

UDC Section and Title (if applicable):
29-1.11(a) Definitions - General 29-3.3 Use Specific Standards <i>Standard (v)</i>
Purpose of Text Amendment
<p>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 determination of required parking — 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.</p> <p>Revisions shown in blue text have been developed to address ambiguities identified at the January 21, 2011 work session. This includes reverting back to the singular definition of retail, general (not distinguishing between small and large via the definition) but clarifying the parking standard in the use specific standard between small and large retail. Additionally, the limitation on retail users in a single building was made more explicit.</p>
Current Text:
<p>29-1.1 Definitions</p> <p><i>Retail, general.</i> An establishment 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.</p> <p>...</p> <p>29-3.3 Use Specific Standards</p> <p>(aa) <i>Primary use of land and buildings: Retail, general.</i> This use is subject to the following additional standards:</p> <ol style="list-style-type: none"> (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, as long as no 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.

Proposed Text Amendment:

29-1.1 Definitions

Retail, general. An establishment 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.

...

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 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 **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.

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	1 space/300 sf gfa
Retail, Adult, Small	

Code Revisions- DRAFT- Retail, General

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