as the development plans and designs are created. Village staff can answer any questions the developer may have regarding the Design Guidelines.
2. A new construction development or exterior renovation is proposed. Staff will determine if the proposed development meets the zoning standards for the district in which it is located, and whether or not the proposed development complies with the Design Guidelines.
3. Staff will work with the applicant or developer to encourage compliance with the Design Guidelines, understanding that the guidelines are not standards or formulas but rather principles and approaches to be applied to design.
4. If Village staff determines that the proposed improvements comply with all zoning standards, then the development or exterior renovation can be approved 'by-right'. In this case, Village staff will work with the developer to encourage compliance with the Design Guidelines. If all zoning standards are met, the development or renovation can continue without full compliance with Design Guidelines.
5. If Village staff determines that a proposed development does NOT comply with zoning, then the proposed development will require approval as a Planned Unit Development or a variation(s) can be sought for the necessary zoning relief. A Planned Unit Development would require a public hearing with the Plan Commission and a variation would require a public hearing with the Zoning Board of Appeals. As part of either a Planned Unit Development or a variation request, the Design Guidelines could be used as a standard of review to help determine the overall appropriateness of the proposed development.

Components/Features:

The Design Guidelines will address a wide range of development and architectural components/features. Different guidelines will likely need to be developed for the different districts, as the type and intensity of development may vary widely from one district to the next, as well as within each district.

Identified below are many of the likely components/features to be addressed in the Design Guidelines:

Building Base
Windows - % opening
Windows - transparency
Knee Walls (12' - 30')
Entry Features (articulation, elaboration, materials)
Horizontal expression to establish ground level
Materials - complement existing
Materials - restore/repair existing
Materials - discourage covering existing features and materials
Materials - brick, manufactured stone, terra cotta, metal accents, metal panels, wood, hardboard
Materials - discourage EIFS, utility brick, CMU, vinyl or aluminum siding
Materials - differentiate importance of building features
Base - Façade Elements
Awnings
Outdoor cafes
Projecting light fixtures
Landscaping
Benches / Seating
Balconies
Projecting sign
Building Middle
Windows in rhythm w/ base - % of window openings?
Visual interest - sills, lintels, divided lights and style
Replacement windows - fill entire historic window opening
Fill in historic window - use different material
Middle - Façade
Proportionate shapes and patterns
Visually appealing w/ detailing, openings & material
Corner buildings - articulated corners and elaborated to reflect importance of corner
Middle - Materials
Complimentary
Materials - brick, manufactured stone, terra cotta, metal accents, metal panels, wood, hardboard
Materials - discourage EIFS, utility brick, CMU, vinyl or aluminum siding
Materials - differentiate importance of building features
Building Top
Distinctive corner and cornices
Screen mechanical equipment

Downtown Land Uses

Uses Category	DB	DT	DC	DE-1	DE-2	DT
Residential						
Housinghold Living	-	P	-	-	-	P
Detached house	-	P	-	P	-	P
Attached house	-	P	-	P	P	P
Two-Unit house	-	P	-	P	P	P
Apartment/condo	S	S	P17	P	P	P
Group Living <i>(except for the following uses)</i>	-	-	-	-	-	-
Group home, small (8-person max. occupancy)	-	-	-	-	-	-
Group home, large (9 or more occupants)	-	-	-	-	-	-
Nursing home	-	-	-	-	-	-
Sheltered Care	-	-	-	-	-	-
Public, Civic & Institutional						
Aircraft Landing Area	-	-	-	-	-	-
Cemetery	SI(6)	-	SI(6)	-	-	-
College or University	S	S	S	S	S	S
Community Center	S	S	S	S	S	S
Frateral Organization	S	-	S	S	S	-
Governmental Facility	P	P	P	P	P	P
Hospital	-	-	-	-	-	-
Library	S	S	S	S	S	S
Museum or Cultural Facility	S	S	S	S	S	S
Natural Resource Preservation	P	P	P	P	P	P
Parks and Recreation	-	-	-	-	-	-
Religious Assembly	SI(6)	S	SI(6)	S	S	S
Safety Service	S	S	S	S	S	S
School	-	S	-	-	S	S
Utilities and Public Service Facility	P	P	P	P	P	P
Minor	S	S	S	S	S	S
Major	S	S	S	S	S	S
Wireless Telecommunications	S	S	S	S	S	S
Freestanding tower	P	P	P	P	P	P
Building or tower- mounted antenna	-	-	-	-	-	-
Commercial						
Adult Entertainment Establishment	-	-	-	-	-	-
Animal Service	-	-	-	-	-	-
Boarding or shelter	-	-	-	-	-	-
Grooming	P	-	P	P	P	-
Assembly and Entertainment <i>(except for the following)</i>						
Auditorium	S	-	P	P	P	-
Cinema	S	-	S	S	S	-
Theater	S	-	S	S	S	-
Commercial Service						
Building service	S	-	-	S	S	-
Business Support Services	P	-	P	P	P	-
Consumer maintenance and repair	P	-	P	P	P	-
Personal improvement service	P	P13	P	P	P	P13
Fortune telling or psychic service	-	-	-	-	-	-
Massage therapy	-	-	-	-	-	-
Research service	S	-	S	S	S	-
Day Care	-	-	-	-	-	-
Day care home	-	P	-	-	-	P
Day care center	S	S	-	S	S	S
Eating and Drinking Establishment	-	-	-	-	-	-
Restaurant	P	-	P	P	P	-
Wine boutique	P	-	P	P	P	-
Veterinary Care	S	-	S	S	S	-

Uses Category	DB	DT	DC	DE-1	DE-2	DT
Financial Service	P	-	P	P	P	-
Funeral or Mortuary Service	-	-	-	-	-	-
Lodging	S	-	-	S	S	-
Bed and Breakfast						
Office	-	-	-	-	-	S
Business and professional office	P	S	P	P	P	S
Medical, dental and health practitioner	P/SI(8)	S	P/SI(8)	P	P	S
Parking, Non-Accessory	S	S	S	S	S	S
Retail Sales	P/SI(2)	-	P/SI(2)	P	P	-
Convenience goods	P/SI(2)	P1(4)	P/SI(2)	P	P	-
Consumer shopping goods	-	-	-	-	-	-
Guns and firearm supplies	-	-	-	-	-	-
Building supplies and equipment	P/SI(2)	-	P/SI(2)	P	P	-
Self -service Storage Facility	P	S	P	P	P	S
Studio, Instructional or Service	P	S	P	P	P	S
Trade School	S	-	S	S	S	-
Vehicle Sales and Service	-	-	-	-	-	-
Commercial vehicle repair and maintenance	-	-	-	-	-	-
Commercial vehicle sales and rentals	-	-	-	-	-	-
Fueling station	S	-	-	-	-	-
Personal vehicle repair and maintenance	-	-	-	-	-	-
Personal vehicle sales and rentals	S	-	-	-	-	-
Automobile body and paint finishing shop	-	-	-	-	-	-
Automobile dealership off -site vehicle storage	-	-	-	-	-	-
Wholesale, Distribution & Storage						
Equipment and Materials Storage Outdoor	-	-	-	-	-	-
Trucking and Transportation Terminals	-	-	-	-	-	-
Warehouse	-	-	-	-	-	-
Wholesale Sales and Distribution	-	-	-	-	-	-
Industrial						
Artisan Industrial	-	-	-	-	-	-
Limited Industrial	-	-	-	-	-	-
General Industrial	-	-	-	-	-	-
Intensive Industrial	-	-	-	-	-	-
Junk or Salvage Yard	-	-	-	-	-	-
Recycling						
Recyclable Material Drop-off Facility	-	-	-	-	-	-
Recyclable Material Processing	-	-	-	-	-	-
Agriculture						
Animal Agriculture <i>(except as allowed under Chapter 5 of the Towners Grove Municipal Code)</i>	-	-	-	-	-	-
Crop Agriculture	-	-	-	-	-	-
Community Garden	P	P	P	P	P	P
Other						
Drive-in or Drive-Through Facility	-	S	-	-	-	-
Medical Cannabis Cultivation Center	-	-	-	-	-	-
Medical Cannabis Dispensing Organization	-	-	-	-	-	-

- [1] Permitted only if ancillary to the following principal uses: sporting goods stores, uniform supply stores and public safety equipment stores.
- [2] Consignment stores and martial arts studios permitted as of right up to 3,000 square feet (gross floor area), larger requires special use approval. Other uses permitted as of right up to 15,000 sq. ft. (gross floor area), larger requires special use approval.
- [3] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [4] Art galleries and studios only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [5] Drive- through banks only.
- [6] See Section 6.180.
- [7] 2nd floor or above only as part of mixed -use development.

- [1] Requires minimum lot area of 40 acres. Maximum 25% building coverage.
- [2] Requires minimum lot area of 10 acres.
- [3] Requires minimum lot area of 25 acres. Maximum 25% building coverage.
- [4] Must be within 150 feet of a B district.
- [5] Requires special use approval if above one dwelling unit per 4,000 square feet of lot area.
- [6] Special Use only if use was in existence on or prior to June 7, 2005.
- [7] Requires minimum seating capacity of 125 persons.
- [8] Permitted as of right up to 3,000 sq. ft. (gross floor area), larger requires special use approval.
- [9] Must be in a completely enclosed building.
- [10] Maximum 10,000 sq. ft. (gross floor area).