

# EXISTING CONDITIONS ANALYSIS

Madison, Alabama  
**INDUSTRIAL AREA PLAN**

April 5, 2018



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# INTRODUCTION

As the City of Madison celebrates its role in a region that is a national leader in a well-trained, highly educated labor force and advanced technological industries, the City recognizes that an updated approach of utilizing its position is needed. This plan is an effort to analyze the role that the City's industrial areas can play in the region and will focus on needed enhancements and market opportunities to grow our current and future prosperity. This Plan's fundamental purpose is to position the City to answer the question: How can we best strengthen and leverage the assets of the industrial areas and take a more proactive approach to solidify Madison's role in this industry rich region to encourage continued investment in existing and new business opportunities?

# ABOUT THIS PLAN

A critical component of the future of Madison is strategically refocusing on the City's industrial areas. The City of Madison contracted Goodwyn Mills Cawood and the Janus Institute to analyze the industrial sectors and prepare an Industrial Area Plan (IAP). The IAP directs the creation and implementation of purposeful land-use strategies to revitalize these geographic and economic areas of the City. The IAP generates a link between proactive economic development policies and action-oriented planning focused on implementation through Capital Improvement Projects. Specifically, this plan's unique approach of bridging these two overarching components will provide a comprehensive strategy for the City to reinforce existing business relationships, and create an updated approach to new business recruitment.

Lead by a framework of the City's initial project objectives, the community's core values, stakeholder meetings, public input workshops, and current business interviews the IAP establishes a list of necessities and opportunities defining primary issues and provides a strategy to realize the vision. Individual needs and opportunity statements become plan elements, and each element presents related policy recommendations with the range of actions necessary to implement each policy recommendation.

**KEY PLAN COMPONENTS**

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Economic Development Strategic Strategies

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Land-Use Policy Recommendations

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Public Infrastructure Actions and Potential Funding

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Branding and Marketing Strategies

# COMMUNITY CORE LEADING VALUES



**Grow Strategically & Smart**



**Reinforce Strong Neighborhood Districts**



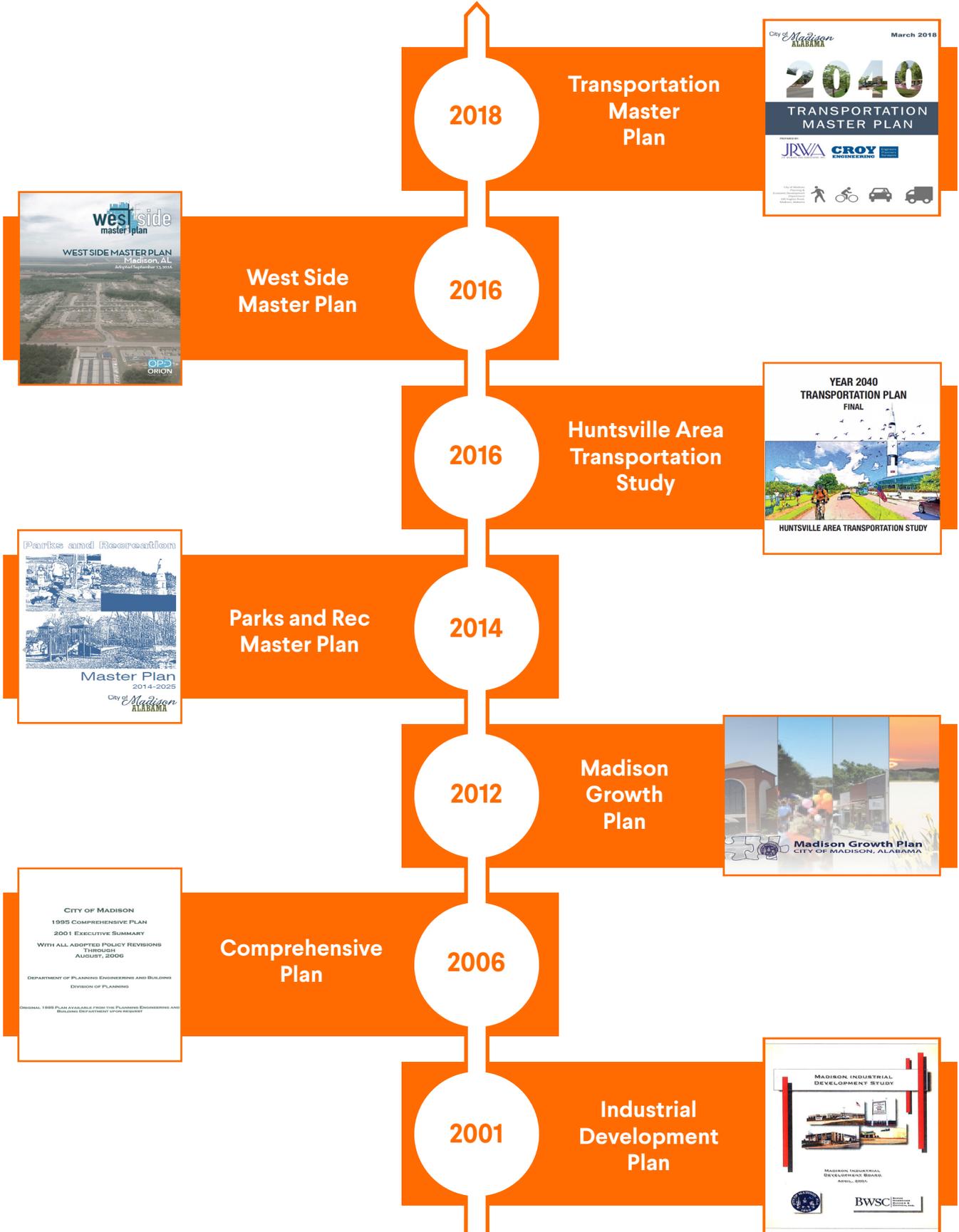
**Provide Better Connections**



**Ensure Functionality with Inspiring Design**

# RELATIONSHIP TO OTHER PLANS

The Madison Industrial Areas Plan builds on previous work completed by and for the City. This Existing Conditions Analysis includes a review of local and regional plans and studies relevant to Madison.



# ECONOMIC DEVELOPMENT SWOT ANALYSIS

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During the November 6th, 2017, kick-off meeting City Staff and the consultants conducted a SWOT analysis. Through this technique, the stakeholders and steering committee identified and organized four elements of economic development, land-use, and planning topics related to the study areas and city as a whole. The four elements of this technique are the identification of **Strengths, Weaknesses, Opportunities, and Threats.**

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## STRENGTHS

- Quality of Madison School System
- The Location of Madison in a Regional Context
- Proximity to the Airport
- Access to the Interstate
- Quality Workforce
- Low Crime
- Demographics
- Regional Reputation
- Elected Officials/Vision
- Post-Secondary Opportunities
- Cooperation of the City of Huntsville
- Proximity to Redstone Arsenal
- Existing High Tech Industries
- Proximity to Cummings Research Park
- Utility Availability and Quality
- Availability of Vacant Land/Space
- City of Madison's Flexibility for Tax Abatement and Incentives
- Availability of Small Business Support Agencies within the Region
- Calhoun Community College and Drake State Community and Technical College



# ECONOMIC DEVELOPMENT SWOT ANALYSIS

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## **WEAKNESSES**

- Local Street Infrastructure
- North/South Automobile Access
- Available Industrial Buildings inadequate for Demand
- Reliance on Huntsville for Power Utilities
- Installation Costs for Utilities
- Limited quality of Internet Availability
- Diversity of Manufacturing Targets
- Limited Expansion Opportunities
- Aesthetics and Quality of Existing Infrastructure
- Code Enforcement
- Existing Buildings Lack Fire Code Regulation Standards
- Parking Areas are in a State of Disrepair.
- Lack of Gateway Signage
- Lack of Sidewalks in Industrial Areas
- Difficulty of Locating Technicians/Machinists and Other Skilled Trades.
- Lack of Millennial Interest

# ECONOMIC DEVELOPMENT SWOT ANALYSIS

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## OPPORTUNITIES

- Future Google Fiber Availability in the Coming Years
- Suppliers for TVA Mega Site Tenants
- Ability to Build More Space to Suit Aerospace/Defense Contractors
- Class-A Office Potential
- Ability to build for 2–3k SF Office Space Which the Market is in Demand
- Business Startup Assistance and Support
- Enhance Business Retention and Expansion
- Targeting Tier I/II Suppliers
- Madison's Community Identity
- Town Madison Providing Unique Development for Marketing Madison as a Whole
- Branding for Industrial Areas
- Masterplan for UAH Land North of Jetplex

# ECONOMIC DEVELOPMENT SWOT ANALYSIS

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## THREATS

- Huntsville and Athens Competition
- Huntsville's Ability to Market Themselves
- Rezoning of Industrial Land to Other Uses, such as Residential



# STUDY AREAS

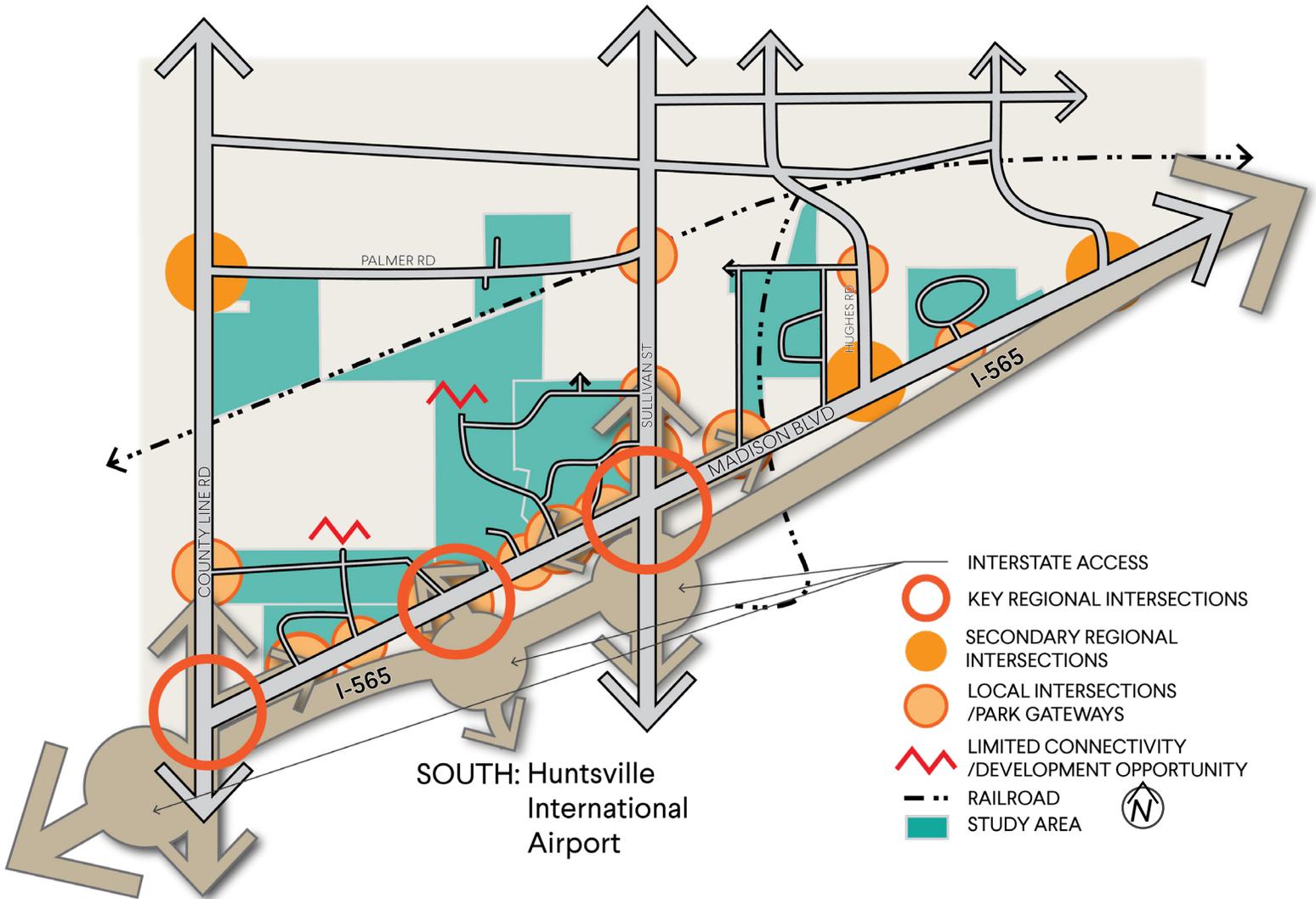
The plan will primarily focus on seven of the City's existing industrial and business parks. These areas are all unique in terms of their existing conditions and individual future development opportunities. The IAP economic development and land-use elements will address these areas at both a holistic and individual level. As the IAP evolves these areas may become more fluid and other industrial growth areas may be identified.



# STUDY AREAS CONTEXT MAPS

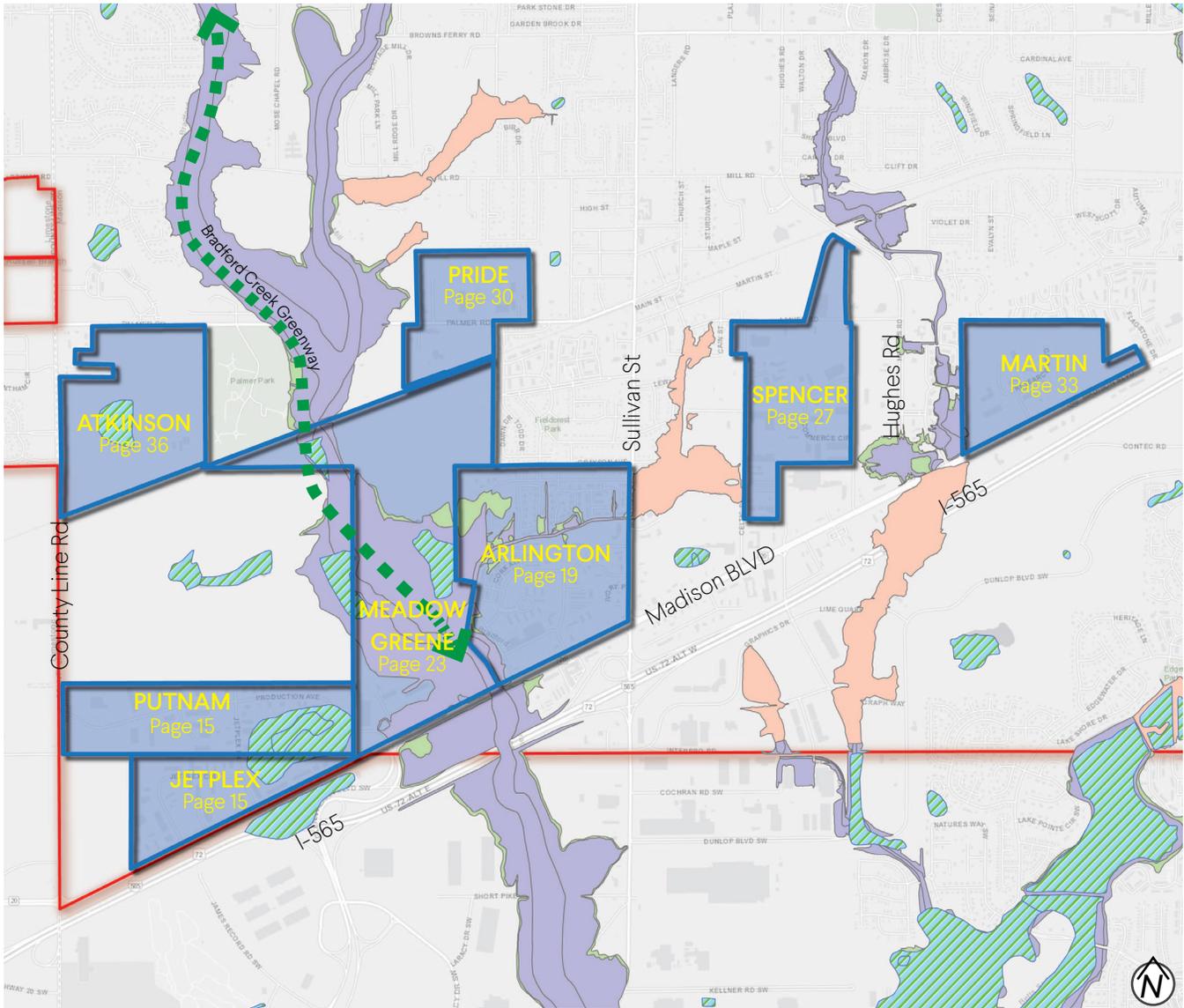
## TRANSPORTATION ANALYSIS MAP

Transportation ranging from regional to localized is important to understand. Each study area has individual connectivity opportunities that will affect future recruitment and development strategies.



# STUDY AREAS CONTEXT MAPS

## FLOODPLAIN/WETLANDS MAP

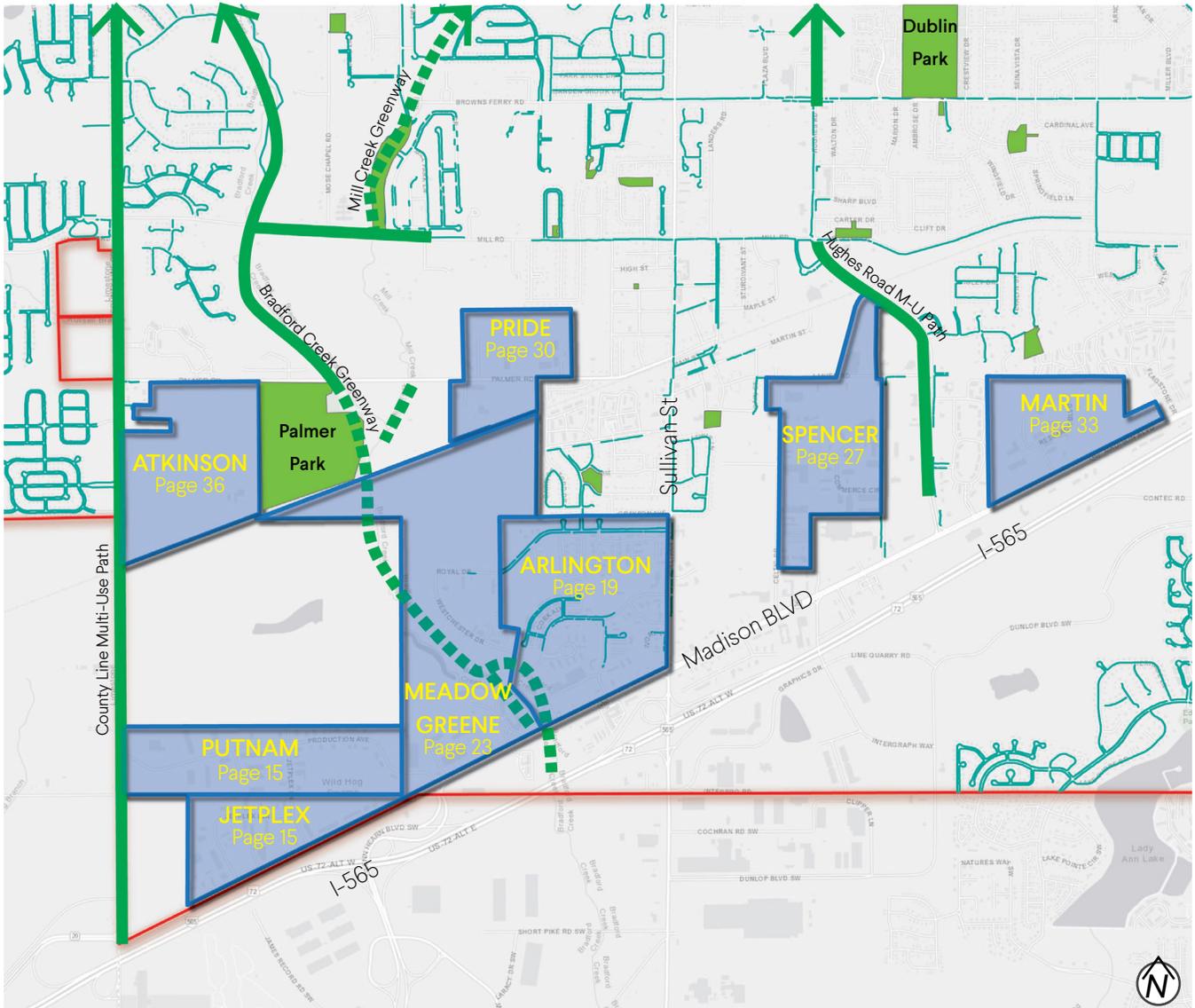


The study areas have varying relationships to the area’s floodplain and wetlands. Land development in floodplains are strictly regulated, but these areas can provide opportunities for environmental sustainability, and public greenspace (i.e. Bradford Greenway System)

- Industrial Study Areas
- City Limits
- Wetlands
- 500 Year Flood Area
- 100 Year Flood Area
- 100 Year Flood Area  
(With BFE Recorded Data)
- Bradford Creek Greenway  
(Existing & Proposed)

# STUDY AREAS CONTEXT MAPS

## PARK/PEDESTRIAN MAP



As the nature of economic development evolves so does the amenities needed to attract new employers and employees. Parks and greenways/multi-use trails are key for both community and economic development.

- Industrial Study Areas
- City Limits
- Park
- Sidewalk
- Existing Greenway
- Multi-Use Path
- Proposed Greenway
- Multi-Use Path

# INDIVIDUAL STUDY AREAS INTRODUCTION

## JETPLEX & PUTNAM INDUSTRIAL PARK

PAGE 15

*Jetplex-Putnam anchors the southwest of the City, and is mostly developed. The area acts as a gateway along Madison Boulevard and County Line Road. Jetplex-Putnam has strong interstate connectivity.*

## ARLINGTON BUSINESS PARK

PAGE 19

*Arlington has the most diverse mix of land-uses of all the study areas and it still has infill development opportunity. Arlington anchors Madison Boulevard and Sullivan Street. Sullivan Street is an important thoroughfare leading to the heart of the City and its residential areas.*

## MEADOW GREENE CENTRE

PAGE 23

*Meadow Greene Centre is the largest of the study areas, and has the most development and infrastructure potential while being the study area most effected by floodplains. Meadow Greene Centre extends north from Madison Boulevard and south from the rail corridor. The proximity to the greenway system makes Meadow Greene's future development the most exciting in terms of community connectivity.*

## SPENCER INDUSTRIAL PARK

PAGE 27

*Spencer is a highly developed area that is located between Hughes Road and an east-west rail corridor.*

## PRIDE INDUSTRIAL PARK

PAGE 30

*Pride is in close proximity to the heart of the city, residential neighborhoods and imminent future development.*

## MARTIN INDUSTRIAL PARK

PAGE 33

*Martin has a large frontage on the Madison Boulevard Corridor, and it also has a number of high-quality site development opportunities due to its large tracts of undeveloped land.*

## ATKINSON INDUSTRIAL PARK

PAGE 36

*Atkinson is defined by County Line Road, a rail corridor, Palmer Road and Palmer Park. Atkinson has large footprint development opportunities.*

# JETPLEX/PUTNAM INDUSTRIAL PARK

For More Information Visit The City's [Online Interactive Map](#)

## SUMMARY

Jetplex/Putnam Industrial Park is 264 acres. The park's right-of-ways are in fair condition. Production Avenue and Jetplex Lane have curb and gutter while Jetplex Circle is mostly without curb and gutter. The park lacks sidewalks, streetlights, and none of the park's gateway intersections are signalized. The park would benefit from the opportunity of expanding into undeveloped land to the north.



### Size:

- 264 Acres

### Right-Of-Way:

- Fair Road Condition
- Mostly Curb and Guttered
- Lacks Streetlights
- Lacks Sidewalks

### Opportunities

- Extension of Jetplex Lane



# JETPLEX/PUTNAM INDUSTRIAL PARK

## ANALYSIS MAP



STUDY  
AREA



UNDEVELOPED  
PARCEL  
WITH ROAD  
FRONTAGE



100 YEAR  
FLOODPLAIN



WETLANDS



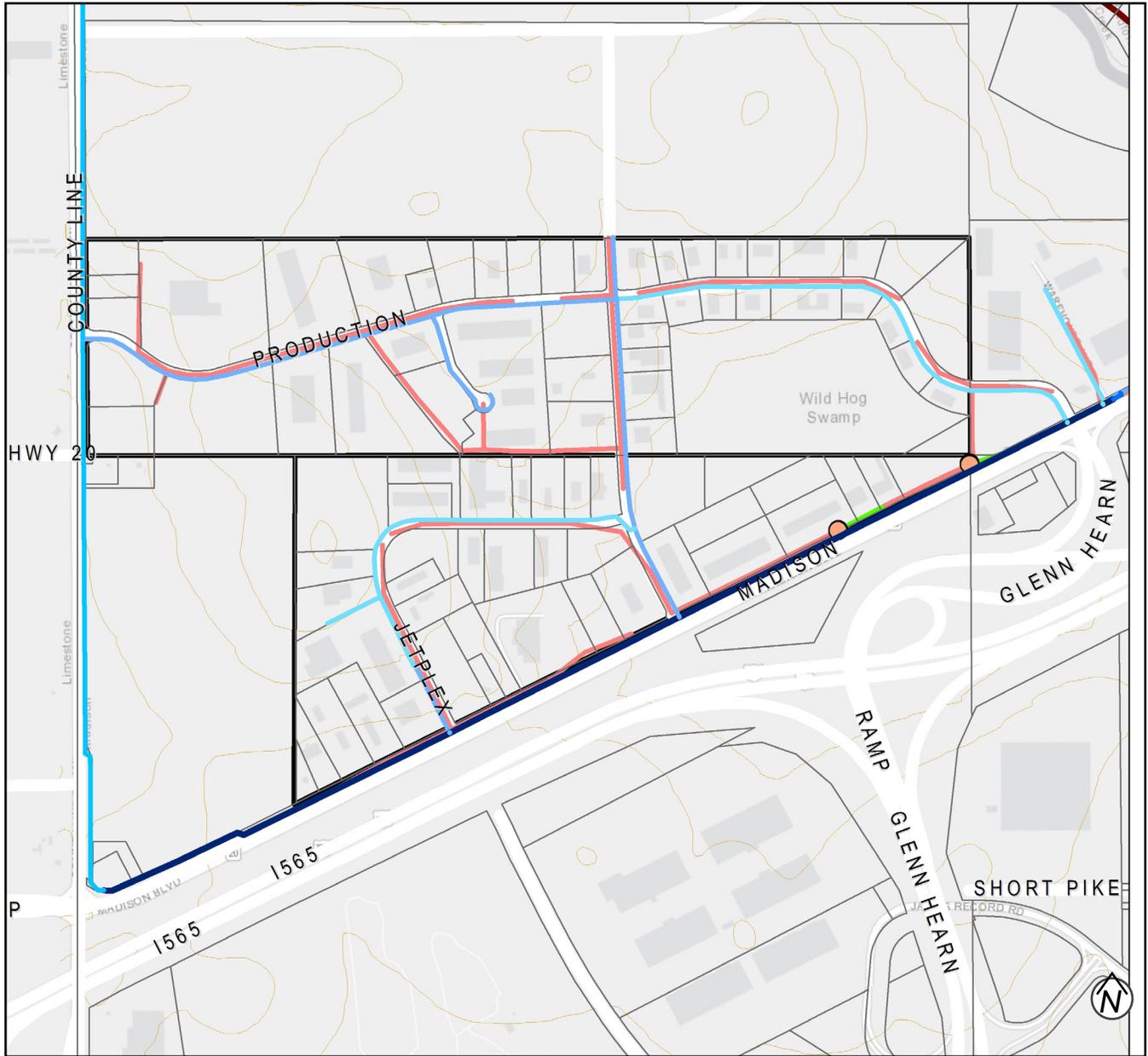
R.O.W.  
WITHOUT  
CURB AND  
GUTTER



UNSIGNALED  
PARK  
ENTRANCE

# JETPLEX/PUTNAM INDUSTRIAL PARK

## UTILITIES MAP/WATER SEWER



### Water Mains

#### DIAMETER



### Sewer Gravity Mains

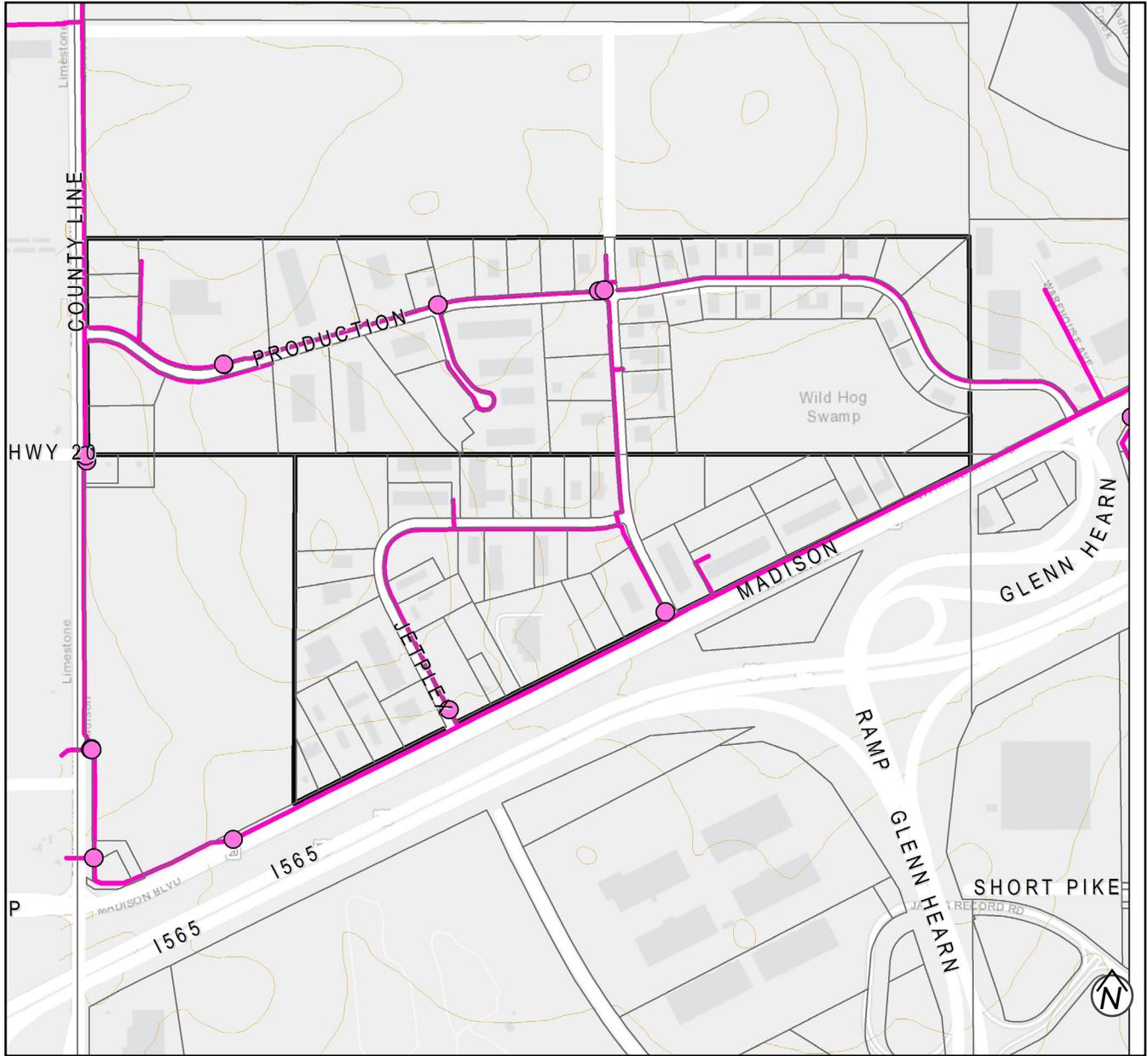
#### DIAMETER



- Sewer Network Structures
- Sewer Force Mains
- Contours
- Study Area

# JETPLEX/PUTNAM INDUSTRIAL PARK

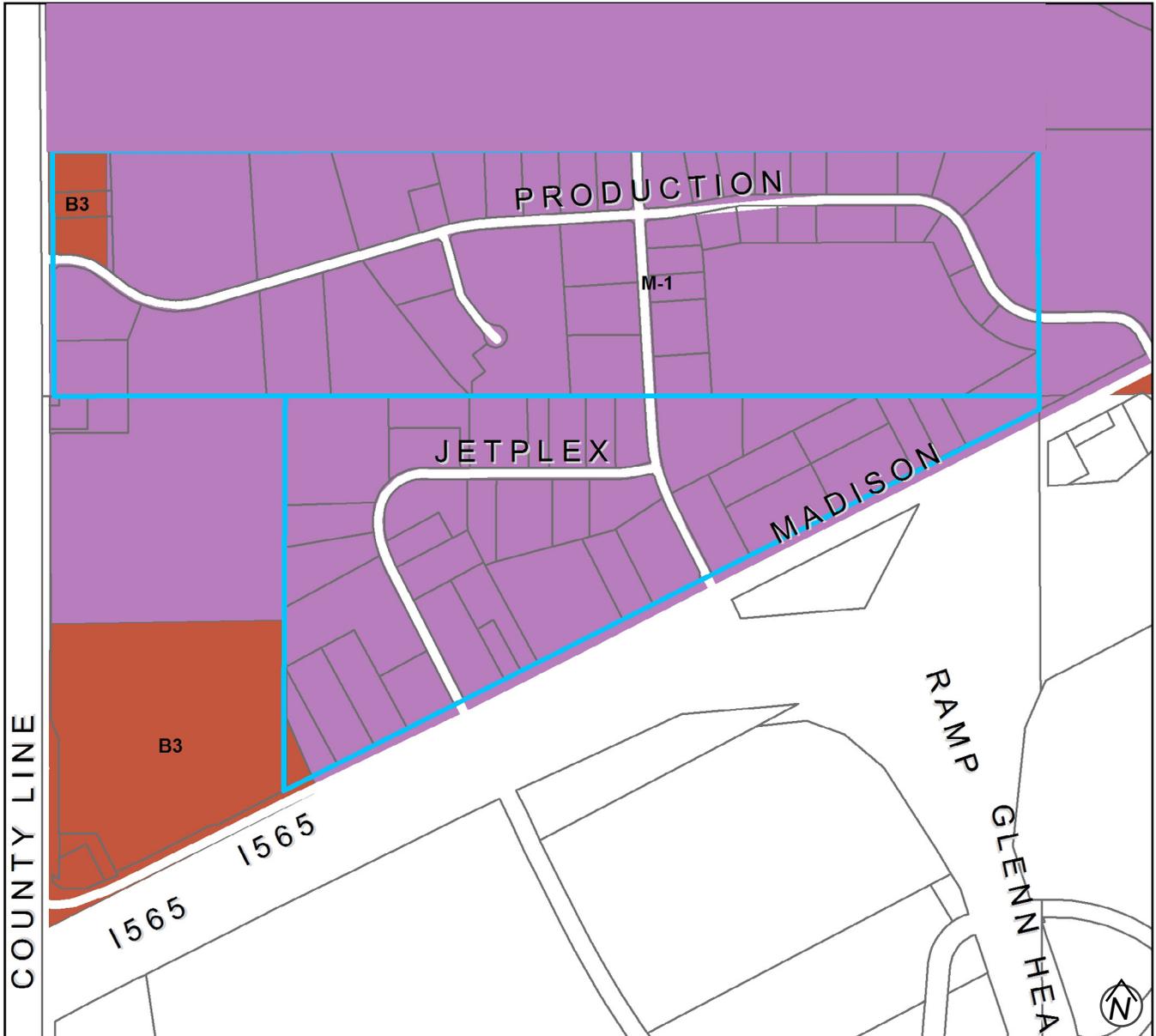
## UTILITIES MAP/GAS



-  Gas Valves
-  Gas Mains
-  Contours
-  Study Area

# JETPLEX/PUTNAM INDUSTRIAL PARK

## ZONING MAP



B-2/S-1	B2	MU	R-1A	R-3	R-4	M-2
B1	B3	TND	R-1B	R-3A	RC-2	MC
AG	M-1	UC	R-2	RZ	PUD	Study Area

# ARLINGTON BUSINESS PARK

For More Information Visit The City's [Online Interactive Map](#)

## SUMMARY

Arlington Business Park is 251 acres. The Park's right-of-ways are in fair condition. The park has curb and gutter and sidewalks adjacent to residential areas. While most of the park's roads have streetlights, none of the park's gateway intersections are signalized.



### Size:

- 251 Acres

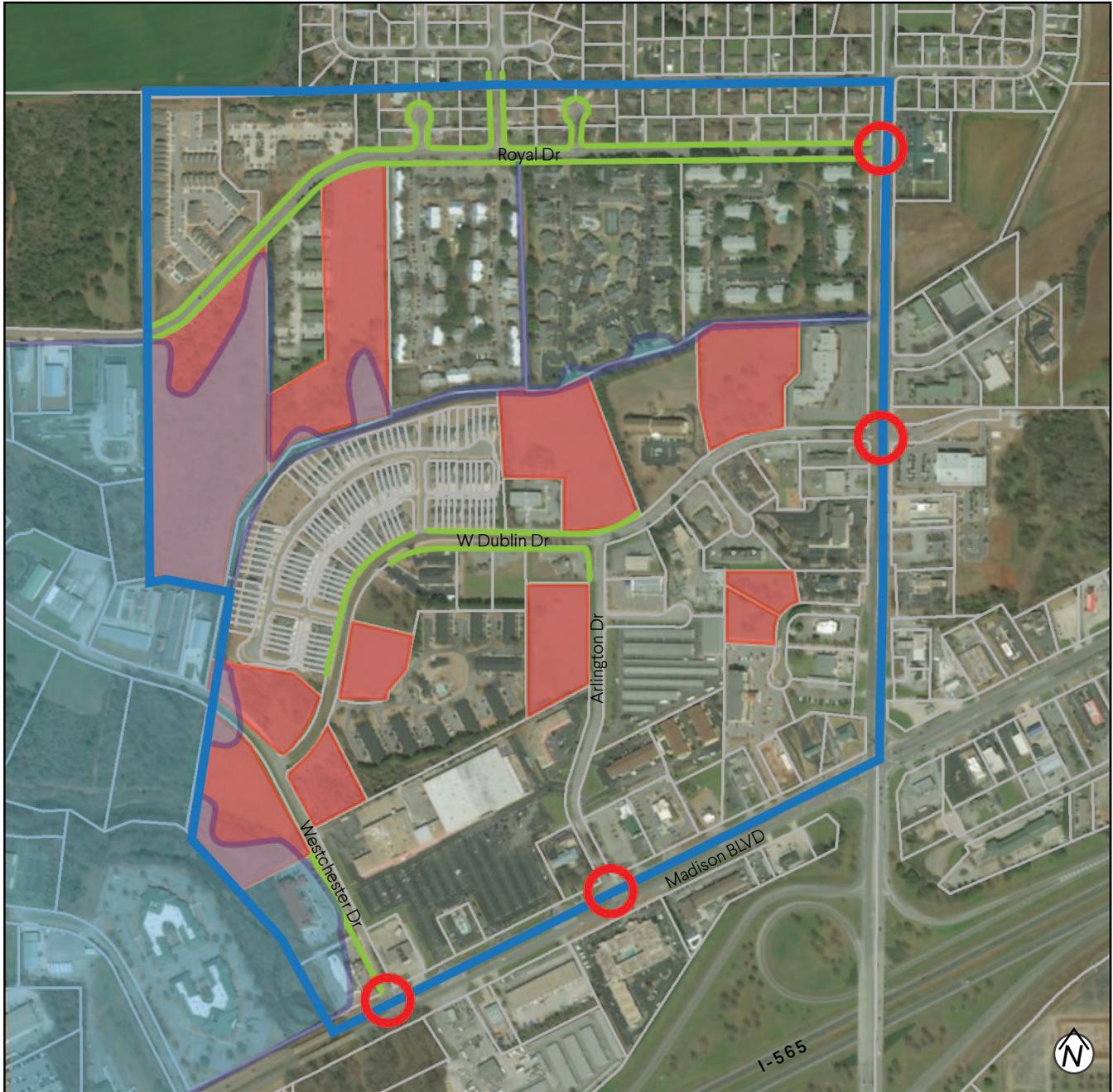
### Right-Of-Way:

- Fair Road Condition
- Existing Curb and Gutter
- Existing Streetlights
- Existing Sidewalks Adjacent to Residential



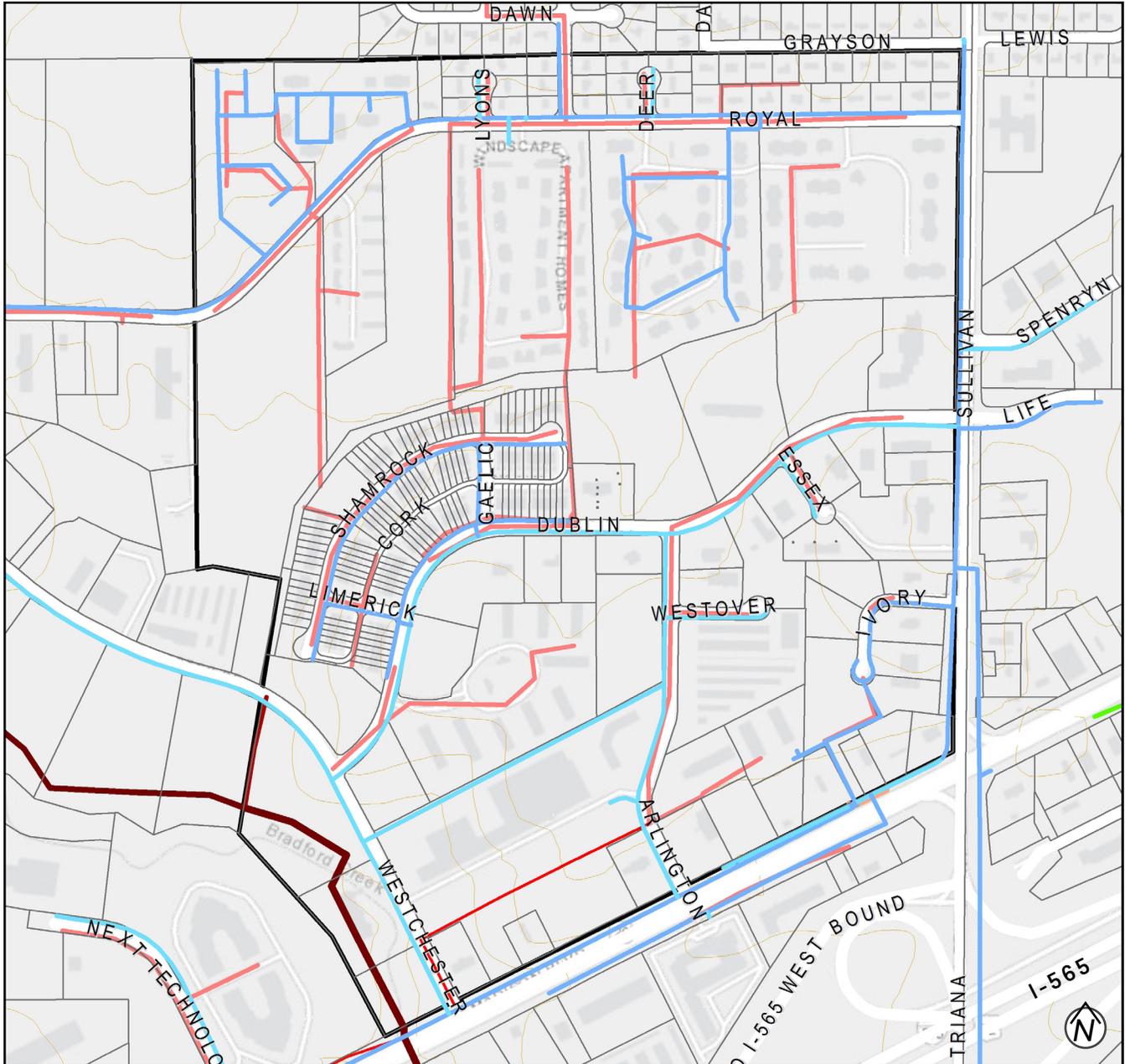
# ARLINGTON BUSINESS PARK

## ANALYSIS MAP



# ARLINGTON BUSINESS PARK

## UTILITIES MAP/WATER SEWER



### Water Mains

#### DIAMETER



### Sewer Gravity Mains

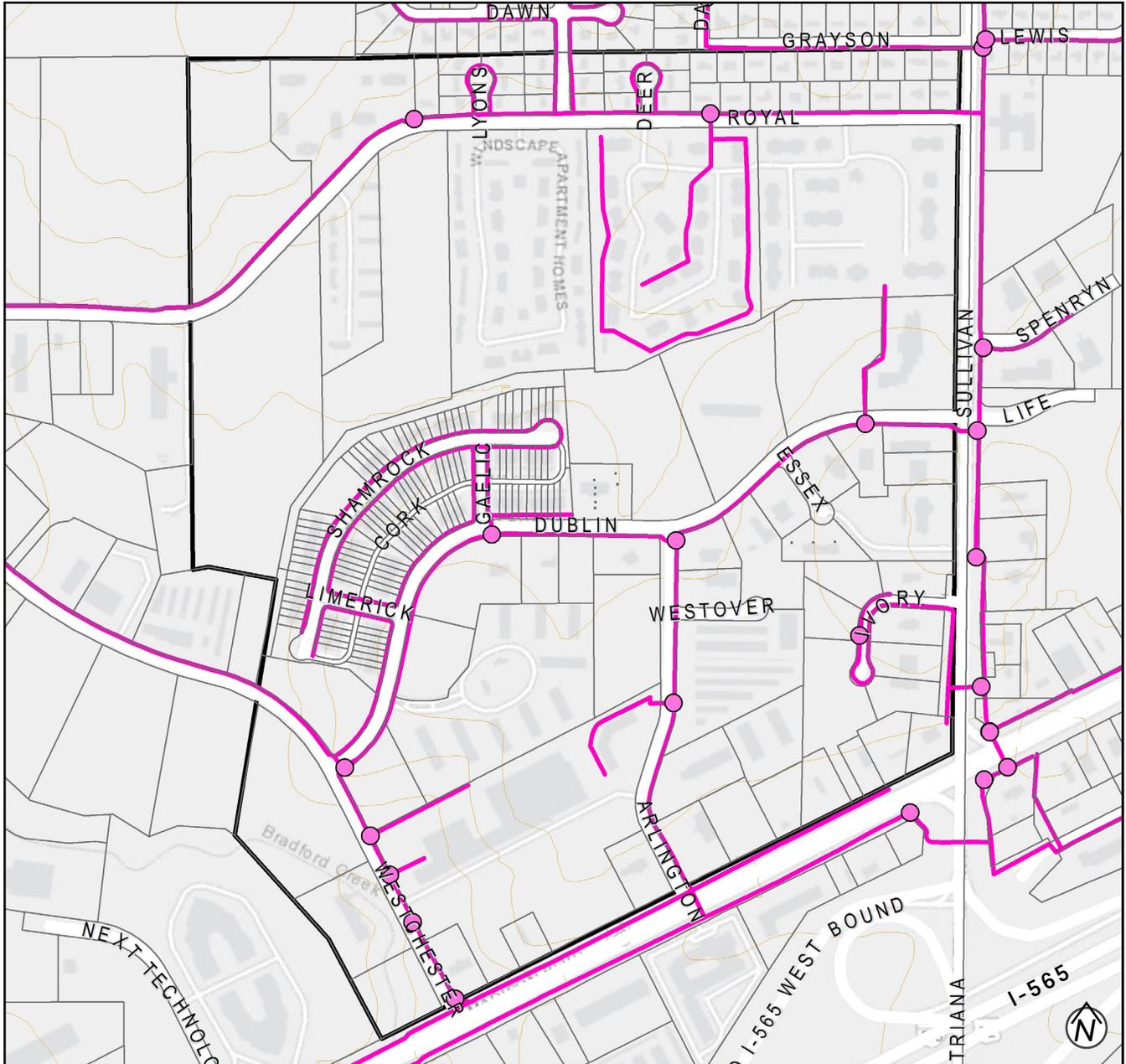
#### DIAMETER



- Sewer Network Structures
- Contours
- Sewer Force Mains
- Study Area

# ARLINGTON BUSINESS PARK

## UTILITIES MAP/GAS



● GasValves

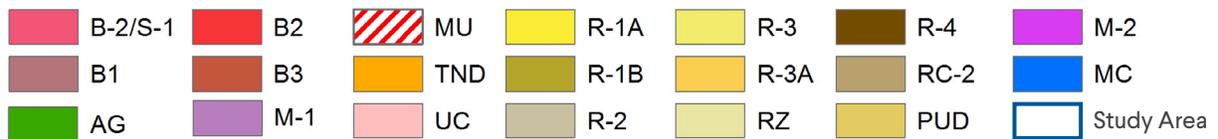
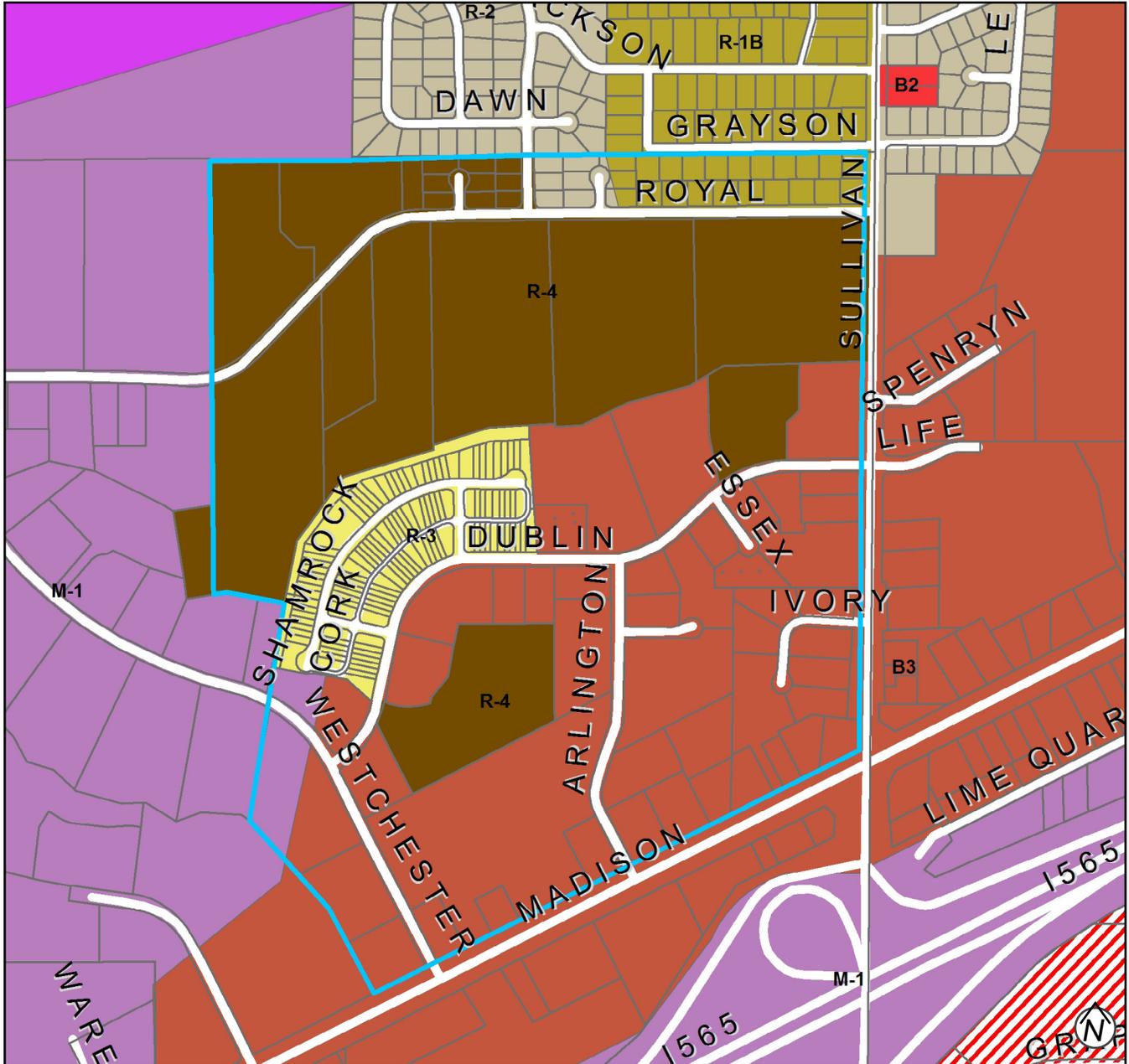
— GasMains

— Contours

▭ Study Area

# ARLINGTON BUSINESS PARK

## ZONING MAP



# MEADOW GREENE CENTRE

For More Information Visit The City's [Online Interactive Map](#)

## INTRODUCTION

Meadow Greene Centre is 233 acres with a large portion existing in the floodplain. Meadow Greene's right-of-ways are in poor condition. Westchester Drive and Next Technology Drive have curb and gutter. Westchester Drive has some streetlights, but Next Technology Drive does not. Neither road has sidewalks. None of Meadow Greene's gateway intersections are signalized. Opportunities for Meadow Greene include future development of undeveloped land to the north.



### Size:

- 233 Acres

### Right-Of-Way:

- Poor Road Condition
- Existing Curb and Gutter
- Existing Streetlights
- Lack of Sidewalks

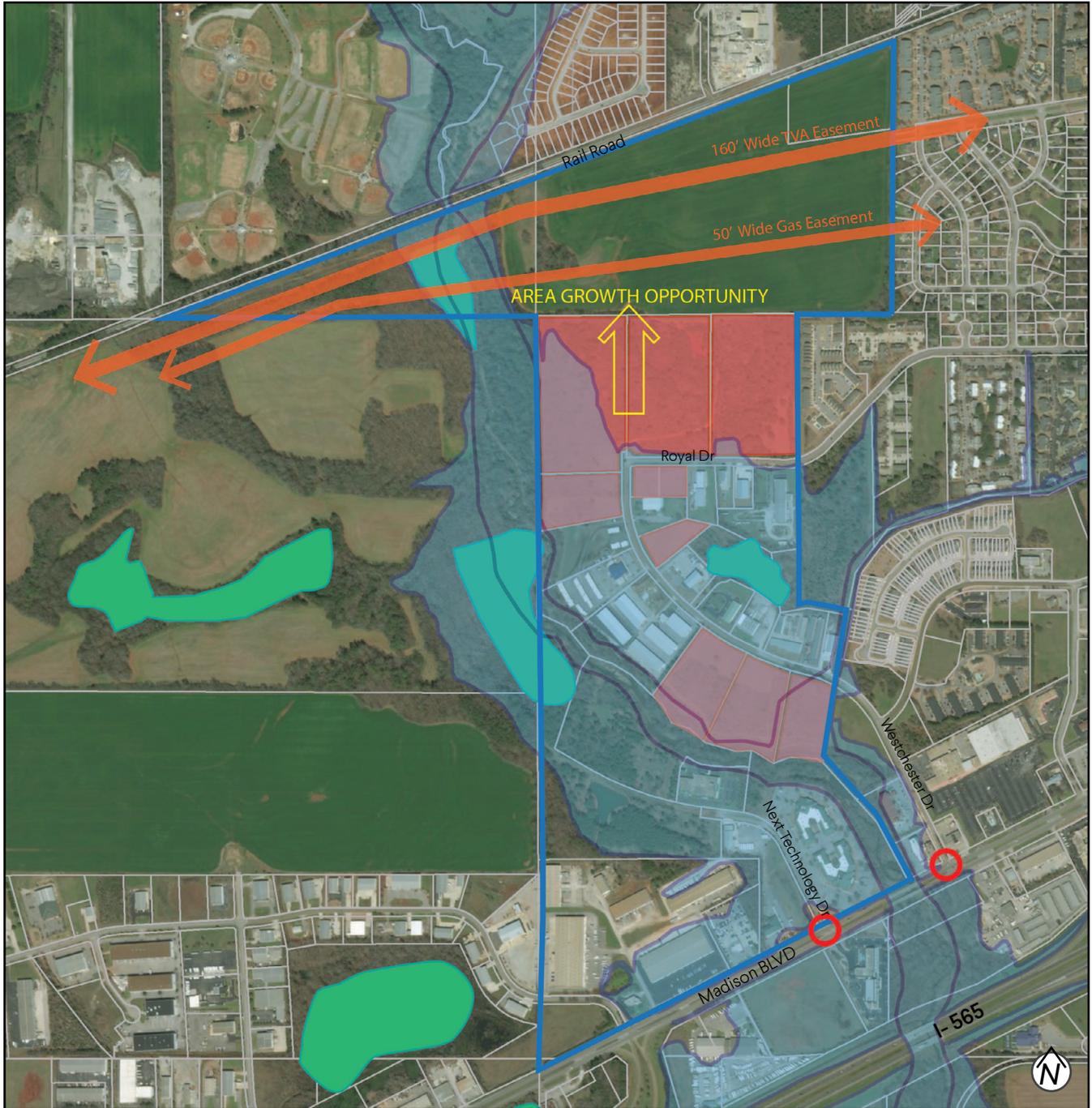
### Opportunities

- Extension of Westchester Road



# MEADOW GREENE CENTRE

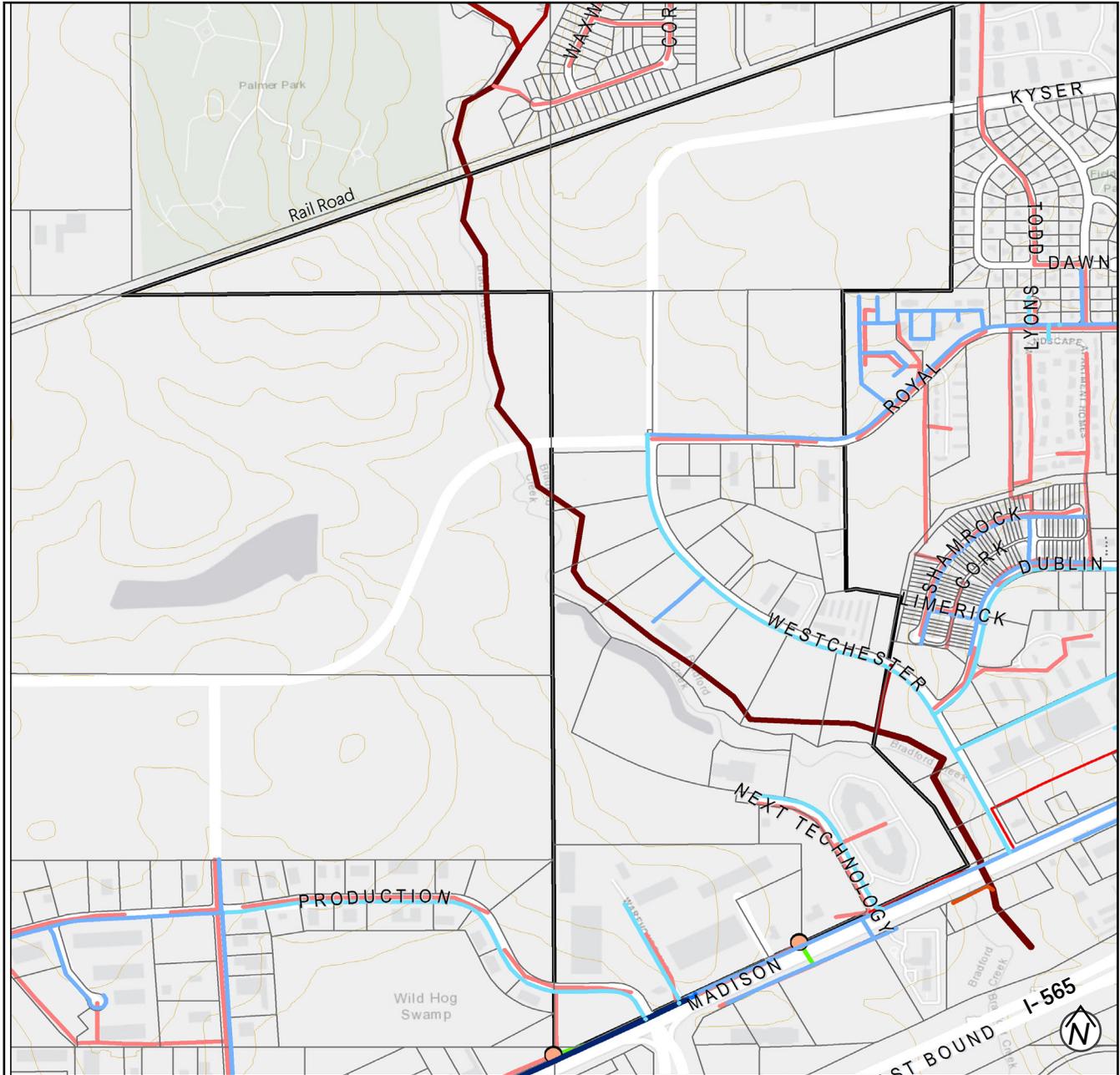
## ANALYSIS MAP



-  STUDY AREA
-  UNDEVELOPED PARCEL WITH ROAD FRONTAGE
-  100 YEAR FLOODPLAIN
-  WETLANDS
-  UNSIGNALED PARK ENTRANCE

# MEADOW GREENE CENTRE

## UTILITIES MAP/WATER SEWER



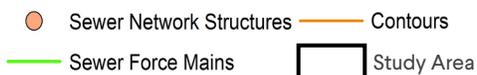
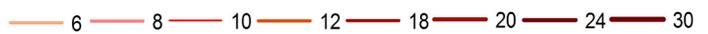
### Water Mains

#### DIAMETER



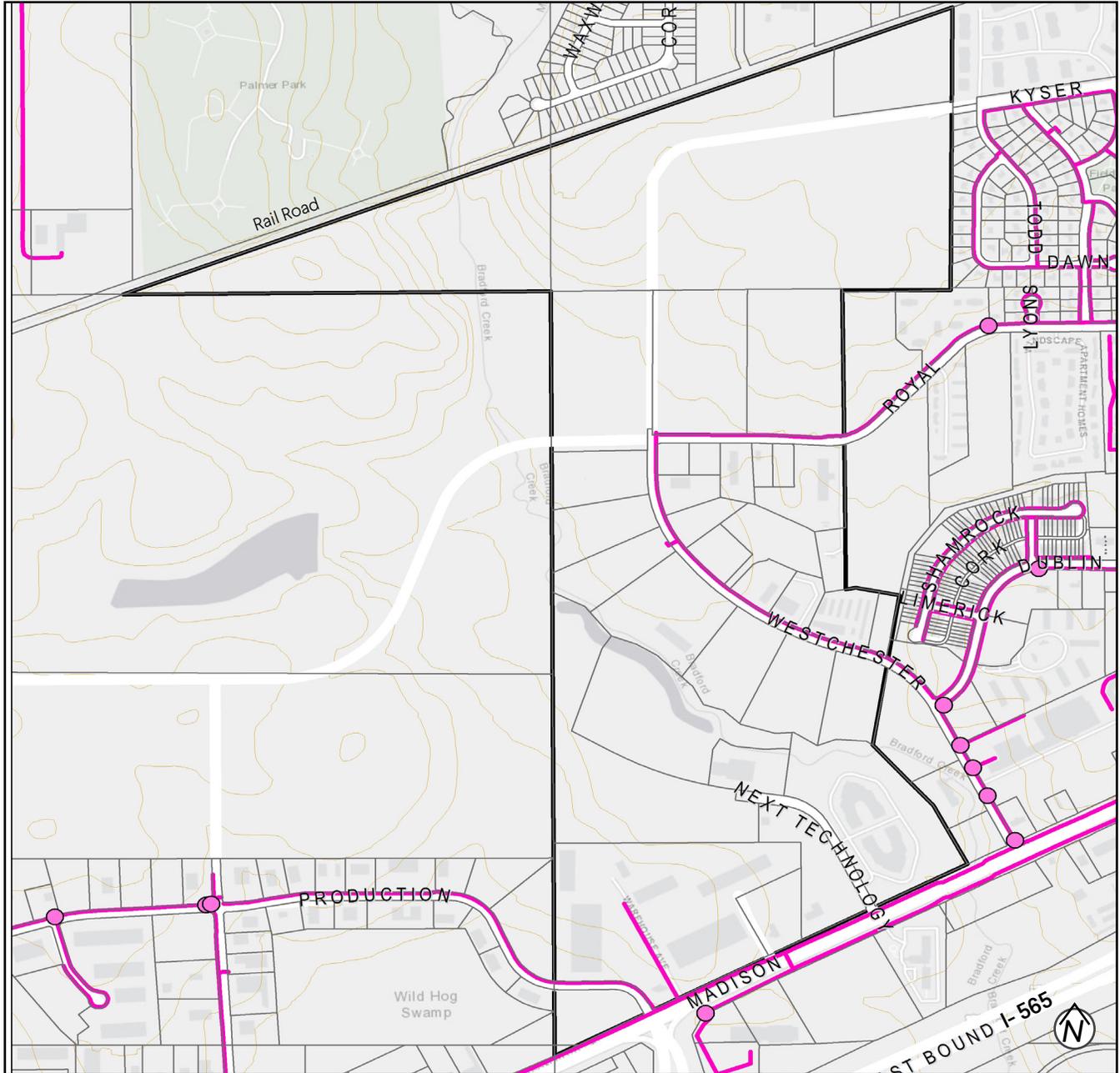
### Sewer Gravity Mains

#### DIAMETER



# MEADOW GREENE CENTRE

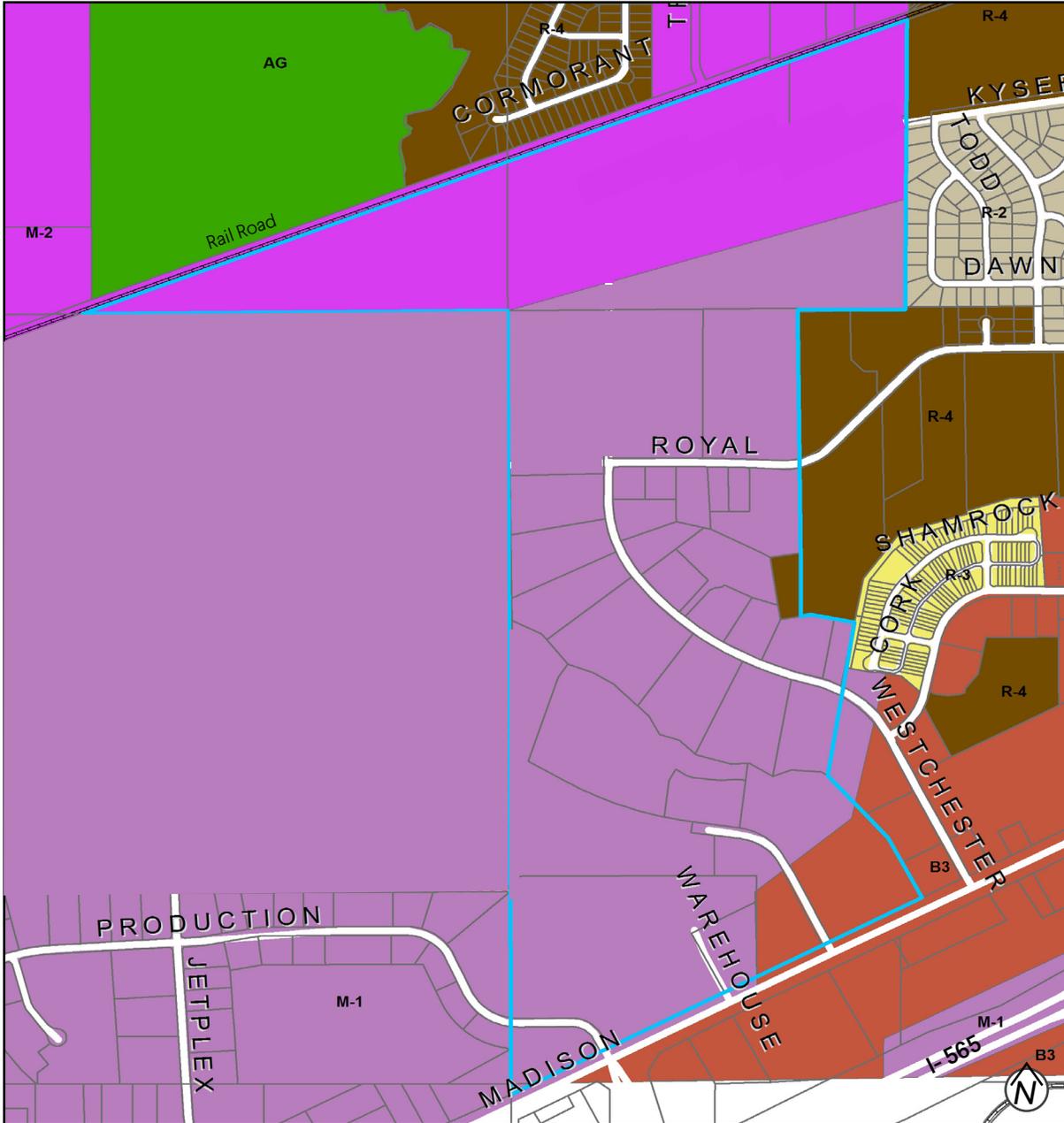
## UTILITIES MAP/GAS



- GasValves
- GasMains
- Contours
- ▭ Study Area

# MEADOW GREENE CENTRE

## ZONING MAP



# SPENCER INDUSTRIAL PARK

For More Information Visit The City's [Online Interactive Map](#)

## SUMMARY

Spencer Industrial Park is 155 Acres. The park's right-of-ways are in fair condition. The right-of-ways lack curb and gutter, streetlights, and sidewalks. The Parks Gateway intersections are signalized.



### Size:

- 155 Acres

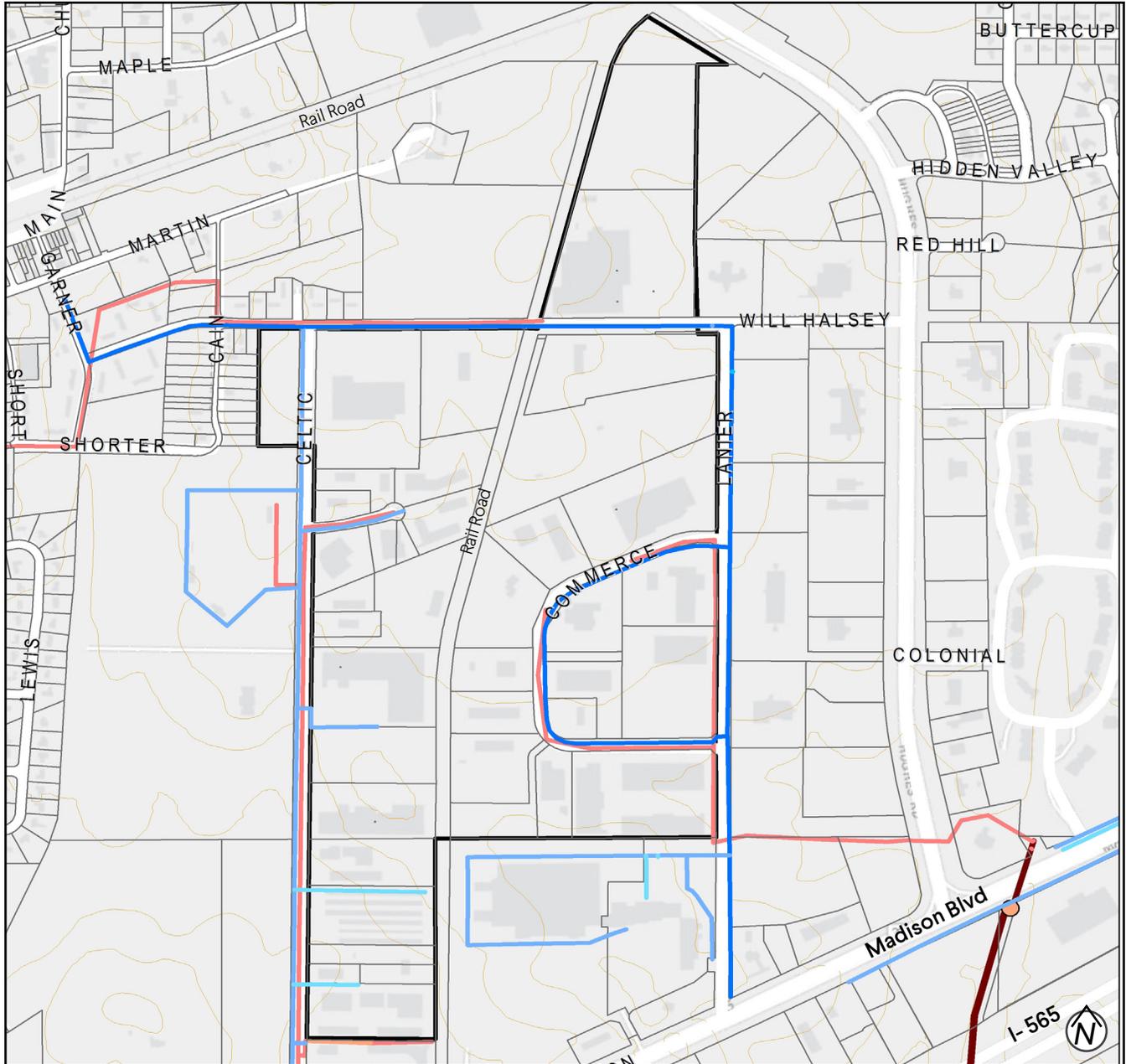
### Right-Of-Way:

- Fair Road Condition
- Lacks Curb and Gutter
- Existing Streetlights
- Lacks Sidewalks



# SPENCER INDUSTRIAL PARK

## UTILITIES MAP/WATER SEWER



### Water Mains

#### DIAMETER



### Sewer Gravity Mains

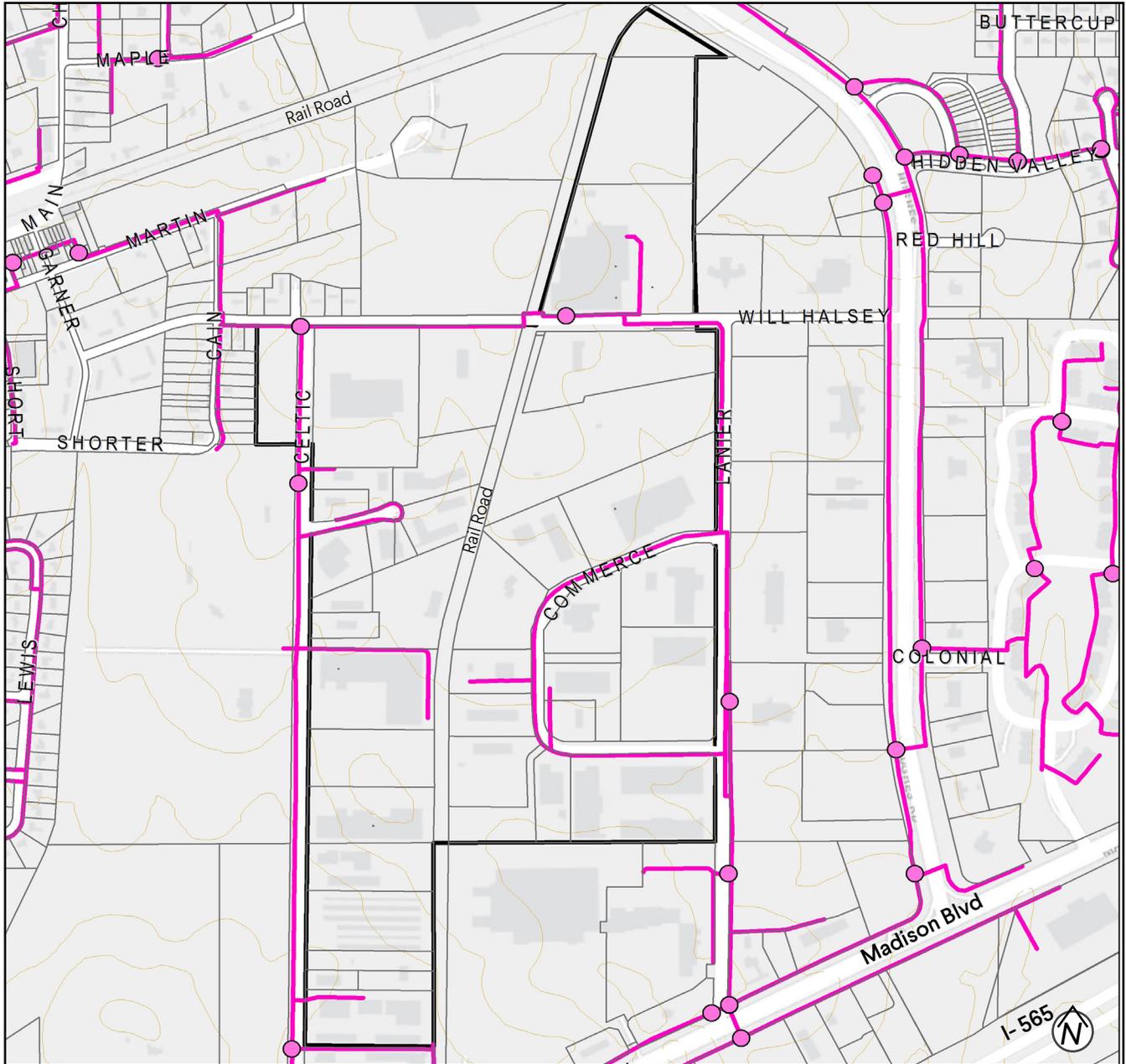
#### DIAMETER



- Sewer Network Structures
- Contours
- Sewer Force Mains
- Study Area

# SPENCER INDUSTRIAL PARK

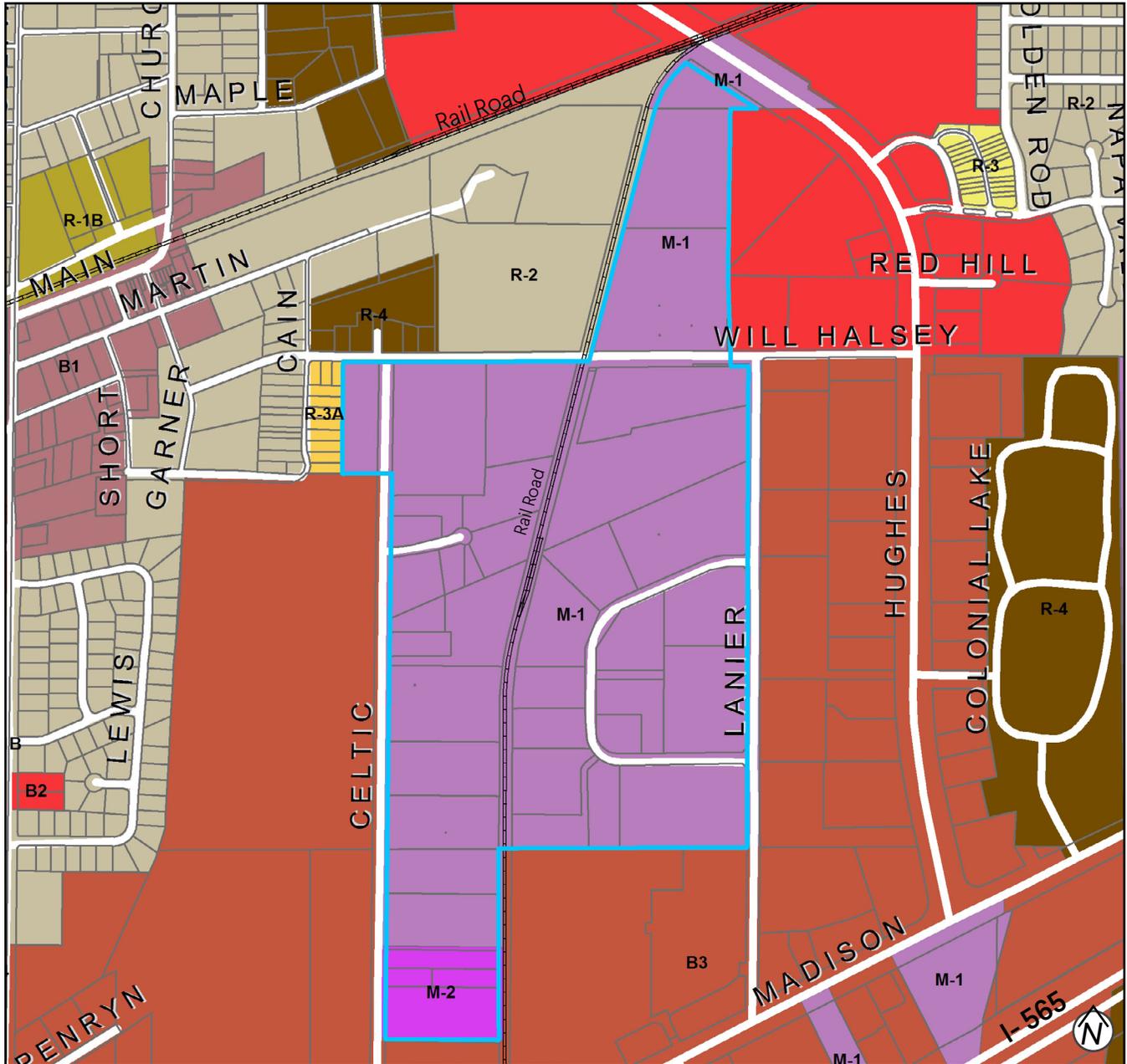
## UTILITIES MAP/GAS



- GasValves
- GasMains
- Contours
- Study Area

# SPENCER INDUSTRIAL PARK

## ZONING MAP



B-2/S-1	B2	MU	R-1A	R-3	R-4	M-2
B1	B3	TND	R-1B	R-3A	RC-2	MC
AG	M-1	UC	R-2	RZ	PUD	Study Area

# PRIDE INDUSTRIAL PARK

For More Information Visit The City's [Online Interactive Map](#)

## SUMMARY

Pride Industrial Park is 97 acres. The park's right-of-ways are in fair condition. The park lacks curb and gutter, streetlights, and sidewalks.

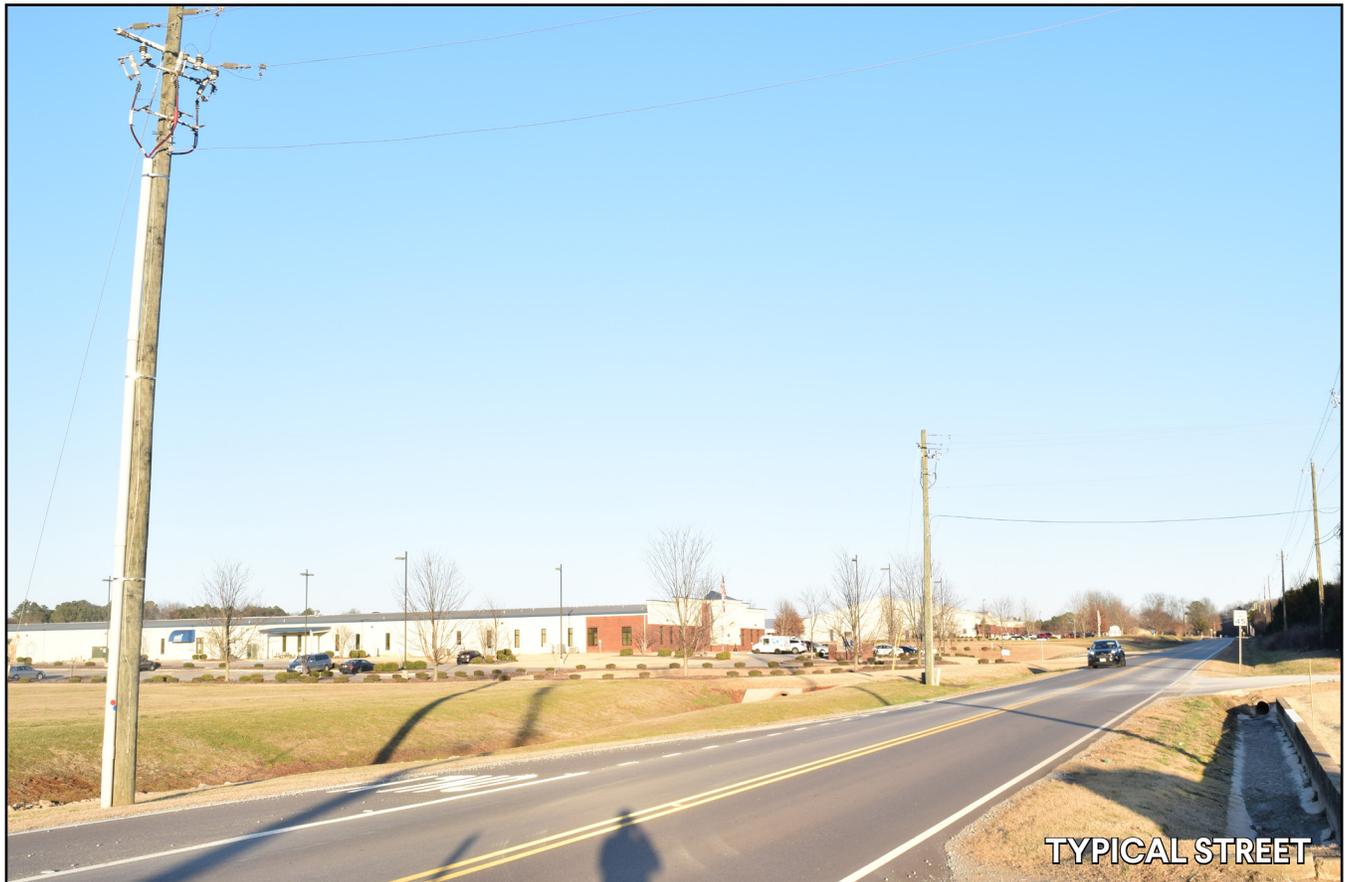


### Size:

- 97 Acres

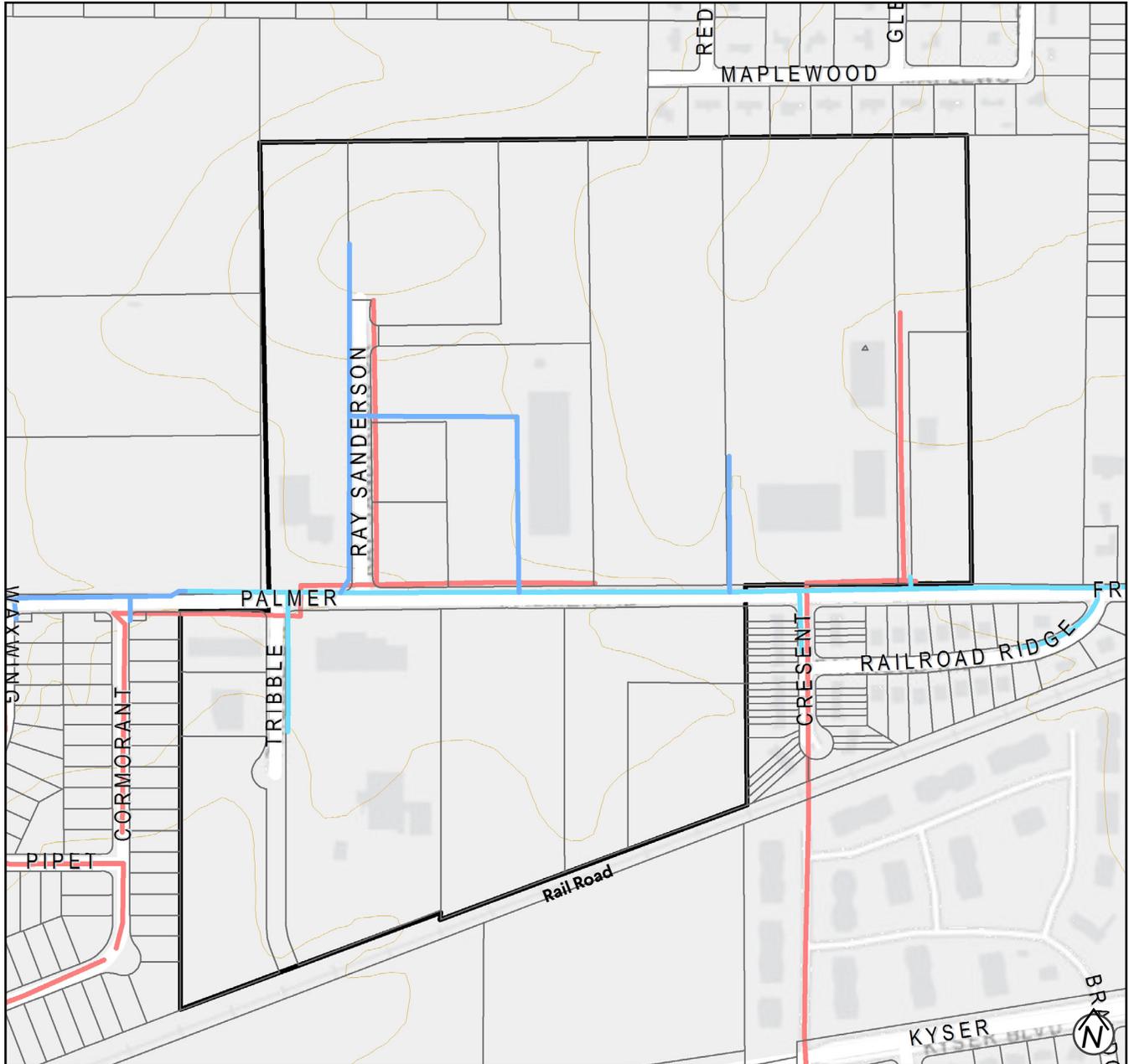
### Right-Of-Way:

- Fair Road Condition
- Lacks Curb and Gutter
- Lacks Streetlights
- Lacks Sidewalks



# PRIDE INDUSTRIAL PARK

## UTILITIES MAP/WATER SEWER



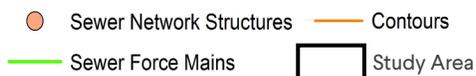
### Water Mains

#### DIAMETER



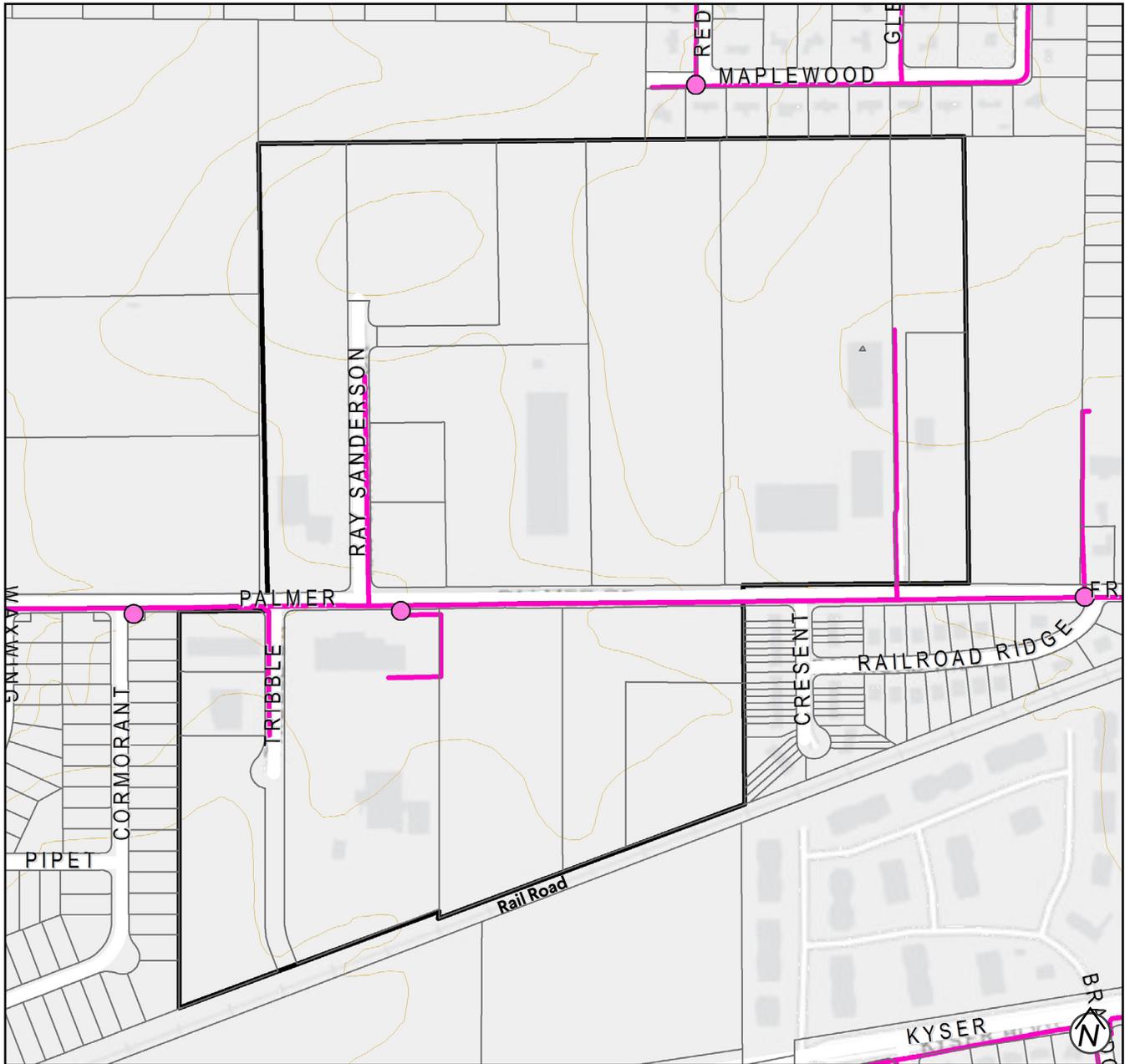
### Sewer Gravity Mains

#### DIAMETER



# PRIDE INDUSTRIAL PARK

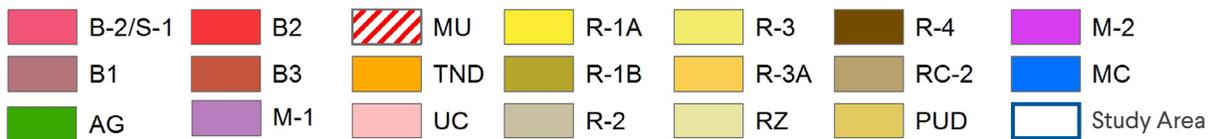
## UTILITIES MAP/GAS



- GasValves
- GasMains
- Contours
- Study Area

# PRIDE INDUSTRIAL PARK

## ZONING MAP



# MARTIN INDUSTRIAL PARK

For More Information Visit The City's [Online Interactive Map](#)

## SUMMARY

Martin Industrial Park is 116 acres. The park's right-of-ways are in fair condition. While Research Boulevard has some existing curb and gutter and sidewalks, it does lack streetlights. Opportunities for the park include both the extension and connection of Research Boulevard. The park's gateway intersection is not signalized.



### Size:

- 116 Acres

### Right-Of-Way:

- Fair Road Condition
- Some Existing Curb and Gutter
- Lacks Streetlights
- Some Existing Sidewalk

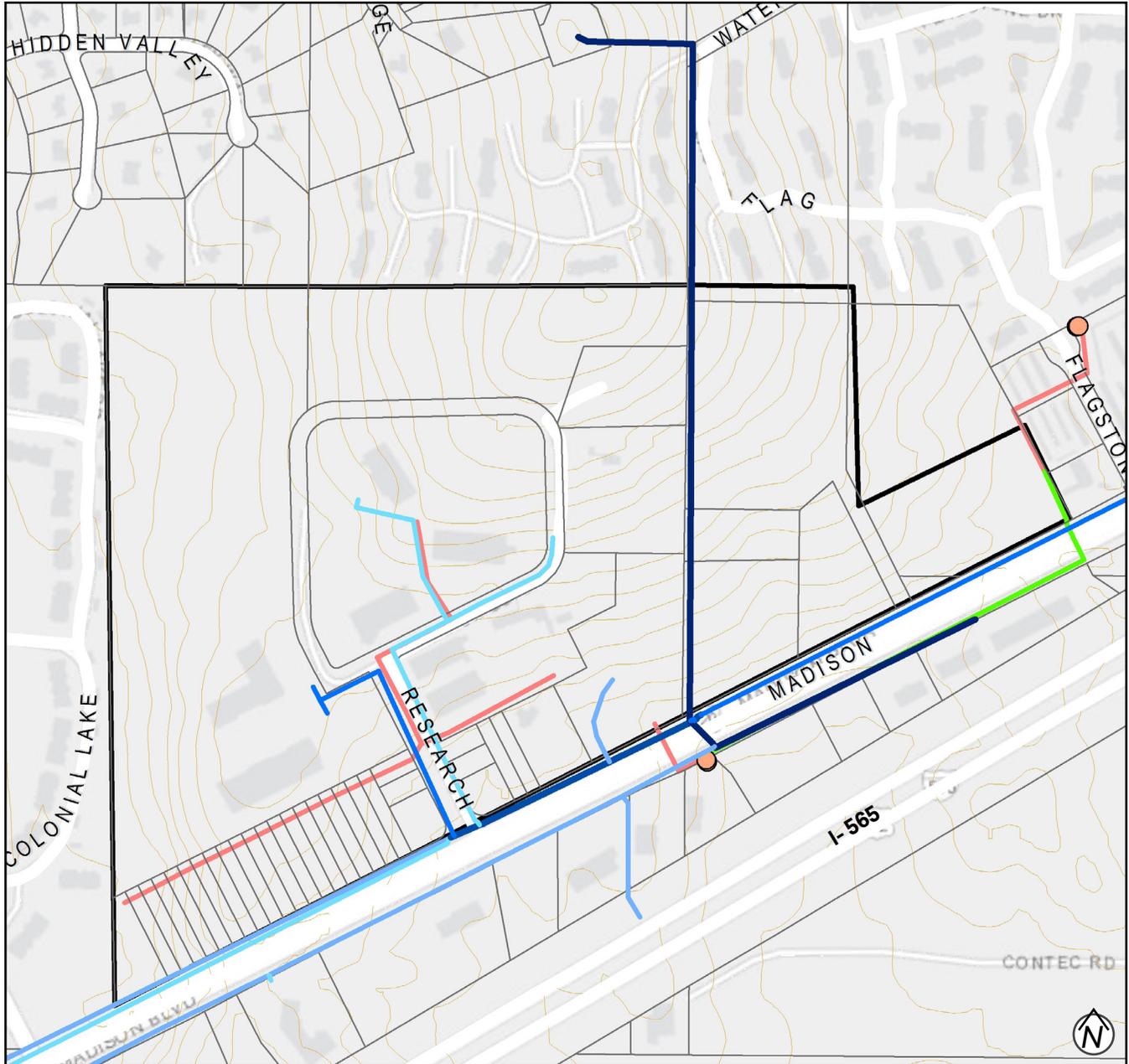
### Opportunities:

- Connect Research Boulevard Loop



# MARTIN INDUSTRIAL PARK

## UTILITIES MAP/WATER SEWER



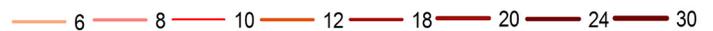
**Water Mains**

**DIAMETER**



**Sewer Gravity Mains**

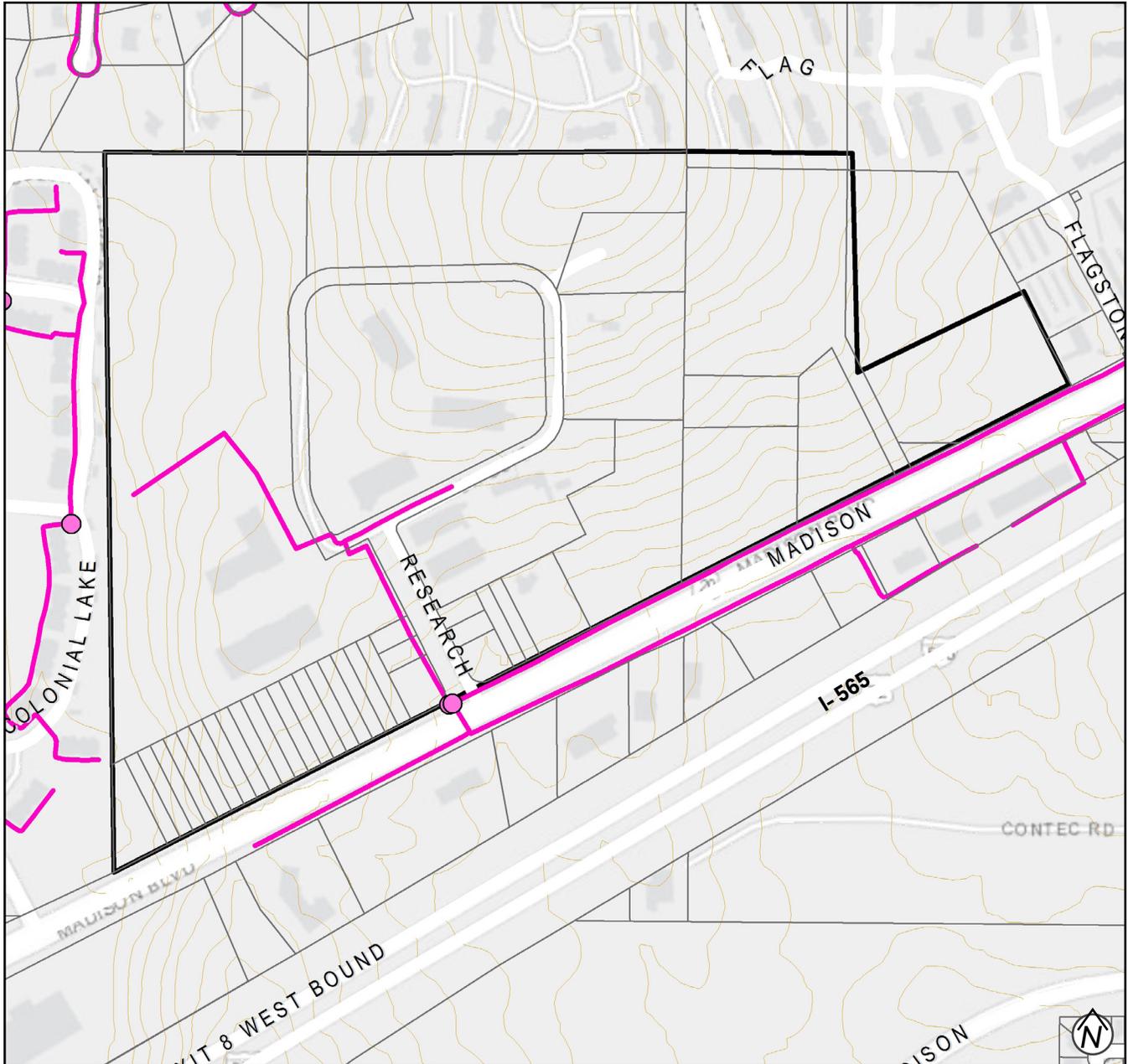
**DIAMETER**



- Sewer Network Structures
- Contours
- Sewer Force Mains
- Study Area

# MARTIN INDUSTRIAL PARK

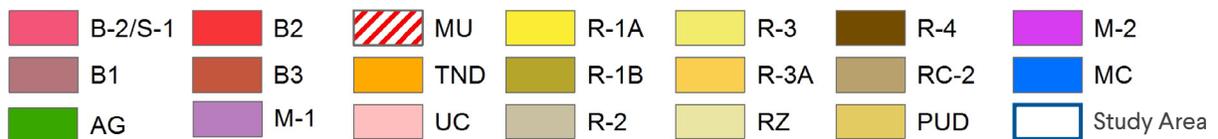
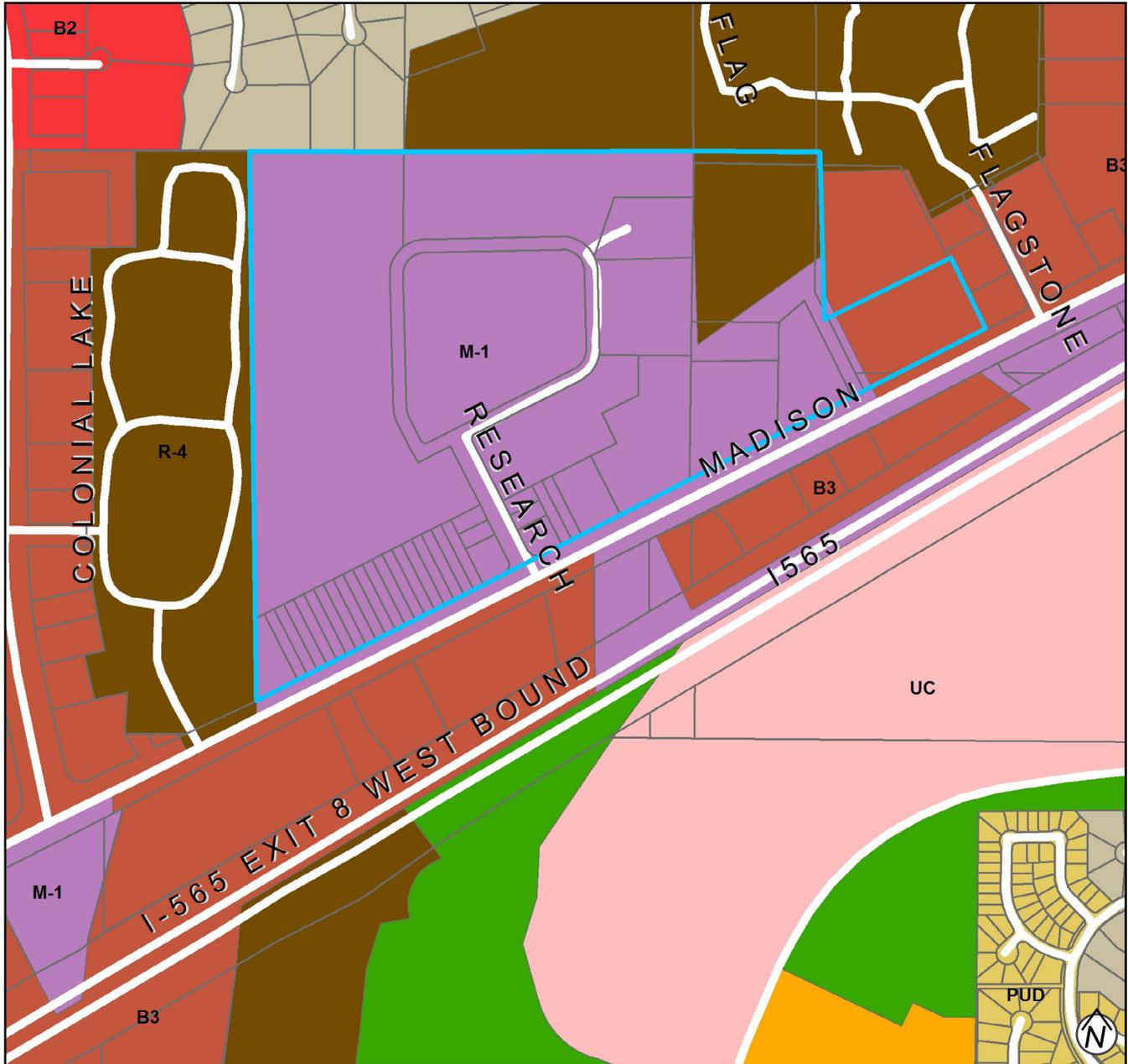
## UTILITIES MAP/GAS



-  GasValves
-  GasMains
-  Contours
-  Study Area

# MARTIN INDUSTRIAL PARK

## ZONING MAP



# ATKINSON INDUSTRIAL PARK

For More Information Visit The City's [Online Interactive Map](#)

## SUMMARY

Atkinson Industrial Park is 185 acres. The mostly undeveloped park has no internal roads. Palmer Road lacks curb and gutter, sidewalks, and streetlights. County Line Road has a multi-use path but lacks streetlights.



### Size:

- 185 Acres

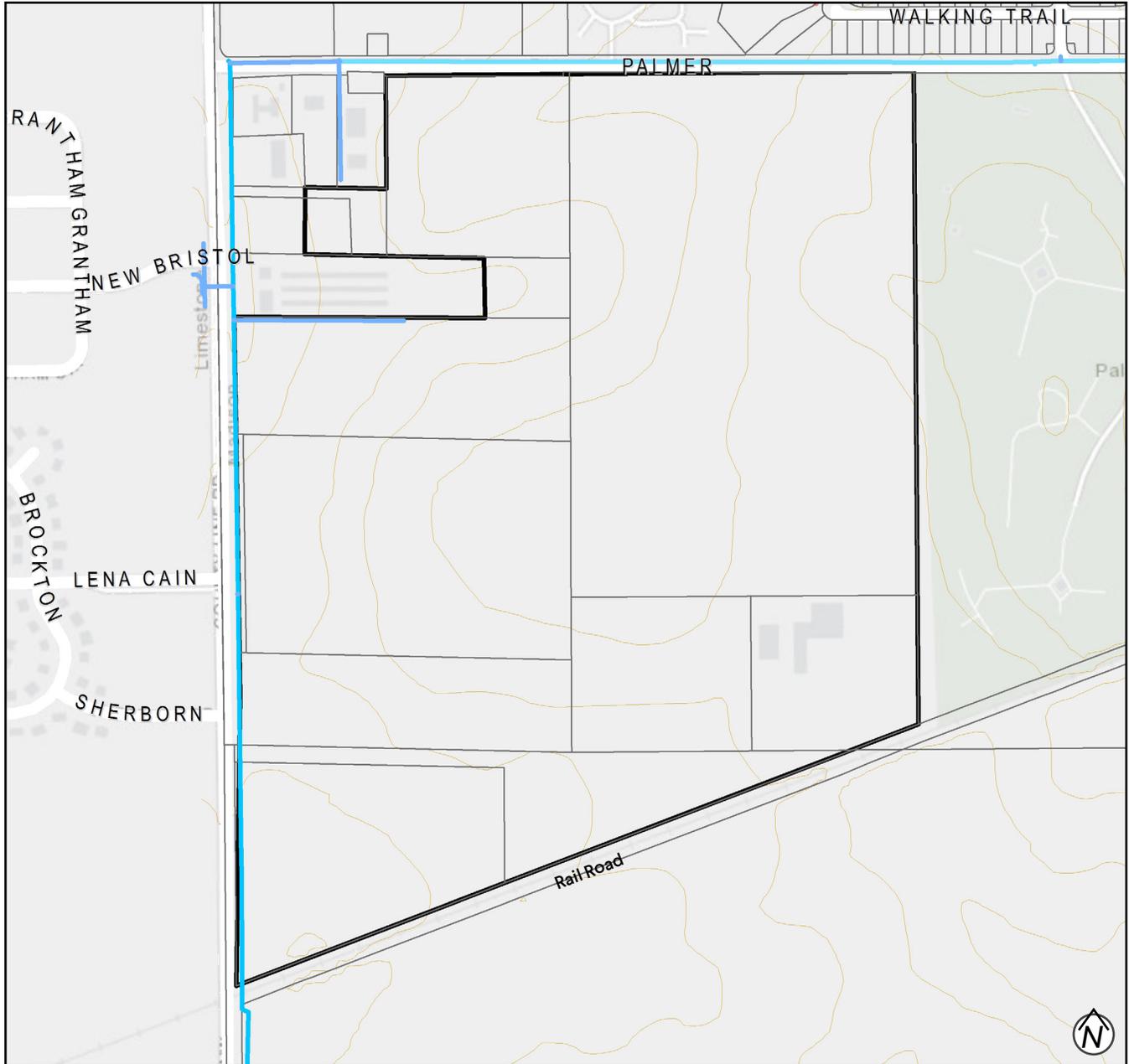
### Right-Of-Way:

- Access off Palmer Rd/  
County Rd
- No Internal R.O.W.
- Multi-Use Path on County  
Line Road
- Lacks Sidewalk on Palmer  
Road
- Lacks Streetlights



# ATKINSON INDUSTRIAL PARK

## UTILITIES MAP/WATER SEWER



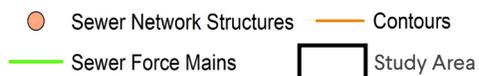
### Water Mains

#### DIAMETER



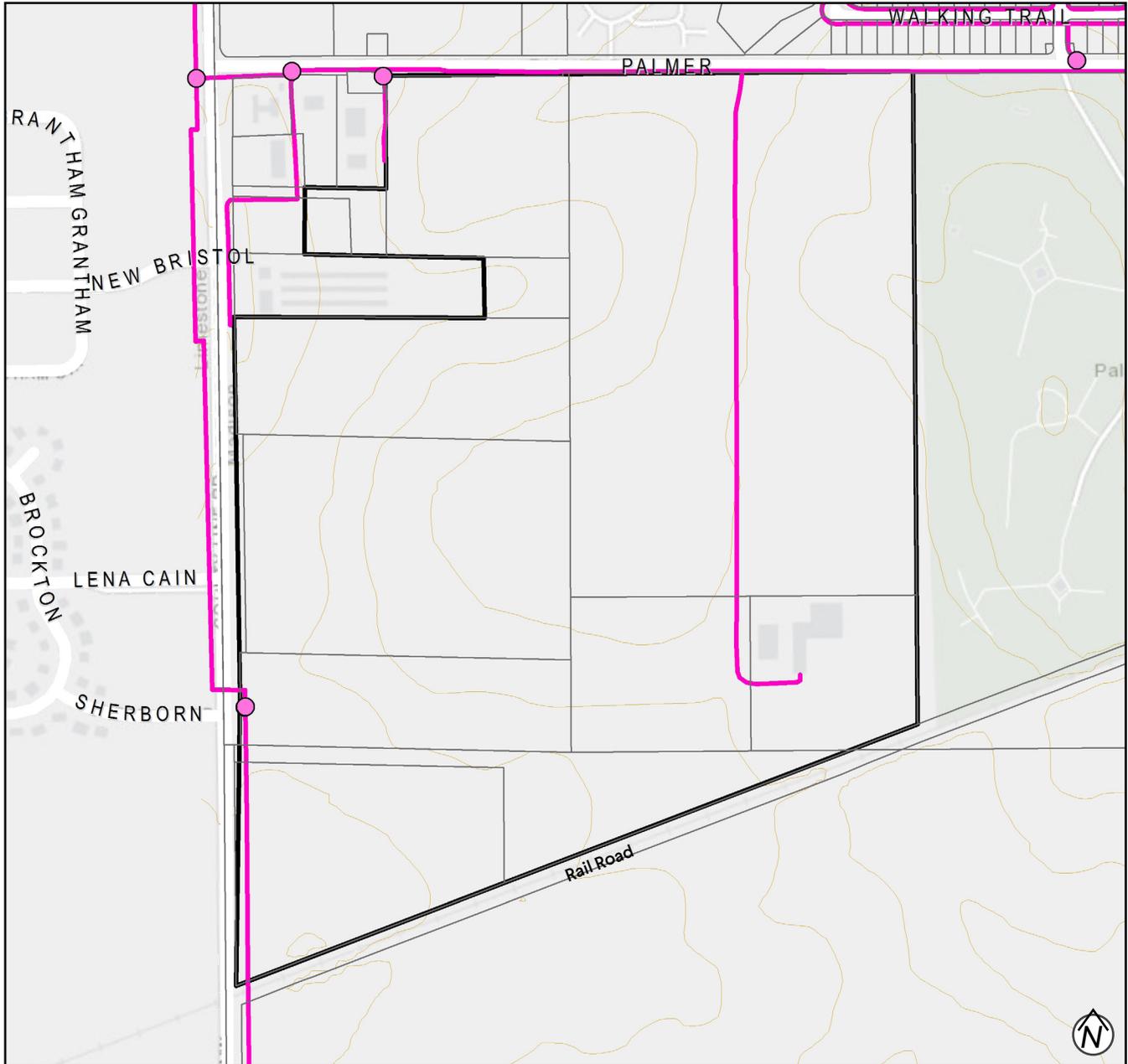
### Sewer Gravity Mains

#### DIAMETER



# ATKINSON INDUSTRIAL PARK

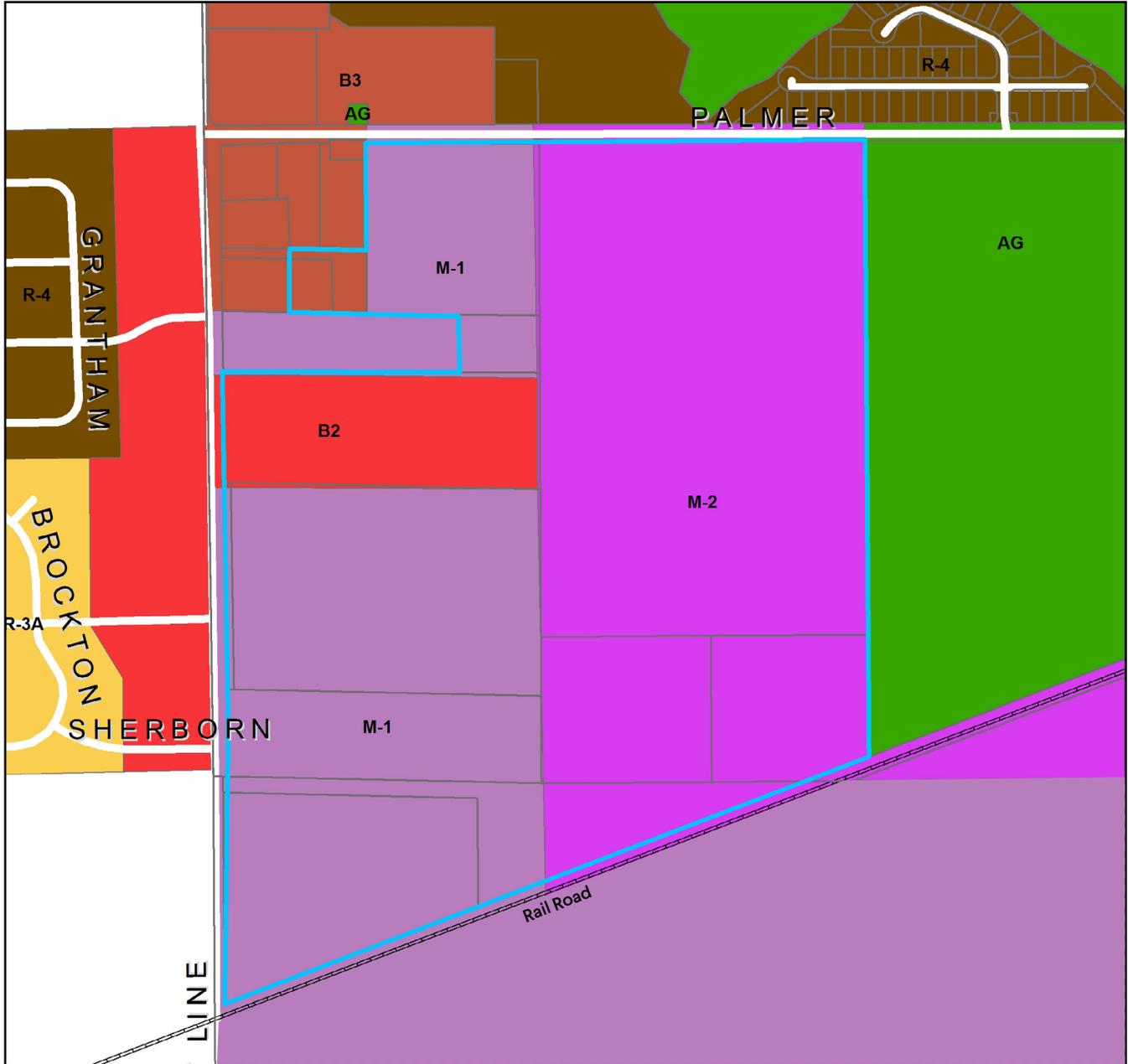
## UTILITIES MAP/GAS



- Gas Valves
- Gas Mains
- Contours
- ▭ Study Area

# ATKINSON INDUSTRIAL PARK

## ZONING MAP



B-2/S-1	B2	MU	R-1A	R-3	R-4	M-2
B1	B3	TND	R-1B	R-3A	RC-2	MC
AG	M-1	UC	R-2	RZ	PUD	Study Area

# DEVELOPMENT CODE

Future development in the study areas is shaped by the City's existing land-use policies and specific zoning regulations; this section highlights the relationship between individual regulations and future development.

ZONING DISTRICTS	DISTRICT DESCRIPTIONS	PERCENT OF CITY LAND
This chart represents the initial analysis of Madison's overall land-use decisions and the foundation of further research into the relationships of the study areas with the broader land-use context of the city.		
AG	Agricultural uses until urbanization is warranted	19.5%
R-1A	Low population density residential areas	18%
R-1B	Existing single-family residential areas with low population density	4%
RC-1&2	Clustered housing developments in rural, environmental, and scenic areas	.2%
R-2	Single-family residential areas of medium density	18%
R-3A/R-3	Single-family detached residences in a higher population density	12%
RZ	Single-family detached residences in a higher population density (Zero-Lot-Line)	.3%
PUD	Single family residences, townhomes or condos	.3%
R-4	Multiple-family dwellings that transition between non-residential districts and single family districts	6%
B2/B-2/S-1	Large volumes of vehicular and/or pedestrian traffic on thoroughfares	3.1%
B3	Shopping areas and attractions designed to draw customers from surrounding communities	6%
MC	Medical facilities	4%
M-1	Office buildings, research facilities, specialized manufacturing plants, wholesale and warehouse activities	5%
M-2	Industrial activities that by their nature may create some nuisance	1%
B1	Traditional downtown development or pedestrian friendly neighborhood business areas	.4%
TND	Mixed-use, compact development integrating a variety of land uses within close proximity	1%
MU	Pedestrian-oriented areas where people can live, work, shop, meet, and play	.4%
UC	Regional and civic shopping and entertainment destination mixed with high density residential uses	.6%

# RELEVANT ZONING RESTRICTIONS

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## M-1 Restricted Industrial District

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The M-1 District is intended to provide an environment exclusively for, and conducive to, the development and protection of office buildings, research facilities, specialized manufacturing plants, wholesale and warehouse activities that are conducted so the noise, odor, smoke, dust, vibration, heat, and glare of each operation is completely confined within an enclosed building. It is the intent of this District that the processing of raw materials for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted.

## LIST OF CURRENT PERMITTED USES

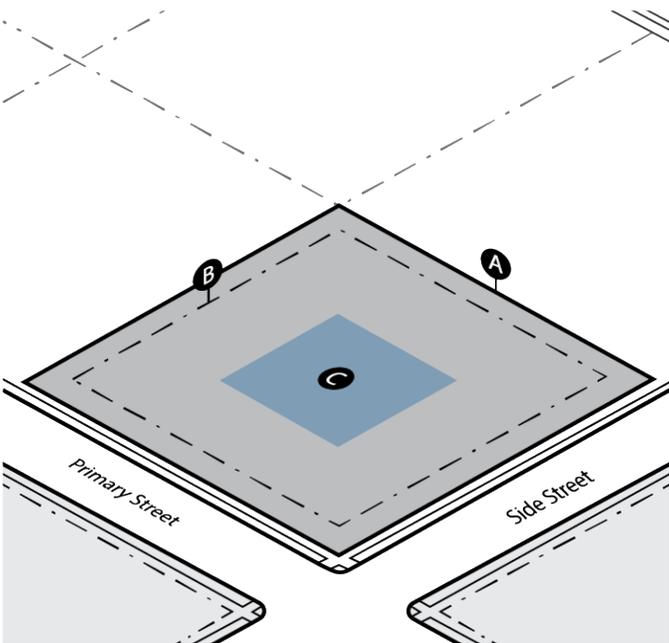
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- Wholesaling, warehousing, storage or distribution establishments
  - Printing, publishing or similar establishments
  - Research and development facilities provided no hazardous material is used
  - Light manufacturing including assembly, compounding, processing, packaging or treatment of finished or semi-finished products from previously prepared material
  - Service establishments catering to commerce and industry including linen supply, freight movers, services, business machine services, canteen service, restaurant (including drive-in restaurant), union halls and employment agencies and centers
  - Radio and television stations and transmitters
  - Office buildings
  - Public utility structures, including electrical substations, gas metering stations, water tanks, sewage pumping stations, fire stations and other necessary public facilities
  - Essential services including and limited to water, sewer, gas, telephone, and electrical systems, including substations, lift stations, and similar sub-installations necessary for the performance of these services
  - Motels and hotels
  - Sexually oriented businesses
  - Signs subject to the provisions of Article VII
  - Customary accessory uses and structures
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# RELEVANT ZONING RESTRICTIONS

## M-1 Restricted Industrial District

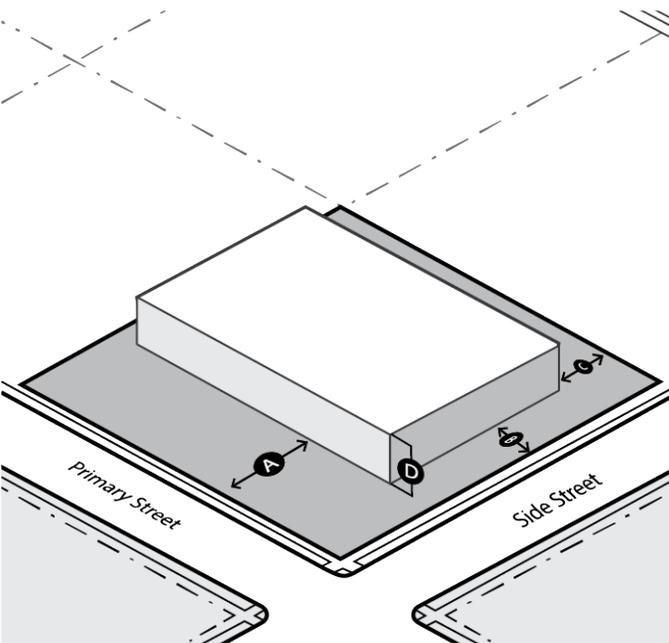
### LOT PARAMETERS



### LOT

<b>A</b>	Area	40,000 SF min
<b>B</b>	Building Coverage	50% min
<b>C</b>	Development Coverage	80% min

### PLACEMENT AND HEIGHT



### BUILDING SETBACK

<b>A</b>	Primary Street	50' min
<b>B</b>	Side Street	20' min
<b>C</b>	Rear Street	20' min
<b>D</b>	Building Height	35' max

# RELEVANT ZONING RESTRICTIONS

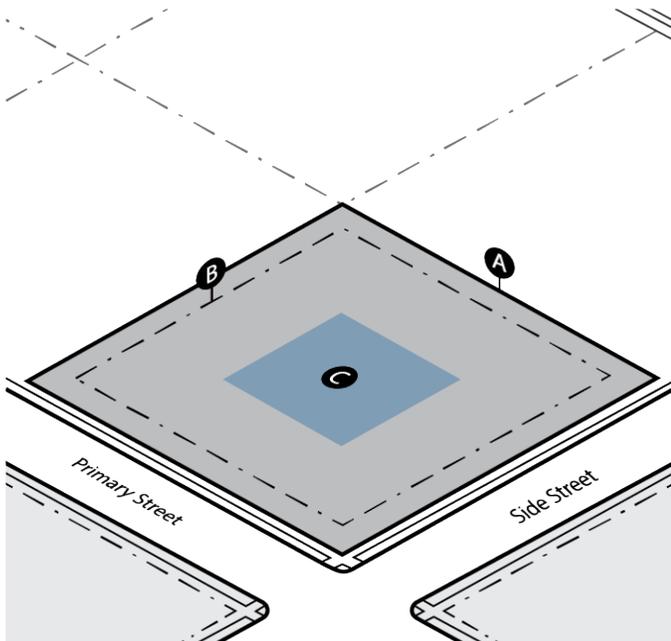
## M-2 General Industrial District

The purpose of the M-2 District is to provide areas within the City where the principal use of the land is for industrial activities that by their nature may create some nuisance.

### LIST OF CURRENT PERMITTED USES

- Any use allowed as a Permitted Use in the M-1 District
- Manufacturing, assembly, fabricating, compounding, processing, packaging or treatment of finished or semi-finished products
- Concrete or cement product manufacture
- Asphalt manufacture or refining
- Automobile repair shops
- Wholesaling, warehousing, storage, or distribution establishments
- Building materials sales yard
- Contractor's equipment storage yard
- Truck and farm implement sales and service
- Sexually Oriented businesses

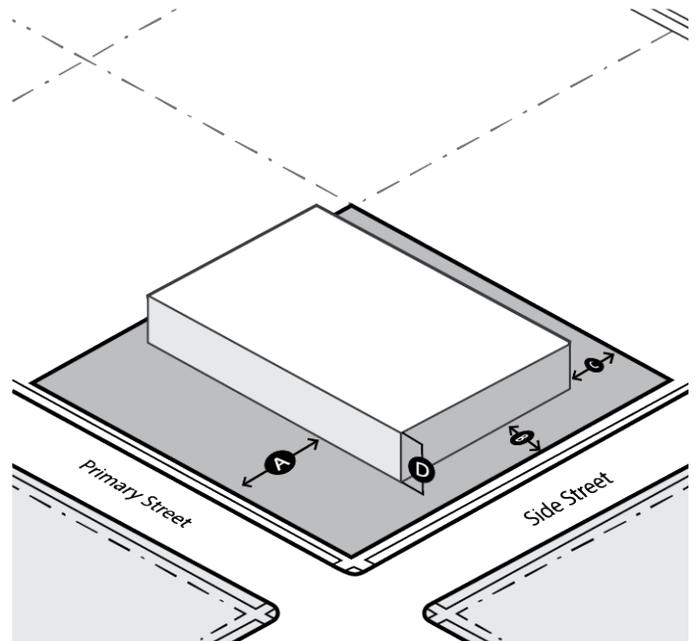
#### LOT PARAMETERS



#### LOT

<b>A</b>	Area	20,000 SF min
<b>B</b>	Building Coverage	50% min
<b>C</b>	Development Coverage	80% min

#### PLACEMENT AND HEIGHT



#### BUILDING SETBACK

<b>A</b>	Primary Street	25' min
<b>B</b>	Side Street	10' min
<b>C</b>	Rear Street	25' min
<b>D</b>	Building Height	45' max

# RELEVANT ZONING RESTRICTIONS

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## B2 Community Business District

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The purpose of the Community Business District is to provide for the needs of a larger consumer population than is served by the B1 Neighborhood Business District. The Community Business District is characterized by large volumes of vehicular and/or pedestrian traffic and as such, should be properly located with respect to existing development and thoroughfares. The Community Business District is designed to serve a city-wide clientele. Uses and dimensional requirements in this district shall conform to Section 4-6A of the Zoning Ordinance.

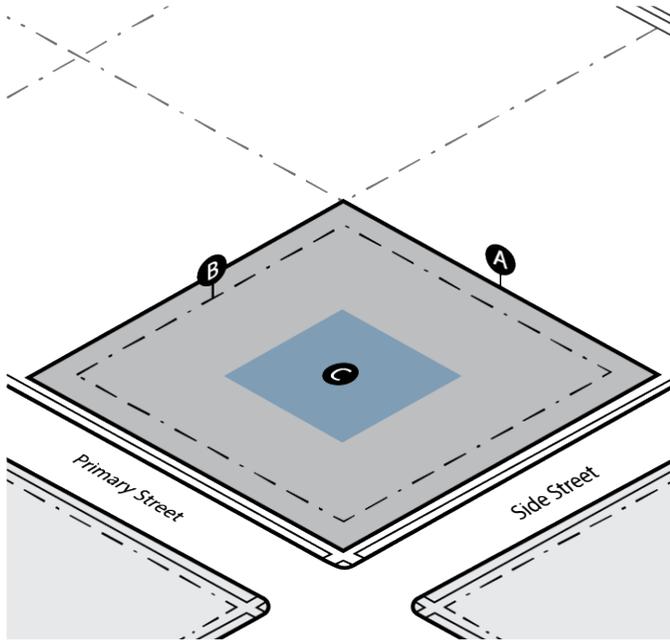
## LIST OF CURRENT PERMITTED USES

- Alcohol Sales – On-Premises beer and wine
- Alcohol Sales – Off-premises beer and wine
- Alcohol Sales – Restaurants\*
- Antique Stores
- Appliance Stores
- Appliance Repair
- Assisted Living
- Banks
- Bed and Breakfast
- Cafes & Coffee Shops, or Tea Rooms including outdoor dining
- Commercial Recreation-Indoor
- Dry Cleaner
- Electronics Stores
- Entertainment, Indoor
- Essential Utility Services
- Government Buildings & Services
- Grocery Stores
- Hardware Stores
- Health Clubs
- Jewelry Shops
- Laundromats
- Medical Clinics
- Medical Supply Stores & Offices
- Mobile Food Vending
- Offices, Professional
- Pharmacies
- Restaurants & Brewpubs-Sit Down, including Outdoor Dining
- Retail Boutique
- Retail or Service Establishments
- Shoe Stores
- Shoe Repair
- Sporting Goods
- Surgery Centers
- Travel Agencies
- Worship Centers

# RELEVANT ZONING RESTRICTIONS

## B2 Community Business District

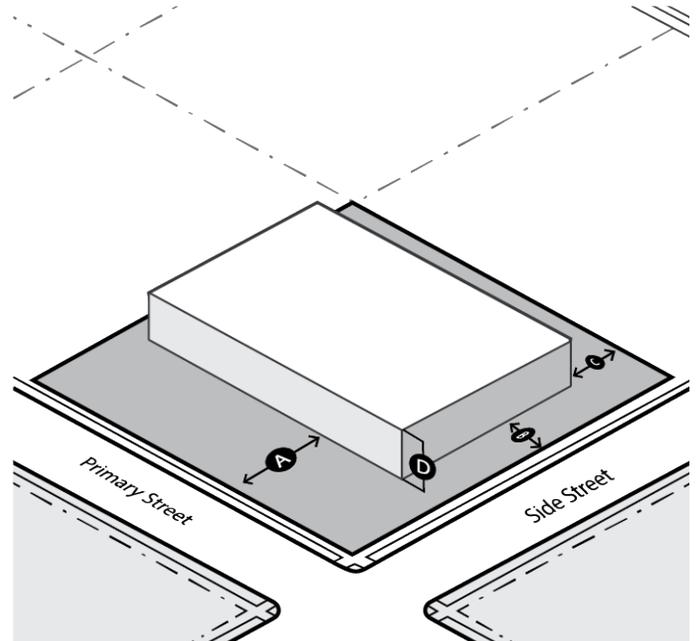
### LOT PARAMETERS



### LOT

<b>A</b>	Area	20,000 SF min
<b>B</b>	Building Coverage	50% min
<b>C</b>	Development Coverage	85% min

### PLACEMENT AND HEIGHT



### BUILDING SETBACK

<b>A</b>	Primary Street	25' min
<b>B</b>	Side Street	15' min
<b>C</b>	Rear Street	25' min
<b>D</b>	Building Height	35' max

# RELEVANT ZONING RESTRICTIONS

## B3 General Business District

The General Business District is established to accommodate the needs of a regional market. This includes shopping areas and attractions designed to draw customers from surrounding communities and provide retail sales and service to transits traveling through the City. Uses and dimensional requirements in this district shall conform to Section 4-6A.

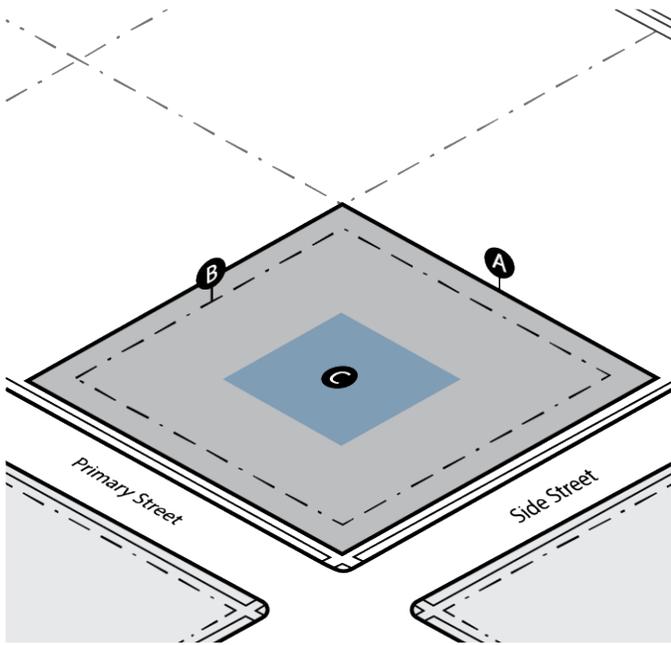
### LIST OF CURRENT PERMITTED USES

- Alcohol Sales – On-Premises beer and wine
- Alcohol Sales – Off-premises beer and wine
- Alcohol Sales – Restaurants\*
- Alcohol Sales – Sale of liquor for off-premises\*
- Antique Stores
- Appliance Stores
- Appliance Repair
- Arcade
- Assisted Living
- Banks
- Breweries (Micro, Local)
- Cafes & Coffee Shops, or Tea Rooms including outdoor dining
- Car Wash
- Commercial Recreation-Indoor
- Conference Centers
- Dry Cleaner
- Electronics Stores
- Entertainment, Indoor
- Essential Utility Services
- Fraternal Organizations
- Funeral Homes
- Government Buildings & Services
- Grocery Stores
- Hardware Stores
- Health Clubs
- Hospitals
- Hotel
- Jewelry Shops
- Laundromats
- Medical Clinics
- Medical Supply Stores & Offices
- Mini Storage Facilities
- Mobile Food Vending
- Museum or Activity Center
- Nursing Homes
- Offices, Professional
- Pharmacies
- Professional Schools or Colleges
- Radio Station Offices
- Radio Stations/Transmitters
- Rehabilitation Services
- Research Facilities
- Restaurants & Brewpubs-Sit Down, including Outdoor Dining
- Retail Boutique
- Retail or Service Establishments
- Shoe Stores
- Shoe Repair
- Sporting Goods
- Small Engine Repair
- Surgery Centers
- Theaters
- Travel Agencies
- Vehicle Sales
- Visitors Center
- Worship Centers

# RELEVANT ZONING RESTRICTIONS

## B3 General Business District

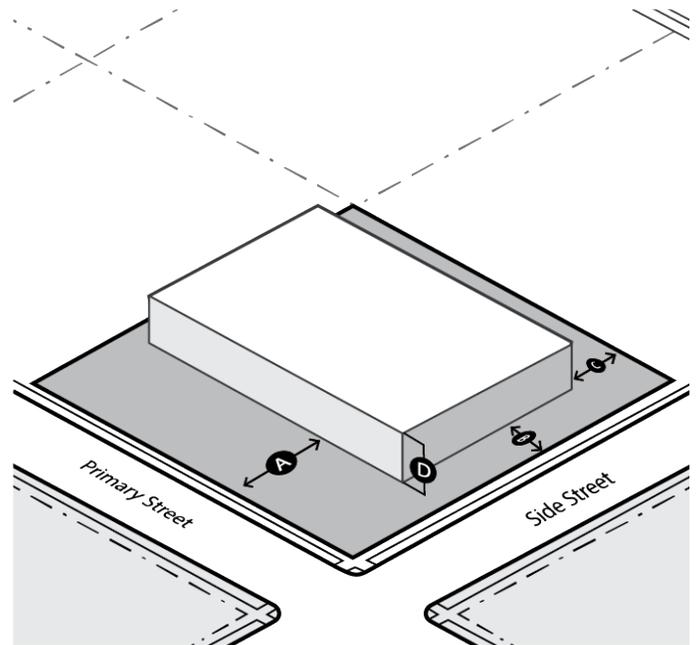
### LOT PARAMETERS



### LOT

<b>A</b>	Area	20,000 SF min
<b>B</b>	Building Coverage	50% min
<b>C</b>	Development Coverage	80% min

### PLACEMENT AND HEIGHT



### BUILDING SETBACK

<b>A</b>	Primary Street	25' min
<b>B</b>	Side Street	10' min
<b>C</b>	Rear Street	25' min
<b>D</b>	Building Height	45' max

