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BY: TLW

REVISED FLEX SPACE TEXT AMENDMENT

1. Create section 8-21(b)24 as follows:

Flex Space Project, as further regulated in Section 8-21(o)5.

2. Create new Section 8-21(o)5 as follows:

Flex space projects may be permitted by the Planning Commission upon the approval of a final development plan subject to the following requirements:

- a. The property must be the site of an existing building with substantial lot coverage which does not allow substantial expansion of the building or parking facilities.

- b. The existing building must remain on the property.

- c. Principal uses in flex space projects shall include:

1. Any of the principal uses permitted in the underlying zone.

2. Schools; libraries; museums; art galleries; studios for work or teaching of fine arts, metal work, photography, dance, drama or theater.

3. Churches and private clubs.

4. Establishments for the retail sale of merchandise, food and food products.

5. Restaurants, if under 4,000 square feet in area.

6. Offices.

7. Health clubs, athletic clubs, and spas.

- d. Accessory uses that are clearly incidental and subordinate to the principal uses.

- e. Conditional uses:

1. Drive-through facilities.

- f. Prohibited uses:

1. All adult uses, as listed in Section 8-16(e)(14 through 17).

- g. Parking.

1. Restaurants. As set forth in the B-1 zone.

2. All other uses, one space per 600 square feet.
- h. Signage, lot, yard and height requirements shall be as set forth in the underlying zone.
  - i. The applicant shall submit a statement with the Development Plan which shall address the following locational and compatibility factors, as well as other issues the applicant may wish to address:
    1. A Flex Space Project shall generally not be located on a major arterial. (If the Project is located on a major arterial, the applicant shall address whether additional parking needs to be provided to accommodate "impulse" customers).
    2. The Project shall generally be located in an area of mixed uses and zones.
    3. The Project shall generally be located in an area which has historically had a mixture of retail and wholesaling types of uses.
    4. The Project shall generally be located in a B-4 or I-1 area in which, due to small lot size, adjacent uses, or condition or status of roads, it would not be appropriate to construct larger B-4 or I-1 uses, such as truck terminals, manufacturing facilities or large warehousing facilities.
    5. The Project shall generally not be located in a block front which contains residential zoning.
    6. If the Project is proposed to include restaurant uses, the applicant shall demonstrate that any additional parking needed for restaurant uses is available and accessible.