



AGENDA
BLOOMINGTON PLANNING COMMISSION
SPECIAL MEETING
BLOOMINGTON POLICE DEPARTMENT
OSBORN ROOM
305 S. EAST STREET
BLOOMINGTON, IL 61701
TUESDAY, FEBRUARY 11, 2020 4:00 P.M.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Review and approval the minutes of the January 22, 2020 regular meeting minutes.
- 5. REGULAR AGENDA**
 - A.** Presentation and discussion by John Houseal, Principal, Houseal Lavigne Associates on the sign code survey results and additional recommendations
 - B.** Presentation and discussion by John Houseal, Principal, Houseal Lavigne Associates on the downtown R-3B density analysis and recommendations.
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
 - A.** Tentatively February 26, 2020 presentation by the Lakota Group on the Bloomington Community Preservation Plan.
- 8. ADJOURNMENT**

DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 22, 2020 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. David Stanczak; Mr. Justin Boyd; Mr. Thomas Krieger; Mr. Mark Muehleck; Mr. Tyson Mohr; Mr. Kevin Suess; Ms. Megan McCann; Chairperson Megan Headean.

MEMBERS ABSENT: Mr. John Protzman; Mr. Eric Penn

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Counsel.

CALL TO ORDER: Chairperson Headean called the meeting to order at 4:01 PM Ms. Simpson called roll. With eight members present, the Commission established a quorum.

PUBLIC COMMENT: None

MINUTES: Review the minutes of the January 8, 2020, regular meeting of the Bloomington Planning Commission, and the joint meeting minutes of the September 11, 2019.

Chairperson Headean asked if there were any amendments to the meeting minutes from January 8, 2020. There were no amendments, a motion was made by Mr. Krieger to approve the minutes, seconded by Mr. Stanczak. The minutes were approved by voice vote (8-0-0).

Chairperson Headean asked if there were any amendments to the joint meeting minutes from September 11, 2019. There were none, a motion was made by Mr. Boyd to approve the minutes, seconded by Mr. Krieger. The minutes were approved by voice vote (8-0-0).

REGULAR AGENDA:

- A. **Z-01-20** Public Hearing, review and action on a petition submitted by CIP, L.L.C., and Wingover Six, LLC to rezone 3204 – 3212 Gerig Drive and 3216 Gerig Drive from B-1 (General Commercial District) to B-2 (Local Commercial District) classification. (Ward 3).

Ms. Weeks gave the staff report recommending the Planning Commission recommend approval to City Council to rezone 3204-3212 & 3216 Gerig Drive from B-1 to B-2.

Mr. Todd Bugg, Attorney for Wingover Six and CIP, was sworn in and explained that the current zoning of B-1 General Commercial District of 3204-3212 Gerig Drive makes the multi-family residential units a legal non-conforming land use. A change to B-2 zoning

would make the land use conforming within Code. The buyer of 3216 Gerig Drive is looking to build a mixed use development.

The Commission will first make a motion on the staff findings of fact and then on the rezoning item.

A motion was made to approve the staff findings of fact by Mr. Mohr, seconded by Mr. Stanczak. Role call vote: Mr. Stanczak - Yes; Mr. Boyd- Yes; Mr. Krieger- Yes; Mr. Muehleck- Yes; Mr. Mohr- Yes; Mr. Suess- Yes; Ms. McCann - Yes; Chairperson Headean- Yes. Approved (8-0-0)

A motion was made to approve the rezoning of 3204-3212 & 3216 Gerig Drive by Mr. Stanczak, seconded by Mr. Muehleck. Role call vote: Mr. Stanczak - Yes; Mr. Boyd- Yes; Mr. Krieger- Yes; Mr. Mark Muehleck- Yes; Mr. Mohr- Yes; Mr. Suess- Yes; Ms. McCann - Yes; Chairperson Headean- Yes. Approved (8-0-0)

OLD BUSINESS: None

NEW BUSINESS:

A. Planning Commission By-laws

There has been some issues with meeting quorum in the last six months, so Chairperson Headean want to look at attendance requirements. Mr. Boyle said if a member has repeated absences a letter will be sent by the Mayor's office to ask the commission member whether they are able to fulfill the duties of the appointment.

Mr. Stanczak asked what constitutes an unexcused absence and who makes that decision. Mr. Boyle determined that it is up to the Chair to decide whether it is an unexcused absence. Mr. Boyle said before there is an attempt to remove the member due to lack of attendance there is dialogue prior. Mr. Stanczak suggested members state a reason for the absence when responding to the attendance email.

Mr. Mohr asked if there was a benefit to polling commission members on changing the meeting time. Ms. Simpson said the meeting time and date is written in the ordinance and bylaws and would require a vote by City Council. Mr. Stanczak said this had been discussed at length a year or more ago, and the time was not changed. Chairperson Headean suggested the commissioners think about whether they want to change the meeting time and can be addressed in the future.

B. Census 2020

Ms. Simpson gave a presentation overview on Census 2020 and why it is done, and the importance of counting everyone in the county. McLean County has organized a Complete Count Committee. The state loses an estimated \$952 per person annually due to federally funded projects based on census counts. Census surveys are being done online, and there is concern about the digital divide that will get low counts among the elderly and low income residents who do not have access online. There will be dedicated computers at the Bloomington Public

Library to allow patrons to do the census survey online. Downtown Bloomington has traditionally showed low census counts, and they will receive paper surveys in the mail. Latinos traditionally have a low census count. Contact Ms. Simpson if you would like someone to do outreach to organizations and educate residents.

ADJOURNMENT: The meeting was adjourned at 4:34 pm by voice vote, motioned by Mr. Boyd, and seconded by Ms. McCann.

Respectfully submitted,
Casey Weeks
Assistant City Planner



MEMORANDUM

Date: January 3, 2020

SENT VIA EMAIL

To: Katie Simpson
City of Bloomington

From: John Houseal, FAICP
Cofounder | Principal

Jackie Wells, Associate

**Re: Online Questionnaire Results
Sign Ordinance Update**

The purpose of this memorandum is to provide the City of Bloomington with an overview of the results of the Sign Ordinance Questionnaire, made available on the City's website (www.cityblm.org) from September 2019 to December 2019. Based on the results of the questionnaire, it is recommended that the City consider the following revisions to the Draft Sign Ordinance presented to the Plan Commission and Zoning Board of Appeals at the joint workshop held on September 11, 2019.

1. **14-4(D)(1):** Increase the amount of permitted sign area for wall signs from five percent of the total area of the face of the wall on which the sign shall be located to 10 percent of the total area of the face of the wall on which the sign shall be located in the B-1, B-2, C-1, M-1, and M-2 zoning districts.
2. **14-5:** Consider including provisions for the regulation of feather signs.
3. **14-5(A):** Differentiate between wall mounted banner signs and ground mounted banner signs to allow for greater flexibility in the allowance of temporary signs.
4. **14-7(C)(4)(c):** Increase the maximum frequency for electronic message center message transitions from two minutes to 30 seconds.

HOUSEAL LAVIGNE
ASSOCIATES, LLC

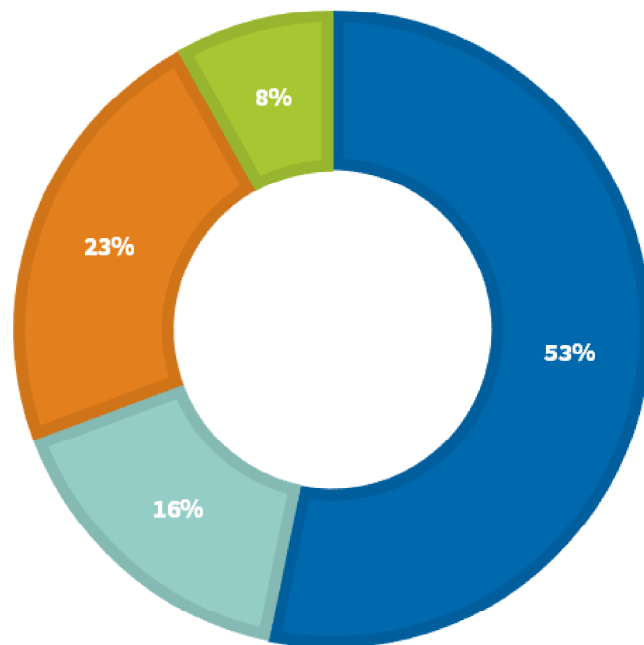
188 West Randolph Street, Suite 200
Chicago, IL 60601-2901
(312) 372-1008

www.hlplanning.com
info@hlplanning.com

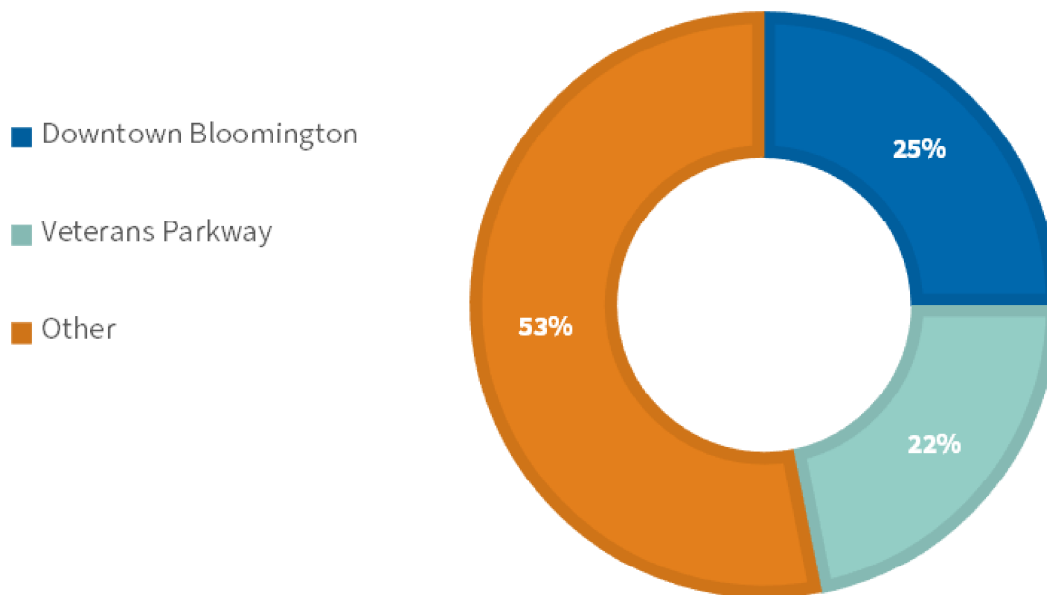
SIGN ORDINANCE QUESTIONNAIRE FEEDBACK

Q1: I AM A...

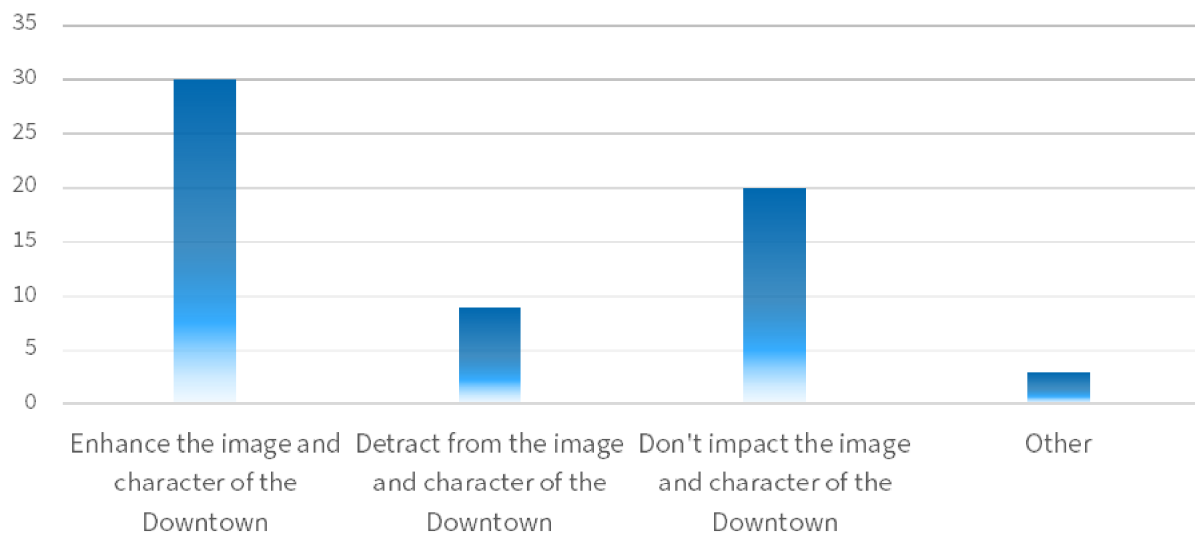
- Bloomington Resident
- Bloomington Business Owner
- Bloomington Resident and Bloomington Business Owner
- Other



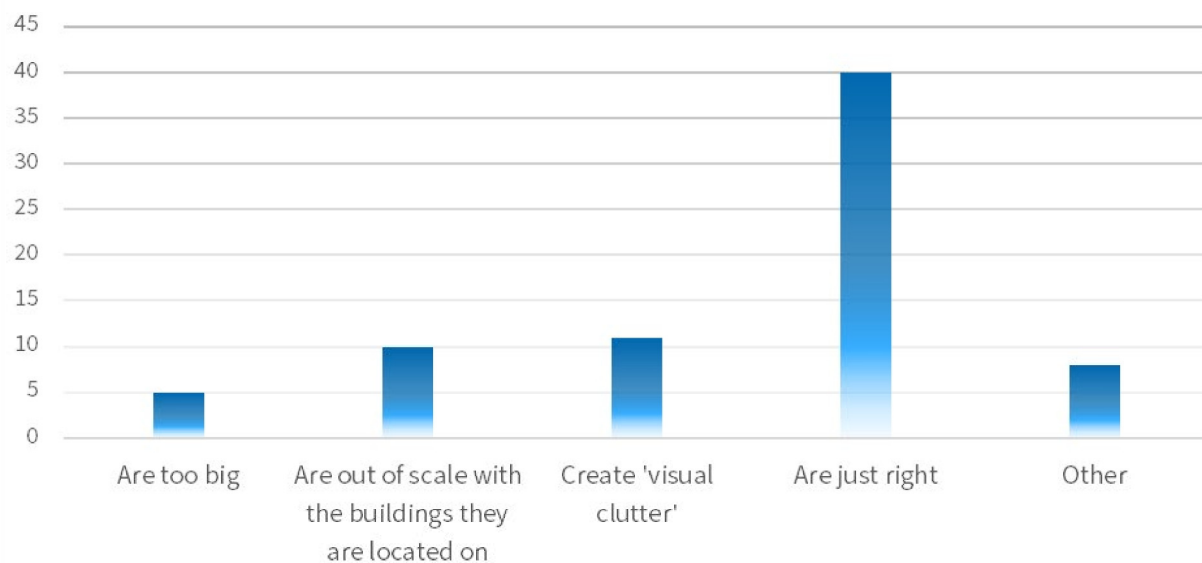
**Q2: IF YOU ARE A BUSINESS OWNER,
WHERE IN BLOOMINGTON IS YOUR
BUSINESS LOCATED?**



Q3: I THINK EXISTING SIGNS IN DOWNTOWN BLOOMINGTON...



Q4: I THINK EXISTING SIGNS IN DOWNTOWN BLOOMINGTON...





Choice 1

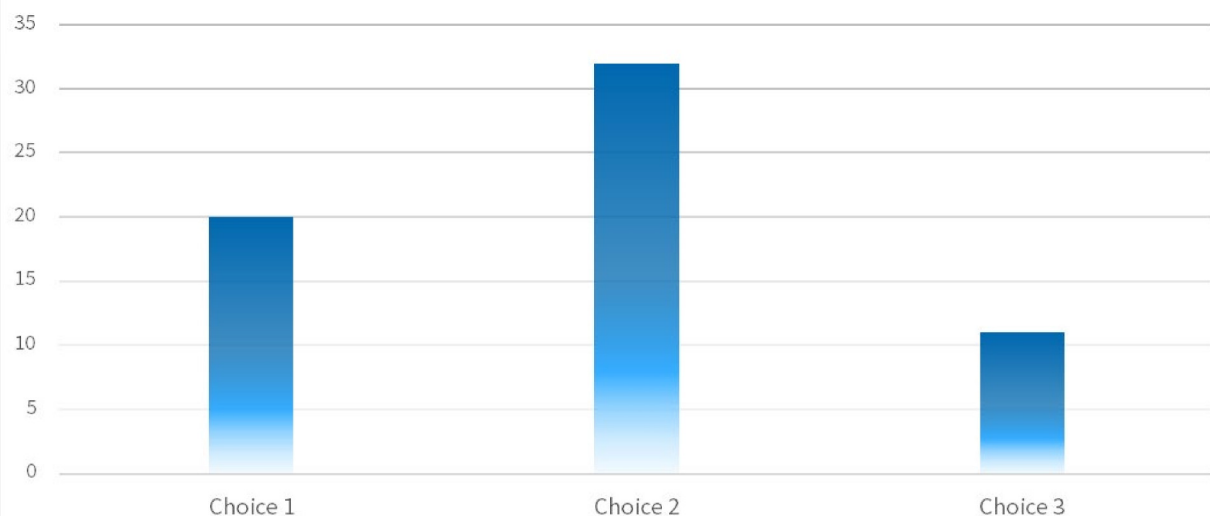


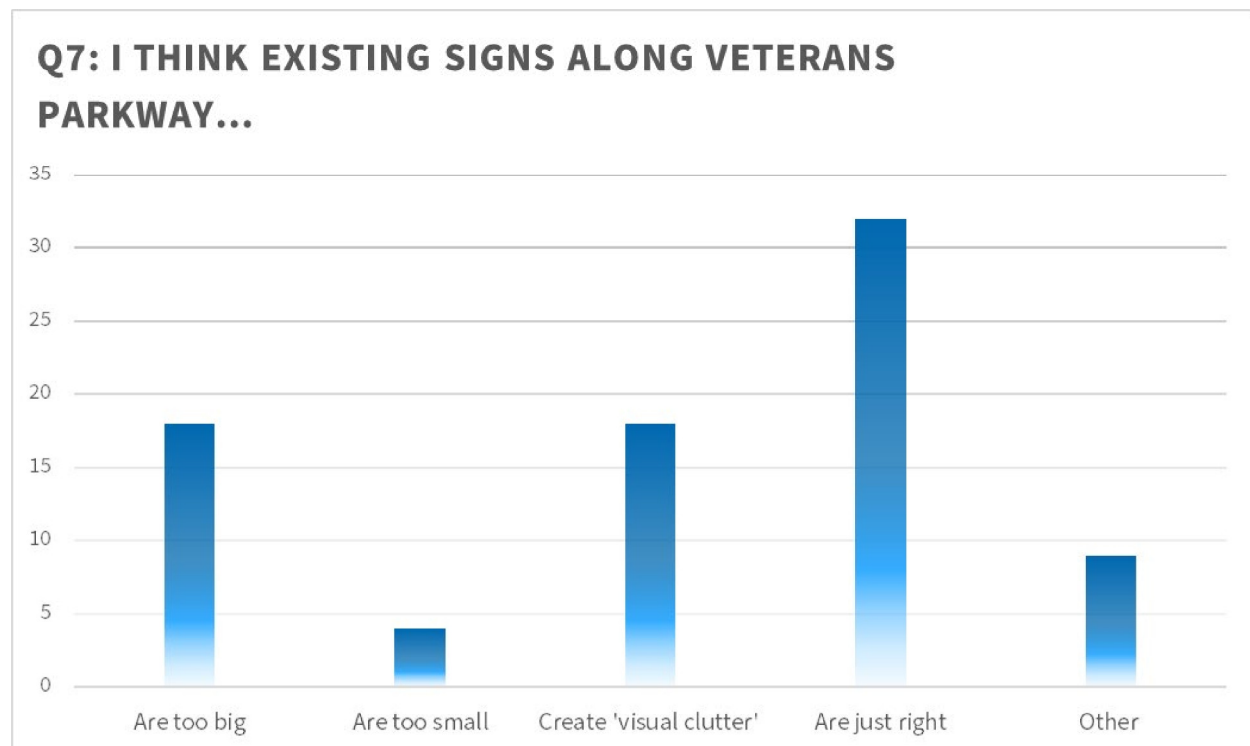
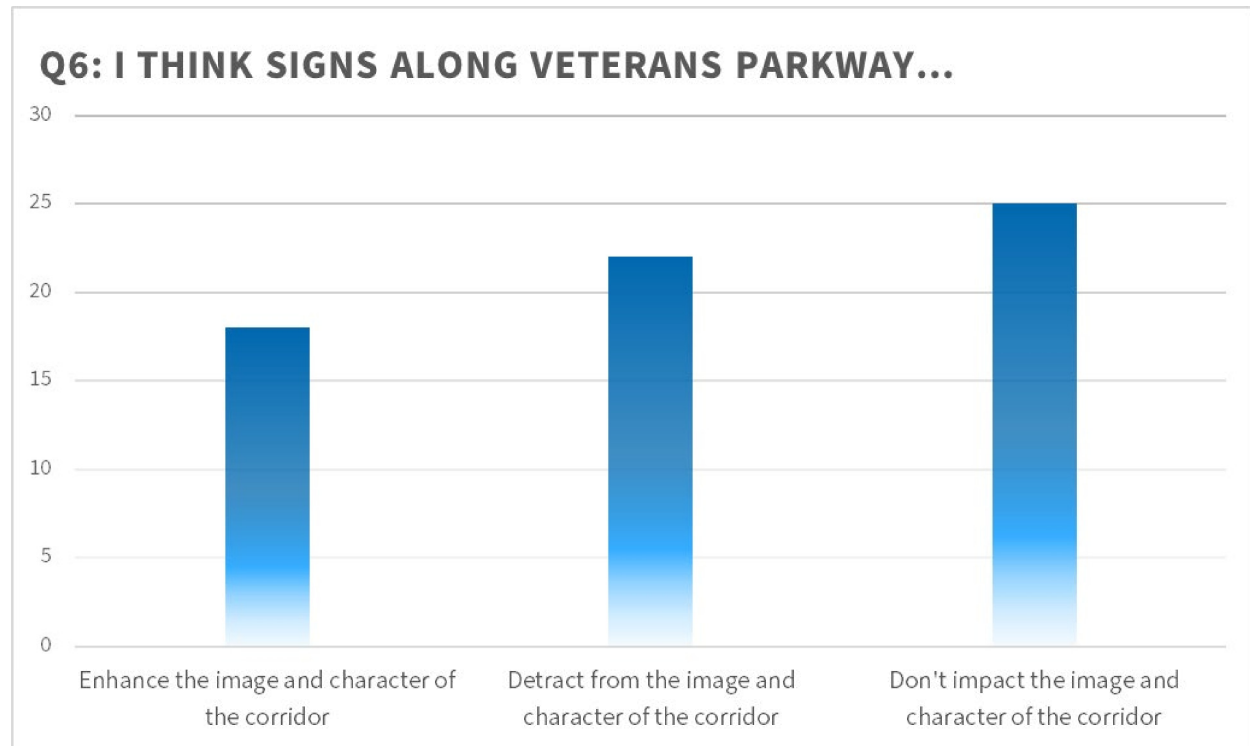
Choice 2



Choice 3

Q5: WHICH OF THE IMAGES ABOVE DO YOU THINK SHOWS THE CORRECT SCALE FOR WALL SIGNS IN DOWNTOWN BLOOMINGTON?





Choice 1



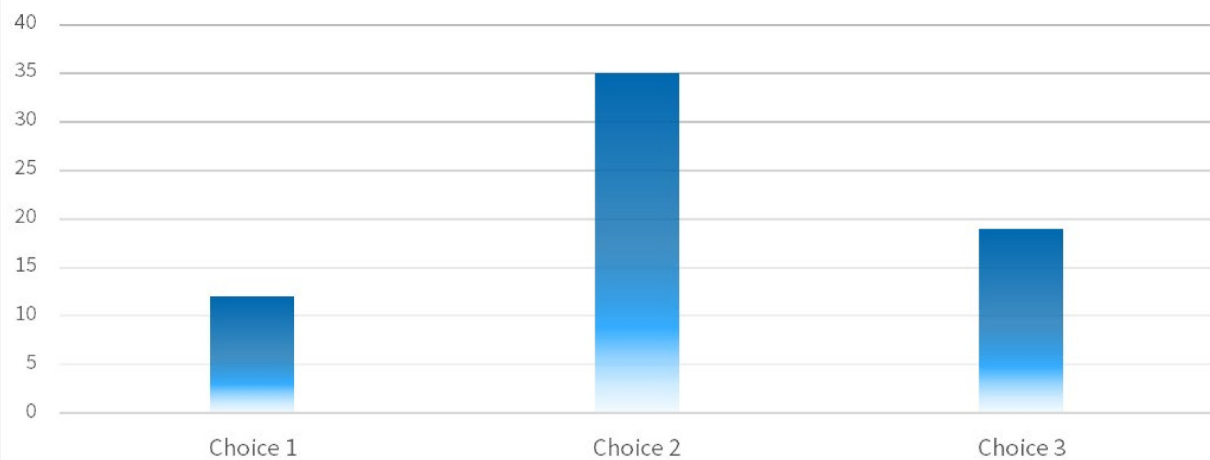
Choice 2

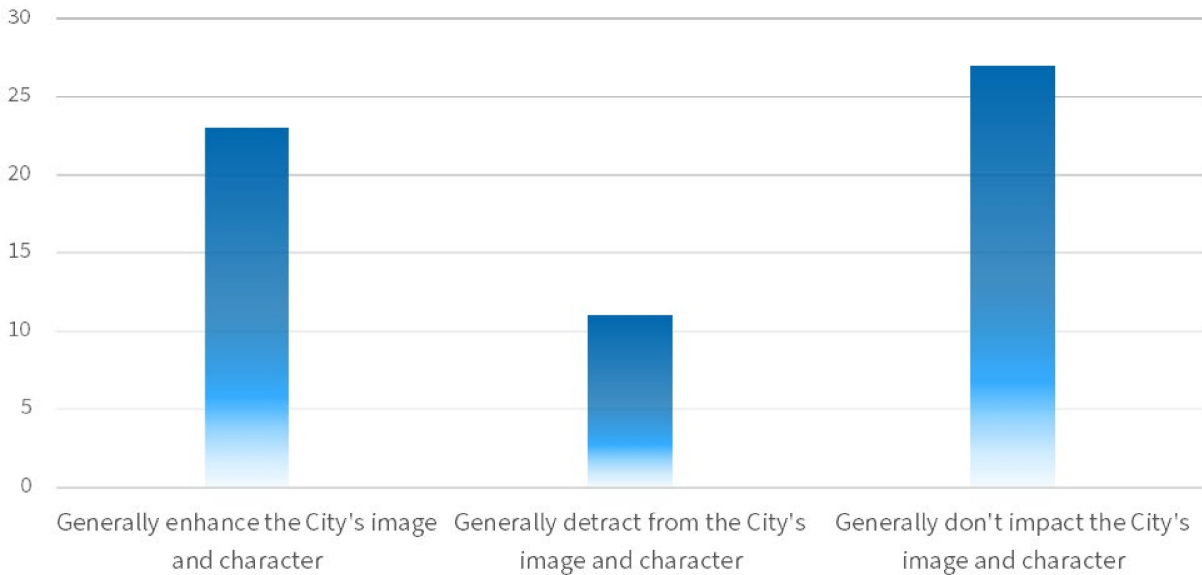
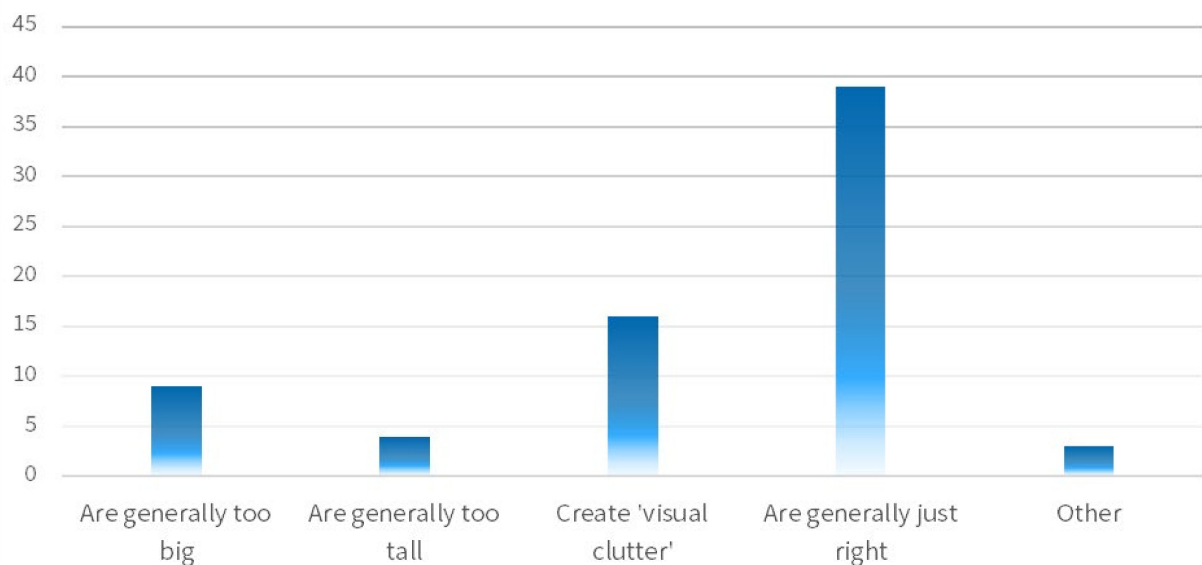


Choice 3

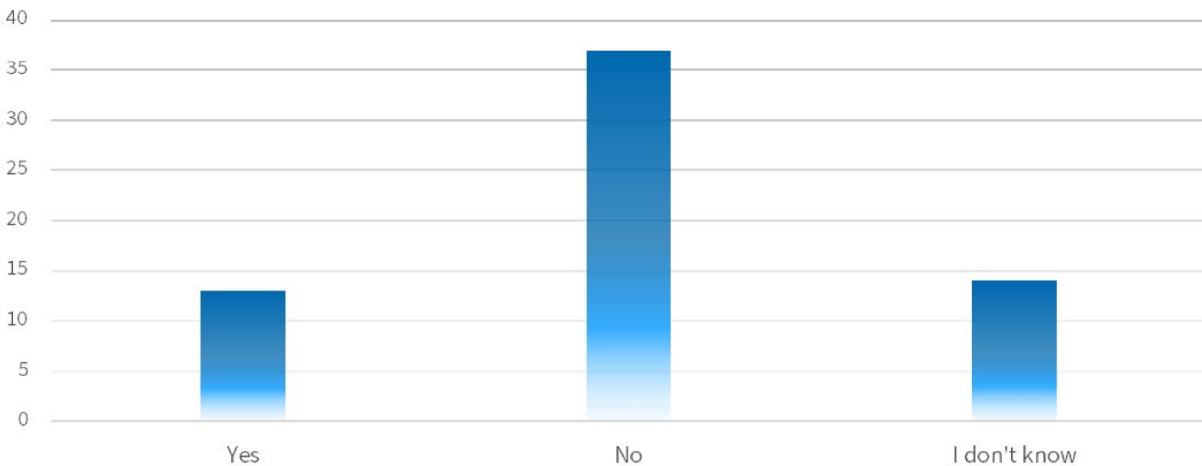


**Q8: WHICH OF THE IMAGES ABOVE DO YOU THINK
SHOWS THE CORRECT SCALE FOR WALL SIGNS
ALONG VETERANS PARKWAY?**



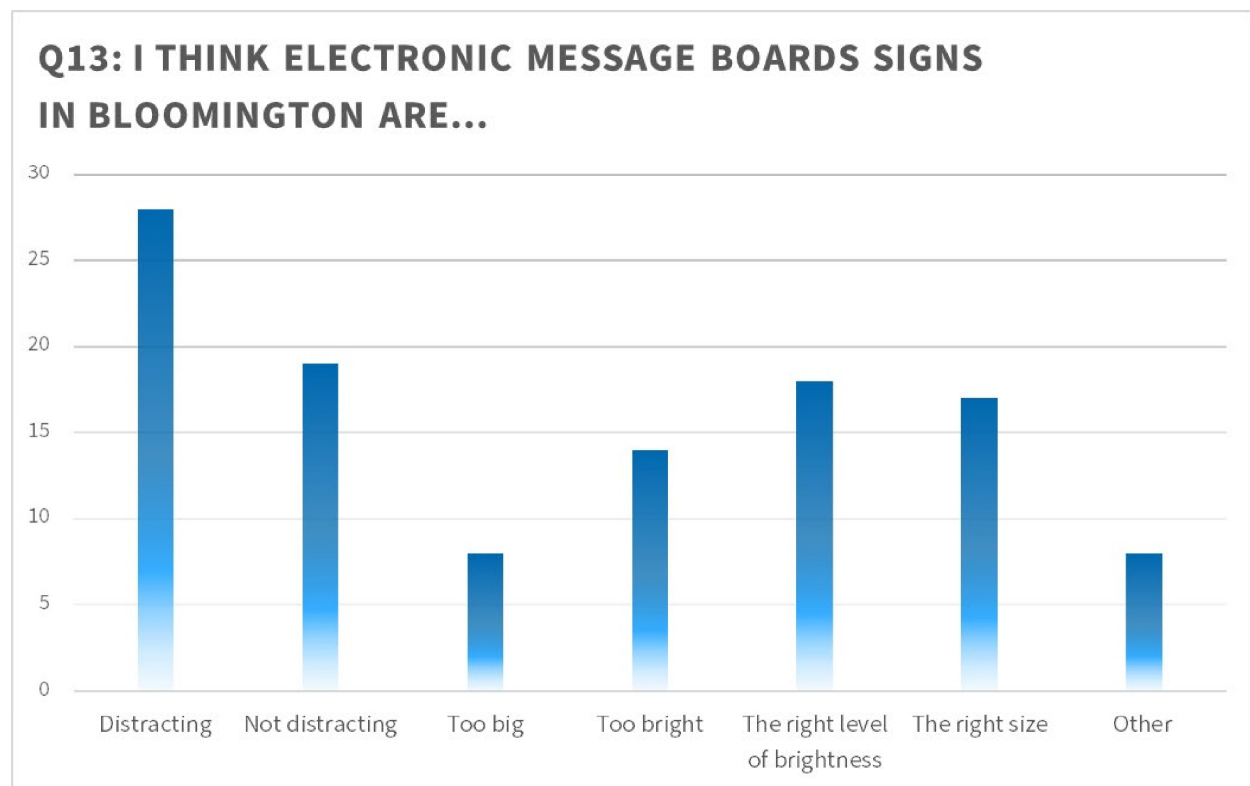
Q9: I THINK SIGNS IN OTHER AREAS OF BLOOMINGTON...**Q10: I THINK SIGNS IN OTHER AREAS OF BLOOMINGTON...**

Q11: DO YOU FEEL THAT THERE ARE SIGNS IN BLOOMINGTON THAT ARE POTENTIALLY A SAFETY HAZARD/DISTRACTION TO DRIVERS?



Q12: IF YES, WHAT MAKES THEM A HAZARD/ DISTRACTION?

unable to see other cars
Too much flashing
Too bright at night, too large and distracting. Electronic message signs are too bright and distracting
Signs that constantly change and scroll. Very distracting while driving.
Signs are not hazards. That is a fallacy of beau article control.
obscure traffic lights
Bright changing displays. Too many
Blocking views of oncoming traffic when turning.
blinking lights
blinking distracts drivers
Billboard that have moving images
animations and electronic signs that change



Q14: WHAT OTHER SIGN RELATED IDEAS WOULD YOU LIKE TO SHARE WITH US?

would be nice if signs were more artistic and reflected the character of the business
We need a sign on eastbound Market Street that says WELCOME TO BLOOMINGTON. Maybe at Market & Stillwell where the old child care center was torn down.
This regulation should be minimal. There is little reason to make it difficult to have a sign for a business. If safety is an issue, then it needs to be regulated only for signs blocking line of sight that is a problem for drivers. Distractions is not a reason for regulating signs. Commercial areas are by definition for business and advertising for that business.
Tend to be liberal with the ordinance. We need development in this community. Don't make it difficult for people to build open and advertise their business. This is central IL not Naperville, Las Vegas or Los Angeles. As a business owner we face enough problems in this state with the exorbitant real estate taxes and out migration of wealth and people from the state we don't need to make it more restrictive.
Stop wasting time with this non issue. If this is a legitimate issue then present the facts and statistics of why there needs to be a focus on this right now and cut to the meat of the whole thing. If there have been incidents that have occurred regularly because of signage then you need to bring those particular issues forward with those individuals and fix those particular problems instead of making this an overly complicated matter that will no doubt affect people and their businesses that have had no incidents whatsoever. The amount of regulation in place already from the city, health department, and etc is EXACTLY why we do not have more small businesses opening all over Bloomington. Are you looking to become sanitized like Normal? Because that's what will happen if you keep this up. No character, more complication, less local businesses or ease of opening new ones. STOP IT.
Shopping centers should be limited to one or two signs including the tenants rather than multiple individual signs as you see at the HyVee/Binny's shopping center. Can we get rid of the small yard signs and political signs placed everywhere at elections? The tall flags and inflatables are terrible to look at. Please upgrade the code, base it on a standard that has worked in comparable or communities that have been targeted as a place we should try to be like, and share this information with the business community. Get the Chamber involved, they have been clearly kept out and this has created animosity when they could be the best advocate of the business community and the city.
More crea
It's truly a sign of economic stability for a business to have LED video boards in our business district. The national model of economic prosperity ie. Las Vegas, New York City have no such laws in effect and traffic is much busier. Having a high quality sign shows prosperity to incoming businesses to help sell our community. Enforcing a new law like this would put Bloomington at a disadvantage compared to other municipalities even within Central Illinois (Springfield and Decatur have allowed video boards with no restrictions for year). It would be beneficial for everyone if the city would encourage advertising, not stifle it.
If the Core Downtown was Dominantly pedestrian friendly - small signs would be everybodys choice
I totally agree that the existing code needs to be updated but, unfortunately the currently proposed sign code goes from one extreme to another. The current proposed code does not take into account potential issues with longer business names, trademarked logos, manufacturing restrictions and the additional cost burden on new businesses. In short, the proposed code is not very pro-business & will encourage business owners to look at the surrounding communities to open their businesses.
I think old signs bring a sense of character to the city, especially in downtown. It's not always about the sign it's about the facade as a whole. If I have a sign from 1960 and it doesn't meet the code but it is relatable to my business but my facade is immaculate then what?
Currently there is too much red tape by City of Bloomington. Need to allow businesses to thrive by allowing them to have signs large enough for residents and visitors who need the products and services to be able to find them, easily. Thank you.
Business owners should have creative control of content of digital boards, without limitations on animation.
Bigger and more prominent street numbering on business signs
Anything that attracts people to our town is a good thing
any considered changes should have a grandfather clause
All of our signs went through all of the cities approval processes and we invested in them accordingly. They allow us to attract new customers that help us grow our revenues to keep up with the continuing cost of doing business, and by the way contribute significantly to the sales tax revenue for the city. Limiting new technology, that we don't even know about just doesn't make any sense. Prohibiting or restricting business owners from marketing their business, products or properties is just anti business. You have rules on the books that we all agreed to when going into business in our community, enforce those and do not limit our rights to pay our bills!
A significant overhaul is not needed. Regulations for newer sign types like electronic video signs are fine, but we shouldn't disrupt codes that are working well for the business community and residents just because "other" communities are doing it.

R-D Downtown Neighborhood Residence District

Recommended Changes for the R-3B Study Area

Purpose and Intent (Section 4-1)

- **R-D Downtown Neighborhood Residence District.** The R-D Downtown Neighborhood Residence District is intended to accommodate development characterized by a mixture of housing types including single-family detached homes, single-family attached homes, and low intensity multifamily buildings. This district allows for the conversion of single-family detached properties to multifamily or office uses to extend the economic life of the structures and allow owners to justify expenditures for repairs and modernization.

Permitted and Special Uses (Section 4-2)

See attached table.

- **Uses to Add to Table**
 - Residential conversions – 2 units permitted with use provisions, more than 2 units special use
 - Office conversions – permitted with use provisions

Bulk and Site Standards (Section 4-3)

- **Lot Characteristics**
 - **Minimum Lot Width for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.** The minimum lot width shall be calculated as the average of the front facing lot widths along the opposite side of the street and on the same block, or as the average of the lot widths along the same side of the street and on the adjacent block, whichever is lesser. The widest and narrowest lot widths shall be eliminated in the making of the computation.
 - **Minimum Lot Width for Lots on Block Fronts with Four (4) or more Front Facing Parcels.** The minimum lot width shall be calculated as the average of the lot widths of front facing lots along the same side of the street and on the same block, or 30 feet, whichever is greater. The widest and narrowest lot widths shall be eliminated in the making of the computation.
 - **Minimum Lot Area for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.** The minimum lot area shall be calculated as the average of the lot areas of front facing lots along the opposite side of the street and on the same block, or as the average of the lot areas of front facing lots along the same side of the street and on the adjacent block, whichever is lesser. The smallest and largest lot areas of the parcels shall be eliminated in the making of the computation.
 - **Minimum Lot Area for Lots on Block Fronts with Four (4) or more Front Facing Parcels.** The minimum lot area shall be calculated as the average of the lot areas of the front facing lots along the same side of the street and on the same block, or 4,500 square feet, whichever is greater. The smallest and largest lot areas of the parcels shall be eliminated in the making of the computation.
 - **Minimum Lot Area per Multifamily Unit.** The minimum lot area per multifamily unit shall be one thousand (1,000) square feet.

- **Site Design**
 - **Front Yard for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.**
The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure, excluding permitted encroachments as detailed in Section 9-4, along the opposite side of the street and on the same block or along the same side of the street and on the adjacent block, whichever is lesser. The shortest and longest setbacks shall be eliminated in the making of the computation.
 - **Front Yard for Lots on Block Fronts with Four (4) or more Front Facing Parcels.**
The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure, excluding permitted encroachments as detailed in Section 9-4, along the same side of the street and on the same block. The shortest and longest setbacks shall be eliminated in the making of the computation.
 - **Through Lots.** Shall provide the required front yard on both streets.
 - **Rear Yard.** A rear yard shall have a depth of not less than fifteen percent of the depth of the lot or twenty-five (25) feet, whichever is greater.
 - **Side Yards.** The required minimum side yard setback shall be ten (10) percent of the lot width or five (5) feet, whichever is greater, and the minimum required combined side yard setback shall be twenty five (25) percent of the lot width, or ten (10) feet, whichever is greater as measured to the exterior wall of the structure.
- **Development Intensity**
 - **Maximum Building Coverage.** 45%
 - **Maximum Building Height.** 45 feet or 4 stories.

Use Provisions (Division 10)

- **Multifamily Conversions**
 - **Size.** Each residential unit shall be a minimum of eight hundred (800) square feet.
 - **Location of Entrances.** Only one entrance shall be located on the front façade of the structure.
 - **Driveways.** Each dwelling unit shall be served by one common driveway connecting all units to a public road or alley.
 - **Parking.** Each dwelling unit shall be required to have a minimum of one (1) off-street parking space. Tandem parking spaces (one car parked behind another) shall be prohibited.
- **Office Conversions**
 - **Location of Entrances.** Only one entrance shall be located on the front façade of the structure.
 - **Outdoor Activity/Storage.** No outdoor activity or storage shall be permitted in conjunction with an office conversion use.
 - **Location of Parking.** All off-street parking, as required by Section 12-8 (E) of this UDO, shall be located in the rear of buildings.
 - **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
 - **Traffic.** Office conversion uses shall not create pedestrian, automobile, or truck traffic significantly in excess of the normal amount of the district.
 - **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
 - **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
 - **Signs.** Office conversion uses shall be permitted one (1) monument sign. The sign shall not exceed six (6) square feet in area nor four (4) feet in height. Sign materials shall

complement the building materials, colors, and architectural character of the primary structure.

- **Single-Family Attached New Construction**

- **Orientation.** The main entrances to a single-family attached dwelling shall face the primary street. Garages and other accessory uses shall face side yards or be located in the rear of the primary structure.
- **Parking.** A minimum of one (1) of the parking spaces, as required in Section 12-8 (E) of this UDO, shall be provided in an attached or detached garage.
- **Architecture.** Single-family attached new construction shall be similar in character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.
- **Quality Materials.** Exterior building materials shall be traditional, time- and weather-tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

- **Multifamily New Construction**

- **Orientation.** The main entrance to a multiple-unit dwelling building shall face the primary street.
- **Location of Parking.** All off-street parking, as required by Section 12-8 (E) of this UDO, shall be located in the rear of buildings.
- **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
- **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
- **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
- **Architecture:** Multifamily new construction shall be similar in character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.
- **Quality Materials.** Exterior building materials shall be traditional, time- and weather-tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

Definitions

Additional definitions will be added to Division 16: Definitions as necessary after direction is received from the Plan Commission.

Note

The success of the regulations recommended herein are highly dependent on the administration and enforcement capabilities of the City of Bloomington. In order to ensure that all proposed regulations are enforceable, it is recommended that the City perform a detailed inventory and analysis to establish an exact accounting of existing conditions, including lot widths, lot areas, setbacks, structure location and orientation, number of units per lot, and number of off-street parking spaces per lot in the proposed R-D Downtown Neighborhood Residence District. This inventory will establish all legal nonconforming structures and uses at the time this ordinance is adopted.

TABLE 4-2(A): RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES										
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Reference
Agricultural										
Apiary/Bee Keeping	P	P	P	P	P	P	P	P	P	10-5
Chicken Keeping	S	S	S	S	S	S	S	S	S	10-11
Urban Agriculture						S	S		S	
Urban Garden			P	P	P	P	P	P	P	
RESIDENTIAL										
Household Living										
Dwelling Unit, Single-Family	P	P	P	P	P	P	P		P	
Dwelling Unit, Single-Family Attached					S	P	P		P	
Dwelling Unit, Two-Family			S	S	P	P	P		P	
Dwelling Unit, Multiple-Family					S	P	P		P	
Dwelling Unit, Multiple-Family Conversion (2 units)					S				P	10-40
Dwelling Unit, Multiple-Family Conversion (3+ units)					S				S	10-40
Manufactured Homes				P						
Mobile Homes								P		
Dwelling Unit, Accessory										
Live/Work Unit							S		S	
Group Living										
Agency Supervised Homes			P	P		S	S		S	10-19
Agency-Operated Family Homes	P	P	P	P	P	P	P		P	10-19
Agency-Operated Group Homes					S	P	P		P	10-19
Convents, Monasteries					S	S	P		P	10-19
Dormitories					S	S	P		P	10-19
Group Homes for Parolees	S	S	S	S	S	S	S	S	S	10-19
INSTITUTIONAL										
Education										
Pre-schools	S	S	S		S	S	S	S	S	
Government										
Government Services and Facilities	P	P	P		P	P	P	P	P	
Police Stations, Fire Stations	P	P	P		P	P	P	P	P	
Religious										
Place of Worship	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	
Cemetery and Columbarium	S	S	S	S	S	S	S	S	S	10-10
Residential-Type										
Domestic Violence Shelter					P	P	P		P	
Home for the Aged						S	S		S	10-19
Other Institutional, Cultural										
Clubs and Lodges							S		S	
Food Pantry							S		S	10-18

TABLE 4-2(A): RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES

	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Reference
RECREATIONAL										
Country Clubs, Golf Clubs, Golf Courses	S	S	S	S	S	S	S	S	S	10-12
Community Center						S	S	S	S	10-13
Parks and Recreation Facilities	P	P	P	P	P	P	P	P	P	
Swimming Clubs						S	S	S	S	
Swimming Pools, Community	S	S	S	S	S	S	S	S	S	10-32
COMMERCIAL										
Entertainment and Hospitality										
Sports and Fitness Establishments						S	S	S	S	10-13
Lodging										
Bed & Breakfast Establishments						S	S		S	10-7
Boarding and Rooming Houses					S	S	P		P	10-19
Offices										
Office Conversion									P	10-41
Medical or Dental Office or Clinic							S		S	10-24
Medical Laboratory							S		S	
Personal Services										
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							S ²	S ²	S ²	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							S ²	S ²	S ²	
Day Care Centers	S	S	S	S	S	S	S	S	S	
Retail and Service										
Drug Stores and Pharmacies							S ²	S ²	S ²	
Grocery Stores, Supermarkets							S ²	S ²	S ²	
INDUSTRIAL										
Utilities										
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	P	10-31
Wireless Communication Facilities	S	S	S		S	S	S	S	S	10-37
1. Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.										
2. The use shall be located within a building containing multiple-family or office uses in the R-3B District and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. The maximum permitted floor area is one thousand six-hundred (1,600) square feet for Clothing Care; one thousand (1,000) square feet for Personal Care or five thousand (5,000) square feet for Drug Stores, Pharmacies, and Grocery Stores										

An aerial photograph of a residential neighborhood. A large orange rectangle is placed over a portion of the image, highlighting a specific area. The neighborhood features various houses, streets, and green spaces. The orange rectangle is positioned in the upper-middle section of the image, covering a cluster of buildings and a street intersection.

An aerial photograph of a residential street. A red circle is drawn around a property on the left side of the street. The street is labeled 'MAIN ST' and 'MULBERRY ST'. The property is a small, light-colored building with a dark roof. The surrounding area includes other houses, trees, and a parking lot.

W MULBERRY ST

N

W MULBERRY ST

An aerial photograph of a residential street. A yellow house with a dark roof is highlighted with a yellow rectangle. The house is located at 1310 Douglas St. The street is labeled 'DOUGLAS ST' and '1310'. Other houses and trees are visible in the background.

