

Unified Development Code Text Amendment Project – Zoning  
PZC Work Session | January 21, 2021

**A: Definitions: Revise the Retail, General definition to distinguish between large and small;**

**B: Use Specific Standards: Revise the Retail Use Specific Standard to distinguish between large and small**

UDC Section and Title (if applicable): 29-1.1 Definitions

[A: Definitions: Revise the Retail, General definition to distinguish between large and small](#)

Purpose of Text Amendment: The UDC differentiates parking requirements for Retail large and small, but nowhere else in the code were small versus large retail sites addressed. The revisions are to correspond with the parking which is required — this need has been identified during site plan review. The revisions address the impact of single versus collective retail uses. 15,000 GFA was used as the difference between small versus large after research and is tied to the Use-Specific standard which already exists which only permits retail up to 15,000 GFA in the M-N and M-BP districts (grocery stores may be up to 45,000 GFA); though it should be noted that the gross retail may exceed this in these zones, it is tied to single tenancy in the Use-Specific standard. The idea is that parking is shared/balanced in terms of intensity of activity by smaller retailers co-located versus a large single retail space. The related section of code regarding the parking requirements is included below for reference though it is not proposed to be revised at this time (see **green highlight** for wayfinding).

29-1.1 Definitions

Retail, *general*, **large**. Any ~~single establishment or building~~ **or a building containing multiple tenant spaces (individually or collectively) that exceed fifteen thousand (15,000) square feet of gross floor area engaged in the business of** selling goods at retail . This use does not include the sales of light or heavy motor vehicles or any other goods listed as a separate use in the permitted use table, and does not include any activity meeting the definition of an adult retail use.

Retail, *general*, **small**. Any ~~single establishment or building~~ **or a building containing multiple tenant spaces which collectively do not exceed a gross floor area of fifteen thousand (15,000) square feet.** This use does not include the sales of light or heavy motor vehicles or any other goods listed as a separate use in the permitted use table, and does not include any activity meeting the definition of an adult retail use.

[B: Use Specific Standards: Revise the Retail Use Specific Standard to distinguish between large and small](#)

Purpose of Text Amendment: The UDC differentiates parking requirements for Retail large and small, but nowhere else in the code was this addressed. The revisions are to correspond with the parking— this need has been identified during site plan review. The related section of code regarding the parking

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requirements is included below for reference though it is not proposed to be revised at this time (see **green highlight** for wayfinding).

29-3.3 Use-specific standards

(aa) *Primary use of land and buildings:* Retail, general.

This use is subject to the following additional standards:

(1) A **small** retail use is **permitted** in the M-N and M-BP districts **which** 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, as long as no use within the structure exceeds the applicable size set forth herein;

**(2) For the purposes of determining minimum required off-street parking, any 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 exceeds fifteen thousand (15,000) square feet.**

~~(2)~~**(3)** 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)~~**(4)** Merchandise may not be displayed, stored, or offered for sale on any yard adjacent to a residential zoning district.

**FOR REFERENCE ONLY- RELATED CODE**

29-4.3 Parking and Loading

**Table 4.3-1: Minimum Required Off-Street Parking (and Maximum Permitted Off-Street Parking for Selected Uses)**

**sf = square feet; gfa = gross floor area**

Retail, General, Small Retail, Adult, Small	1 space/300 sf gfa
Retail, General, Large	1 space/400 sf gfa

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Retail, Adult, Large	
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