

ORDINANCE NO. 2023-3

AN ORDINANCE ESTABLISHING THE TRANSITIONAL INDUSTRIAL (TI) ZONING DISTRICT, WHICH INCLUDES REVISING THE LIST OF INDUSTRIAL ZONING DISTRICTS; ADDING THE TI DISTRICT TO THE LIST OF DISTRICTS WITH EXTERIOR MATERIAL AND FINISH STANDARDS; DESIGNATING THE TI DISTRICT AS WITHIN THE CLASS VIII SIGN DISTRICT; DESCRIBING THE INTENT OF THE TI DISTRICT; PROVIDING STANDARDS RELATED TO STREET ACTIVATION AND DRIVE-THROUGHS IN THE TI DISTRICT; SPECIFYING USES THAT ARE PERMITTED, CONDITIONAL, ACCESSORY, AND PROHIBITED IN THE TI DISTRICT; PROVIDING DEVELOPMENT INTENSITY AND SITE CHARACTERISTICS AND SETBACKS FOR DEVELOPMENT IN THE TI DISTRICT; ADDING THE TI DISTRICT TO THE LIST OF DISTRICTS WITH GENERAL STRUCTURE DESIGN STANDARDS; AND REVISING STANDARDS FOR INDUSTRIAL USES STORING REFUSE, SOLID WASTE, AND RECYCLABLE MATERIALS; THEREBY AMENDING CHAPTERS 19 AND 21 OF THE CITY CODE.

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 19 of the City Code is hereby amended by deleting those words that are contained in brackets [] with ~~striketrough~~ text and adding those words that are underlined, to read as follows:

CHAPTER 19: ZONING

ARTICLE III. ZONING DISTRICT MAP, ZONING DISTRICTS, AND DISTRICT USES

§ 19.24 ZONING DISTRICTS AND ZONING DISTRICT ORDINANCES AND MAPS.

(a) *Zoning districts.* For the purpose of this code, the city is hereby organized into the following primary zoning districts:

- (5) Industrial Districts:
Industrial Park I-1 District
Limited Industry I-2 District
General Industry I-3 District
Industrial Park IP District
Innovation and Technology IT District
Transitional Industrial TI District

ARTICLE V. PERFORMANCE STANDARDS

§ 19.63.08 EXTERIOR MATERIALS AND FINISH.

- (c) The following regulations apply to all primary and accessory buildings and additions in the following zoning districts:

Multiple-Family Residential RM-50 Districts
Multiple-Family Residential RM-100 Districts
Neighborhood Office B-1 District
General Commercial B-2 District
Neighborhood Commercial Center B-4 District
Freeway Office and Service C-1 District
Freeway Commercial C-2 District
Freeway Commercial Center C-3 District
Freeway Office C-4 District
Freeway Mixed Use C-5 District
Regional Commercial CR-1 District
Freeway Development FD-2 District
Commercial Service CS-0.5 and CS-1 Districts
Commercial Office CO-1 District
Residential Office RO-24 District
High Intensity Mixed Use with Residential HX-R District
Lindau Mixed Use LX District
Innovation and Technology IT District
Transitional Industrial TI District

ARTICLE X. SIGN REGULATIONS

DIVISION D: DISTRICT PROVISIONS

§ 19.115.02 CLASS VIII SIGN DISTRICTS (B-4, C-5, LX, TI).

- (a) *Regulations for freestanding identification signs.* All freestanding identification signs must be located on the site of the use.

- (3) *Minimum setbacks, front.* The minimum setback for all freestanding identification signs in the B-4, ~~[and]~~C-5, and TI Districts is 20 feet from any public street right-of-way line. The minimum setback for all freestanding

identification signs in the LX district is ten feet from any public street right-of-way line.

Section 2. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets [] with ~~strikethrough~~ text and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II. DISTRICTS AND USES

DIVISION E: INDUSTRIAL ZONING DISTRICTS

§ 21.206.07 TRANSITIONAL INDUSTRIAL (TI) DISTRICT.

- (a) Intent. The Transitional Industrial (TI) District is designed to accommodate a mix of industrial, retail, entertainment, and residential uses. Consistent with recommendations from the Lyndale Avenue Suburban Retrofit Plan adopted by the City Council on April 5, 2021, sites and buildings within the TI District will reflect a pedestrian-friendly, mixed-use environment with active ground floors, while controlling for the impacts of intensive industrial and auto-related uses.
- (b) Uses. Uses allowed in the TI District as permitted, accessory, conditional, or interim uses are listed in Table 21.209(e).
- (c) Standards. Development in TI District must comply with the following standards:
- (1) Floor area ratio, building floor area, impervious surface area, site width, and site area must comply with the applicable requirements of § 21.301.01.
 - (2) Structure placement. See § 21.301.02 for applicable standards.
 - (3) Structure height. See § 21.301.10 for applicable standards.
 - (4) Exterior materials. See § 19.63.08 for applicable standards.
 - (5) Street activation. Buildings or additions with manufacturing, makerspace, or warehousing uses constructed after February 6, 2023 must have at least 50% of the linear feet of the ground floor's frontage along Lyndale Avenue occupied by an active use, such as office, retail, or in-person customer service.

(6) *Parking placement.* With the exception of parking areas located along Harriet Avenue and Halsey Lane, off-street parking areas constructed after February 6, 2023 must not be located between a building and a public street unless:

(A) The parking is located entirely below grade;

(B) The site meets the standards for large development sites in accordance with § 21.206.07(c)(9); or

(C) The site has received an exemption for sites with multiple street frontages in accordance with § 21.206.07(c)(10).

Off-street parking may be located on the rooftops of buildings. Examples of permitted parking configurations are illustrated in § 21.301.02(f)(8).

(7) *Street Enclosure.* It is the intent of the TI District to foster a more urban character along Lyndale Avenue by establishing clearly defined street edges enclosed by buildings and other vertical elements. A combination of building frontage and other vertical elements may be used to enclose and define the edge of Lyndale Avenue as follows:

(A) At least 50% of the frontage of each site along Lyndale Avenue must be enclosed by buildings. An additional 20% must be enclosed by buildings and/or other vertical elements located along the minimum building setback line. Vertical elements may consist of trees, shrubs, walls, fences, and sculptural elements. Both buildings and vertical elements must comply with the Clear View Triangle area as defined in § 19.03 of this Code. Vertical elements over four feet in height must be consistent with the Crime Prevention Through Environmental Design (CPTED) objectives in the Planning Manager's Landscaping and Screening Policies and Procedures document, as it may be amended from time to time.

(8) *Corner sites.* It is the intent of the TI District to promote an attractive streetscape along Lyndale Avenue by having buildings or gathering spaces anchor corners. Off-street parking must not be located within 100 feet of the following intersections: Lyndale Avenue and West 86th Street, Lyndale Avenue and West 90th Street, or Lyndale Avenue and West 92nd Street. An exception to this standard is granted for a building or gathering space located between the parking and the public street (see § 21.301.02(d)(8) for a graphic illustration) at those previously mentioned intersections. For the purposes of this subsection, intersection is defined as the point at which planned widened right-of-way lines for each street would intersect if extended.

- (9) Large sites. Large development sites may be able to accommodate buildings internal to the site, as well as adjacent to public streets. Buildings located on the interior of sites over five acres in size may be placed beyond the maximum setbacks for the TI District, provided at least 50% of the site's linear public street frontage along Lyndale Avenue contains buildings that comply with setback requirements and have no parking located between the buildings and the public street except for parking located entirely below grade.
- (10) Exemptions for sites with multiple street frontages. With the exception of development on Harriet Avenue and Halsey Lane, it is the intent of the TI District to have buildings close to the street with parking to the side or rear or entirely below grade. However, that arrangement may not be possible for each street frontage on sites which front on two or more public streets in a corner lot configuration. When a site fronts on multiple public streets, the City Council may exempt, through the planned development process described in §§ 21.501.02 and 21.501.03 of this Code, all but one of the street frontages from complying with the TI District building or parking placement requirements, provided the City Council determines that:
- (A) The site cannot reasonably comply with the TI District structure and parking placement requirements for all street frontages;
 - (B) The proposed structure and parking configuration will meet the purpose and intent of the TI District;
 - (C) The proposed structure and parking configuration will complement the character of existing or planned development in the area;
 - (D) The proposed structure and parking configuration will facilitate pedestrian and bicycle access;
 - (E) The proposed structure and parking configuration will place vehicle access points in optimal locations; and
 - (F) The proposed structure and parking configuration will be compatible with natural features, surrounding development, redevelopment plans, and traffic volumes.
- (11) Drive-throughs. In addition to the requirements of § 21.301.05, drive-through windows and stacking lanes in the TI District must:
- (A) Not be located between a building and a street except for those lots fronting on Harriet Avenue or Halsey Lane;

(B) Not exceed one lane per building;

(C) Be located in a manner that discourages pedestrian crossing of stacking lanes; and

(D) Be screened from public and private streets, sidewalks, adjacent outdoor dining spaces, parks and public open spaces.

(12) *Structure design.* New structures and building additions in the TI District must comply with design standards shown below in subsections (A) through (D), in addition to the requirements described in § 21.301.03(a). The following design standards are meant to create an attractive street-level environment that promotes pedestrian activity, comfort, and public safety in the TI District. The highest design standards must be provided on the street front intended for the highest pedestrian-orientation; this is the primary façade. The Issuing Authority will determine which elevation is considered to be the primary façade. All other street frontages are considered secondary facades. Building fronts facing Harriett Avenue and Halsey Lane are exempt from the standards shown below in subsections (A) through (D).

(A) *Windows.* The ground level portion of a building façade between two feet and ten feet above grade must consist of:

(i) *Primary facade.* A minimum of 50% transparent windows, including windows on entrances.

(ii) *Secondary façade.* A minimum of 25% transparent windows, including windows on entrances.

(iii) *Highly reflective glass.* Highly reflective glass is prohibited.

(iv) *Exceptions.* Where the Issuing Authority determines that meeting the minimum window requirement is not practical due to location of loading, storage, “back of house” operations, or other structural impediments, the area of windows required in this section may be substituted with an equivalent area comprised of at least two of the following enhancements to the ground level portion of a building façade, between two feet and ten feet above grade:

(aa) *Wall design.* Embellishment of the building façade to create visual interest through:

(AA) Horizontal and vertical indentations or projections that create discernible patterns or shadows;

(BB) Variations in material module, pattern and/or color;

(CC) Green screen or planter walls; or

(DD) Translucent, fritted, patterned, or colored glazing.

(bb) *Display boxes.* Framed display boxes may be attached to the exterior building wall provided:

(AA) Applicable building setbacks are met;

(BB) Internal light sources are not visible;

(CC) Any signage in or attached to the display box complies with the requirements of city code Chapter 19, Article X (sign regulations); and

(DD) Any merchandise displayed is available for sale on the site.

(cc) *Permanent art.* Non-commercial art or graphic design that complies with the following standards:

(AA) Is of sufficient scale and orientation to be perceived from the public right-of-way;

(BB) Is rendered in materials or media appropriate to an exterior, urban environment;

(CC) Is permanently integrated into or affixed to the building wall. Painting of a wall does not qualify as permanently integrated; and

(DD) Complies with all applicable safety and maintenance requirements.

(B) *Street entrances.* Each building and each separate tenant space adjacent to a street where on-street parking is provided must include at least one entrance, on the street side of the building that is open to the public during regular business hours.

(C) *Arcades.* Arcades along building frontages on Lyndale Avenue must comply with the following standards:

(i) The exterior face of the arcade column line must meet the minimum setback requirements in § 21.301.02; and

(ii) No part of an arcade may exceed the maximum setback requirements in § 21.301.02.

(D) Canopies and awnings. First floor canopies and awnings are encouraged in order to promote a pedestrian-oriented environment and add visual interest to a building elevation. Canopies and awnings must meet the requirements of § 19.63.08.

DIVISION H: USES

§ 21.209 USE TABLES.

(e) *Industrial Zoning districts.*

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	<u>TI</u>	FD-2	
RESIDENTIAL								
Residences								
Multiple-family dwelling						<u>C</u>	C	21.302.09
Work/live unit		C	C	C	C	<u>C</u>	C	21.302.30
Dwelling for watchman		A	A	A	A	<u>A</u>	A	
Congregate Living								
State reviewed (licensed, registered, etc.) residential care facility						<u>C</u>	C	21.302.23, M.S. 144G, 245A.11, 245D, 462.357
City licensed congregate living facility serving five or more persons						<u>C</u>	C	21.302.06, 21.302.24
Dormitory								21.302.06
Other Residential								
Home businesses, Type I						<u>A</u>	A	21.302.13
Home businesses, Type II						<u>C</u>	C	21.302.13
Customarily incidental feature	A	A	A	A	A	<u>A</u>	A	
GOVERNMENT, INSTITUTIONAL, OPEN SPACE								
Educational Facilities								
Day care facility (with no exterior signage)	A	A	A	A	A	<u>C</u>	C	21.302.06, 21.302.27
College or university	C	C	C		C	<u>C</u>	C	21.302.06, 21.302.25

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	TI	FD-2	
Instructional center	C	C	C	C	C	<u>C</u>	C	
Schools (K-12)								
Sports training facility		C	C	C	C	<u>C</u>		
Parks and Open Space								
Community garden	L	L	L	L	L	<u>L</u>	L	21.302.05(b)
Parks	P	P	P	P	P	<u>P</u>	P	
Public Services and Utilities								
Government facility, general	P	P	P	P	P	<u>P</u>	P	21.302.06
Government facility, limited	P	P	P	P	P	<u>P</u>	P	21.302.06
Public utility facility, general	P	P	P	P	P	<u>P</u>	P	21.302.06
Public utility facility, limited	P	P	P	P	P	<u>P</u>	P	21.302.06
Social and Cultural Facilities								
Community education or arts center	P					<u>P</u>		
Conservatory	P					<u>P</u>		
Convention center	P					<u>P</u>		
Crematories			P	P	P			21.302.20
Cultural Campus						<u>C</u>	C	
Library	P					<u>P</u>		
Museum	P					<u>P</u>		
Place of assembly in existence prior to January 17, 2019 not to exceed 50% of building floor area			C	C				19.63, 21.302.06
Social service distribution facility	P	P	P	P	P	<u>P</u>	P	
OFFICE AND RETAIL/SERVICES								
Office								
Office, general, medical, or dental	P	P	P	P	P	<u>P</u>	P	
RETAIL								
Accommodations								
Hotel/motel	P						C	
Hotel/motel in existence prior to January 17, 2019	P		C				C	

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	TI	FD-2	
Bed and breakfast								
Transient lodging within a residential dwelling unit								
Medical Facilities								
Laboratory, medical or dental	P	P	P	P	P	<u>P</u>	P	
Hospital								
Motor Vehicle Services								
Car wash adjacent to collector or arterial streets.		L		C				
Convenience facility with fuel sales		C	C	C				21.302.15
Convenience facility with fuel sales in existence prior to February 6, 2023		<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>		<u>21.302.15</u>
Integrated fuel sales								
Service and/or fuel station		C	C	C				21.302.15
Service and or fuel station in existence prior to February 6, 2023		<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>		<u>21.302.15</u>
Junk car disposal business (within building and next to railroad tracks)				C				21.302.31(e)
Motor vehicle sales, Class I, Class II, and enclosed in existence prior to January 17, 2019				C				
Motor vehicle sales, Class III				C		<u>C</u>		
Motor vehicle sales, Class IV	P	P	P	P	P	<u>P</u>	P	
Motor vehicle parking lot				C				
Remote airport parking								
Truck or trailer rental				C				
Truck or trailer rental in existence prior to February 6, 2023				<u>C</u>		<u>C</u>		
Towing service				C				

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	TI	FD-2	
Towing service in existence prior to February 6, 2023				<u>C</u>		<u>C</u>		
Vehicle repair, major		A	A	P			C	
Vehicle repair, major in existence prior to February 6, 2023		<u>A</u>	<u>A</u>	<u>P</u>		<u>P</u>		
Vehicle repair, minor		A	A	P			C	
Vehicle repair, minor in existence prior to February 6, 2023		<u>A</u>	<u>A</u>	<u>P</u>		<u>P</u>		
Auto body shop				P				
Auto body shop in existence prior to February 6, 2023				<u>P</u>		<u>P</u>		
Car care center in existence prior to January 17, 2019		C						
Vehicle rental facility (less than 35 vehicles)				C				19.63.07
Recreation and Entertainment								
Health club						<u>C</u>		
Health club, adjacent to arterial or collector road and not exceeding 50% building floor area	P	C	C	C		<u>C</u>	C	
Recreation and entertainment, indoor	P					<u>P</u>		
Recreation and entertainment, outdoor	C					<u>C</u>		
Studio, audio or video	P	P	P	P	P	<u>P</u>	P	
Restaurants and Food Service								
Catering business, major		P	P	P		<u>P</u>	P	21.302.19
Catering business, minor		P	P	P		<u>P</u>	P	21.302.19
Private food service	A	A	A	A	A	<u>A</u>	A	
Restaurant, with drive-through (including drive-in)						<u>C</u>		
Restaurant, with outdoor or rooftop seating, or both	CL		C	C		<u>C</u>	C	21.302.19

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	<u>TI</u>	FD-2	
Restaurant, without drive-through and without outdoor or rooftop seating	L		P	P		<u>P</u>	P	21.302.19
Brewpub	CA		C	C		<u>C</u>	C	Chapter 13 Article III, Chapter 14 Article I, 21.302.29
Taproom/cocktail room	C		C	C	C	<u>C</u>	C	Chapter 13 Article III, Chapter 14 Article I, 21.302.29
Self-brewing facility	C		C	C	C	<u>C</u>	C	
Retail Sales and Services								
Artisan shop	A					<u>P</u>		
Bank or financial institution	P					<u>P</u>	P	
Financial institution - limited	L	L	L	L	L	<u>L</u>	L	
Body art establishment						<u>P</u>		14.376 to 14.390.01
Currency exchange	P					<u>P</u>	P	14.159 to 14.165
Exterminating shop						<u>P</u>		
Firearm sales								21.302.11
Pawn shops								14.287 to 14.295.08
Pet services facility	C L			C		<u>C</u>	C	21.302.28
Retail sales, heavy equipment			C	C				
Retail sales, incidental up to 10% of floor area for products manufactured onsite	A	A	A	A	A	<u>A</u>	A	
Retail sales, incidental to hotel or office - general, medical or dental	A	A	A	A	A	<u>A</u>	A	
Retail Sales and Services						<u>P</u>		
Showroom		A	A	A		<u>P</u>	A	21.302.32
Therapeutic massage enterprise	L					<u>L</u>		14.259 to 14.275
Technology and Manufacturing								
Craft and micro-brewery/distillery/winery	P		P	P	P	<u>P</u>	P	Chapter 13 Article III, Chapter 14 Article I, 21.302.29

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	TI	FD-2	
Brewery, regional/national			P	P	P	<u>P</u>		Chapter 13 Article III, Chapter 14 Article I, 21.302.29
Data Center	CL		C	C	C		CL	21.302.35
Low impact, high-technology manufacturing	P	P	P	P	P	<u>P</u>	P	
Machinery & equipment repair, heavy				P				
Machinery & equipment repair, heavy in existence prior to February 6, 2023				<u>P</u>		<u>P</u>		
Machinery & equipment repair, light		P	P	P	P	<u>P</u>	P	
Manufacturing		P	P	P	P	<u>P</u>	P	
Makerspace		P	P	P	P	<u>P</u>	P	
Printing and Publishing	P	P	P	P	P	<u>P</u>	P	
Research laboratories	P	P	P	P	P	<u>P</u>	P	
Warehousing	A	P	P	P	P	<u>P</u>	P	
Wholesaling		P	P	P	P	<u>P</u>	P	
GENERAL								
Accessory								
Accessory building	A	A	A	A	A	<u>A</u>	A	21.301.19
Antenna, outside the right-of-way	L	L	L	L	L	<u>L</u>	L	19.63.05
Fuel pump, private	A	A	A	A	A	<u>A</u>	A	
Helistop	CA	CA	CA	CA	CA	<u>CA</u>	CA	
Hotel airport parking	CA		CA				CA	
Tower, outside the right-of-way	C	C	C	C	C	<u>C</u>	C	19.63.05
Tower or antenna in the right-of-way	P	P	P	P	P	<u>P</u>	P	17.70(d)
Other uses customarily incidental and clearly subordinate to a permitted principal or conditional use	A	A	A	A	A	<u>A</u>	A	
Agriculture								
Agriculture, limited								
Agriculture, indoor	C	C	C	C	C	<u>C</u>	C	21.302.05

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	TI	FD-2	
Beekeeping	L	L	L	L	L	<u>L</u>	L	12.116, 21.302.05
Miscellaneous								
Dry cleaning and laundry processing				C		<u>C</u>		
Excavation and removal of soil and mineral products								
Exterior storage as a primary use								
Exterior storage as a primary use legally in existence prior to January 17, 2019		C	C	C	C			
Exterior storage, Incidental	P	P	P	P	P	<u>P</u>	P	21.301.16
Firing range			C	C	C		C	14.82-14.84 21.302.11
Gravel crushing and bituminous treatment plants								
Household hazardous waste			C	C				21.302.31
Railroad lines and spurs	C	C	C	C	C	<u>C</u>	C	
Recycling collection facilities			C	C				21.302.31
Self-storage facilities		C	C	C				21.302.16
Sexually-oriented businesses		P	P	P	P			Chapter 19, Article VIII
Solid waste transfer facilities			C	C				21.302.31
TEMPORARY/SEASONAL								
Seasonal Uses								
Seasonal sales, outdoor						<u>A</u>		
Special Events								
Entertainment and recreation special events	P	P	P	P	P	<u>P</u>	P	14.61
Farmers market	P	P	P	P	P	<u>P</u>	P	Chapter 14, Article IX
Temporary Uses								
Mobile food unit	P	P	P	P	P	<u>P</u>	P	21.302.18, Chapter 14 Article V

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	TI	FD-2	
Temporary retail sales, donated items	P	P	P	P	P	<u>P</u>	P	14.61, 21.302.33
Transient merchant sales (interior to hotels)	A		A				A	14.180 to 14.192
Temporary Pandemic, Epidemic, or Emergency Service Facility	I	I	I	I	I	<u>I</u>	I	21.302.34

ARTICLE III. DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.01 DEVELOPMENT INTENSITY AND SITE CHARACTERISTICS.

(d) *Commercial and Industrial Zoning Districts.*

Zoning District	Floor Area Ratio		Building Floor Area		Impervious Surface Area		Site Width		Site Area	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
IP	NA	1.0	20,000 sq. ft.				200 ft.		120,000 sq. ft.	
TI	<u>0.2</u>	<u>2.0</u>	<u>2,000 sq. ft. for restaurants;</u> <u>3,000 sq. ft. for all other uses</u>		<u>95%</u>		<u>150 ft.; 200 ft. for corner sites</u>		<u>40,000 sq. ft.</u>	
FD-2	NA	2.0	10,000 sq. ft.						40,000 sq. ft.	

§ 21.301.02 STRUCTURE PLACEMENT.

(e) *Commercial and Industrial Zoning District setbacks.*

Zoning District	Along Public Street		Rear	Side	Abutting Property Used and Zoned Residential
	Minimum	Maximum	Minimum	Minimum	Minimum

IP	30 ft.	NA	25 ft.	25 ft.	100 ft.
<u>TI</u>	<u>10 ft.</u>	<u>40 ft.</u>	<u>15 ft.; 30 ft. for buildings over 4 stories in height</u>	<u>10 ft.; 20 ft. for buildings over 4 stories in height</u>	<u>50 ft.</u>
FD-2	30 ft.	NA	25 ft.	25 ft.	NA

- | | |
|-----|---|
| (1) | In the Penn American District minimum setbacks in C-3 and C-4 zoning districts follow the C-5 District setbacks. |
| (2) | Skyways, tunnels and similar pedestrian connection structures up to 120 feet in width have no setback requirements from property lines. |
| (3) | <u>Developments along Harriet Avenue and Halsey Lane are exempted from the maximum setback for buildings or additions.</u> |

§ 21.301.03 STRUCTURE DESIGN.

- (a) *General structure design standards.* Structures in the B-1, B-2, B-4, C-1, C-2, C-3, C-4, C-5, TI, and LX Zoning Districts must meet the following requirements.

§ 21.301.05 DRIVE THROUGH FACILITIES.

Drive through facilities must comply with the following standards.

- (g) *Number of drive through lanes permitted.* The number of drive through lanes is limited to one lane per building in the B-4, C-3, C-5, TI, and LX Zoning Districts. Any driving lane used for drive through purposes is counted as one lane whether the driving lane is at the payment window, pick-up window, teller window, order station, menu board, or stacking area.

§ 21.301.17 REFUSE, SOLID WASTE, AND RECYCLABLE MATERIALS HANDLING AND STORAGE FACILITIES.

(c) *Storage location.*

- (4) All industrial [~~zoning districts (I-1, I-2, I-3, IP, FD-2, and IT)~~]uses must have storage facilities for solid waste, organic and recyclable materials in accordance with one of the following requirements:

(D) Industrial uses in the TI district must comply with standards for handling refuse, solid waste, and recyclable materials described in § 21.301.17(c)(3).

Passed and adopted this 6th day of February, 2023.

/s/ Tim Busse

Mayor

ATTEST:

/s/ Matt Brillhart

Secretary to the Council

APPROVED:

/s/ Melissa J. Manderschied

City Attorney