

MEMO

To: Tony Powell

From: Jody Everette

CC: Brad Leonard
Bob Rennie

Date: March 6, 2006

Re: City Moratorium Zoning Classification Changes

Below, please find a summary of the Planning Commission's recommended changes to the zoning classifications which are subject to the recently imposed city-wide moratorium:

1. Hotels/Motels/Extended Stay Hotels:

- Current Zoning: HSB-PPU
- Recommended Rezoning: HSB-PPU

2. Mini-Warehouses:

- Current Zoning: BG-PPU
- Recommended Rezoning: HSB-PPU
- Further Imposed Development Standards:
 - Fifteen (15) foot landscaped buffer fronting street
 - Must meet the following lighting requirements:
 - Parking lot lighting: All parking lot light fixtures will be full cutoff luminaries whose source is completely concealed with an opaque housing. Fixtures will be recessed in the opaque housing. Wattage will not exceed 420w/480v per light

fixture. Fixtures must be mounted in such a manner that shall not direct illumination on adjacent residential zones. Fixtures will be adequately shielded so as to prevent glare from normal viewing angles.

- Canopy lighting: Light fixtures mounted on canopies will be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy.
- Security lights attached to buildings: Full cut-off light fixtures will be aimed downwards so as not to direct illumination onto adjacent residential zones.

3. Fortune Telling/Handwriting Analysis/Pawn Shops/Stand Alone Check Cashing Facilities/Tattoo Parlors/Title Loan Facilities¹

- Current Zoning: BG-PPU
- Recommended Rezoning: BG-SU
- Further Imposed Development Standards:
 - Facility may not be within one hundred (100) feet of any residential property

4. Tool and Machine Shops

- Current Zoning: BG-PPU
- Recommended Rezoning:
 - BG-SU for shops smaller than ten thousand (10,000) square feet
 - LM-PPU and HM-PPU for shops ten thousand (10,000) square feet and above
- Further Imposed Development Standards:

¹ Although Pawn Shops, Stand Alone Check Cashing Facilities, Tattoo Parlors, and Title Loan Facilities are not part of the moratorium, the Planning Commission added these facilities to its recommendation.

- Shops smaller than ten thousand (10,000) square feet
 - No outside storage
 - Must meet the following lighting requirements:
 - Parking lot lighting: All parking lot light fixtures will be full cutoff luminaries whose source is completely concealed with an opaque housing. Fixtures will be recessed in the opaque housing. Wattage will not exceed 420w/480v per light fixture. Fixtures must be mounted in such a manner that shall not direct illumination on adjacent residential zones. Fixtures will be adequately shielded so as to prevent glare from normal viewing angles.
 - Canopy lighting: Light fixtures mounted on canopies will be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy.
 - Security lights attached to buildings: Full cut-off light fixtures will be aimed downwards so as not to direct illumination onto adjacent residential zones.
- Shops ten thousand (10,000) square feet and above
 - Outside storage in the rear or side yard is permitted but must be screened from view
 - Must meet the following lighting requirements:
 - Parking lot lighting: All parking lot light fixtures will be full cutoff luminaries whose source is completely concealed with an opaque housing. Fixtures will be recessed in the opaque housing. Wattage will not exceed 420w/480v per light fixture. Fixtures must be mounted in such a manner that shall not direct illumination

on adjacent residential zones. Fixtures will be adequately shielded so as to prevent glare from normal viewing angles.

- Canopy lighting: Light fixtures mounted on canopies will be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy.
- Security lights attached to buildings: Full cut-off light fixtures will be aimed downwards so as not to direct illumination onto adjacent residential zones.

5. Automobile and Pick-Up Sales

- Current Zoning: BG-PPU
- Recommended Rezoning: HSB-PPU
- Further Imposed Development Standards:
 - Fifteen (15) foot landscaped buffer fronting street
 - Must meet the following lighting requirements:
 - Parking lot lighting: All parking lot light fixtures will be full cutoff luminaries whose source is completely concealed with an opaque housing. Fixtures will be recessed in the opaque housing. Wattage will not exceed 420w/480v per light fixture. Fixtures must be mounted in such a manner that shall not direct illumination on adjacent residential zones. Fixtures will be adequately shielded so as to prevent glare from normal viewing angles.
 - Canopy lighting: Light fixtures mounted on canopies will be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy.

- Security lights attached to buildings: Full cut-off light fixtures will be aimed downwards so as not to direct illumination onto adjacent residential zones.

6. Automobile Parking Lots

- Current Zoning: BG-PPU
- Recommended Rezoning: BG-PPU

7. Automobile Wash Service

- Current Zoning: BG-PPU
- Recommended Rezoning:
 - BG-SU for self-service car washes
 - BG-CU for automatic car washes with interior detail service
- Further Imposed Development Standards:
 - Self-service car washes
 - Pre-fabricated awning type structures are not permitted
 - Automatic car washes with interior detail service
 - Pre-fabricated awning type structures are permitted

8. Automobile Repair Shops

- Current Zoning: BG-SE
- Recommended Rezoning: BG-SU and HSB-SU
- Further Imposed Development Standards:
 - Automobile service bays are not permitted to face the street

- Fifteen (15) foot landscaped buffer fronting street
- Overnight parking is permitted in side and rear yard but the parking must be screened from view with minimum six (6) foot opaque fencing
- Must meet the following lighting requirements:
 - Parking lot lighting: All parking lot light fixtures will be full cutoff luminaries whose source is completely concealed with an opaque housing. Fixtures will be recessed in the opaque housing. Wattage will not exceed 420w/480v per light fixture. Fixtures must be mounted in such a manner that shall not direct illumination on adjacent residential zones. Fixtures will be adequately shielded so as to prevent glare from normal viewing angles.
 - Canopy lighting: Light fixtures mounted on canopies will be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy.
 - Security lights attached to buildings: Full cut-off light fixtures will be aimed downwards so as not to direct illumination onto adjacent residential zones.

9. Used Car and Mobile Home Sales Lots

- Current Zoning: BG-PPU
- Recommended Rezoning: HSB-SU
- Further Imposed Development Standards:
 - The length of the special use permit granted to the parcel is to be set by the Planning Commission at the time of Special Use issuance
 - No used car or mobile home sales lots are permitted within one hundred (100) feet of any residential property

- No lots smaller than twenty-five thousand (25,000) square feet
- All lots must have a permanent building made of brick, stone or wood frame of no less than one thousand (1000) square feet
- Fifteen (15) foot landscaped buffer fronting street
- Must meet the following lighting requirements:
 - Parking lot lighting: All parking lot light fixtures will be full cutoff luminaries whose source is completely concealed with an opaque housing. Fixtures will be recessed in the opaque housing. Wattage will not exceed 420w/480v per light fixture. Fixtures must be mounted in such a manner that shall not direct illumination on adjacent residential zones. Fixtures will be adequately shielded so as to prevent glare from normal viewing angles.
 - Canopy lighting: Light fixtures mounted on canopies will be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy.
 - Security lights attached to buildings: Full cut-off light fixtures will be aimed downwards so as not to direct illumination onto adjacent residential zones.

If you have any questions or concerns about any part of the information contained in this memorandum, or any part of the Planning Commission's recommendation, please do not hesitate to ask me.