

FLEX DEVELOPMENT OVERLAY STANDARDS FOR ZORD 0002-21 AT 1207  
STATE STREET AND 820 UNION STREET AND 815 SILVER STREET,  
SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That unless otherwise mentioned, the development shall generally conform to that of the B-2 Community Shopping Zone District.
- b) That the following flex use(s) are permitted use(s) by right by Ordinance No. ZOrd.0002-21 in addition to those permitted by right in the B-2 Community Shopping Zone District:
  - 1. Waiver of yard requirements.
  - 2. Climate controlled, self-service warehousing/self-storage in locations as identified on the approved site plan only.
  - 3. Transit station and terminals.
  - 4. Hotel/Motel.
  - 5. Dwelling units on the ground floor of an existing building if the development contains at least 10 dwellings.
  - 6. Dwelling units on the ground floor of a new building if the development contains at least 30 dwellings.
  - 7. Brewery or distillery.
  - 8. Take out or Drive in restaurant establishments.
  - 9. Mixed use development in a new or existing building.
  - 10. Density for dwellings at 500 square feet of lot area per dwelling unit.
  - 11. Group daycare centers which comply with the requirements of the Zoning Ordinance.
  - 12. New telecommunications facilities that have all antennas concealed from street view. Subordinate equipment is to be completely contained within buildings. If screening is not possible then the Planning, Heritage and Design Commission shall review the design for its appropriateness with applicable design standards.
- c) That the following flex uses may be permitted as a conditional use permit by Ordinance No. ZOrd.0002.21 in addition to those conditional uses permitted in the B-2 Community Shopping Zone District:
  - 1. Radio and television stations and towers.
  - 2. Taverns and Bars.
  - 3. Packaged alcohol beverages stores.
  - 4. Smoke shops and lounges.
- d) That the following uses shall be prohibited:
  - 1. Mobile home parks.
  - 2. Boardinghouses, lodginghouses, and roominghouses.
  - 3. Fraternity and sorority houses.
  - 4. Halfway houses.
  - 5. Automobile Repair, sales or service.
  - 6. Car wash.
  - 7. Pawn shops or convenient cash businesses.
  - 8. Charitable meal establishments.
  - 9. Flea market.

10. Electrical, plumbing, heating and air conditioning showrooms, including limited storage and shop area.
  11. Adult entertainment uses.
  12. Recycling drop-off or collection site.
  13. Body piercing or tattoo establishments.
  14. Public utilities as follows: substations, transformers, water tower, fleet parking and other utility uses which would encumber development of a transit corridor as determined by the Zoning Administrator.
  15. Community gardens.
  16. Contractor offices, shops, yards, and showrooms.
  17. Orthopedic and medical appliance stores.
  18. Philanthropic and charitable uses.
  19. Funeral establishments.
  20. Class 1 non-commercial type uses at the street level.
- e) That 10% more than the parking requirements set in Sec. 114-1188 shall be maximums. Minimums shall exist at ¼ what is required in Sec. 114-1188.
- f) Dedicated off-street loading spaces are not required for any use.
- g) Signage shall conform to B-2 requirements for shopping center.
- h) Decorative fencing shall be authorized up to 10 feet in height, no new chain link fencing or fencing with visible razor wire shall be permitted.
- i) That all aspects of the flex uses and all other uses shall be contained on site.
- j) That the Zoning Administrator 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, who shall make the final determination.
- k) That upon consultation between the Zoning Administrator and Director of City Development, additional uses not listed herein may be permitted if found to comply with the spirit and intent of this flex development and the Flex Development Overlay District.
- l) That no minor changes to this flex development shall occur without the approval of the Zoning Administrator and no major changes be made without the approval of the Planning, Heritage and Design Commission.
- m) That this flex development is subject to Planning, Heritage and Design Commission review for compliance with the listed standards.