

Amendment #A4

Revised Use-Specific Standard (aa) for “Retail, general”

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Article 3 – PERMITTED USES

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Sec. 29-3.3. Use specific standards.

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(aa) *Primary use of land and buildings: Retail, general.* This use is subject to the following additional standards:

(1) A retail use in the M-N and M-BP districts may not exceed a gross floor area of fifteen thousand (15,000) square feet, except a grocery store may not exceed forty-five thousand (45,000) square feet. A single structure may contain more than these amounts of gross floor area **in retail or other uses**, as long as **no single retail** use within the structure exceeds the applicable size set forth herein;

(2) A retail use in the IG district may not exceed a gross floor area of fifteen thousand (15,000) square feet, except upon issuance of a conditional use permit; and

(3) Merchandise may not be displayed, stored, or offered for sale on any yard adjacent to a residential zoning district.

(4) For the purposes of determining minimum required off-street parking, any single or combination of retail uses utilizing a shared parking lot on a single lot may utilize the Retail, General, Large parking requirement so long as the total gross floor area of the retail use(s) exceeds fifteen thousand (15,000) square feet.