

That a use supplement be adopted by a resolution of the Common Council in association with a Flex Development Overlay District at 1720 Taylor Avenue, subject to the following conditions:

- a. That the uses listed in the underlying I-1 Restricted Industrial District listed below, are permissible by right:
 1. Bakeries;
 2. Branch Banks and credit unions;
 3. Warehousing and Storage facilities;
 4. Office buildings or uses;
 5. Recreation buildings, community centers, or meeting halls;
 6. Accessory uses to any use permitted by right or conditional use listed herein and through Ordinance No. ZOrd. 0003-24.

- b. That the following flex use(s) are permitted as permitted use(s) by right by Ordinance No. ZOrd. 0003-24 and in addition to those permitted by right in the I-1 Restricted Industrial District, identified in “a” of this ordinance:
 1. Waiver of yard requirements;
 2. Offices-business, professional, and governmental,
 3. Cultural and Civic Institutions
 4. Health and Medical institutions, including clinics.
 5. Transitional Living Facilities
 6. Residential dwelling units on and above the ground floor;
 7. Mix of uses as authorized herein.

- c. That the following flex use(s) may be permitted by conditional use by Ordinance No. ZOrd. 0003-24
 1. Telecommunications facilities that have all antennas and related infrastructure concealed from view. Subordinate equipment is to be complete contained within buildings. If screening is not possible then the City Planning, Heritage and Design Commission shall review the design for its appropriateness.
 2. Brewery, distillery, or winery without tasting room or restaurant;

- d. All uses on the site shall comply with the following development standards
 1. Chain-link or barbed wire fencing shall not be used on the site;
 2. Outdoor storage shall be prohibited on the site unless entirely screened;
 3. Parking minimums shall be required at the rate of 75% of what the zoning ordinance requires.
 4. Signage for the site is limited to 150 square feet.

- e. That all aspects of the flex uses and all other uses shall be contained on site.
- f. That uses listed in the I-1 Restricted Industrial District but not contained herein shall be prohibited.
- g. Unless mentioned herein, development shall generally conform to the standards set forth in the O-I Office Institutional District

- h. That all applicable permits are obtained from the Building Inspection Division.
- i. That the Chief Building Inspector, or Director of City Development may impose additional conditions on a single or a group of flex uses to mitigate potential negative impacts on the subject or surrounding properties. Decisions in this regard may be appealed by the affected operator(s) to the Planning, Heritage, and Design Commission.
- j. That all applicable codes and ordinances be complied with and required permits acquired.
- k. That no minor changes be made from the conditions of this flex development without the approval of the Planning Heritage, and Design Commission and no major changes be made without the approval of the Common Council.
- l. That this flex development is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.