

Small Business Zoning 2008 Summary

1. *New permitted uses:*
 - **Child care center or preschool** in commercial zones
 - **Small commercial schools**, with up to 20 students, such as yoga or computer classes
2. *New uses allowed by administrative SUP:*
 - **Child care center or preschool in a church or school building** in residential zones
 - **Small garden centers** with standards, including for deliveries and loading.
 - **Outdoor food and crafts market** with standards, similar to the Del Ray Farmers Market.
3. *New uses permitted or allowed with administrative SUP depending on the location and type of building:*
 - Shopping Center
 - **Health and athletic club** as a permitted use
 - **Overnight pet accommodations** with administrative SUP
 - Industrial or Flex space center, such as the buildings on West Eisenhower Ave
 - **Light auto repair** with administrative SUP
 - **Catering operation** with administrative SUP
 - **Health and athletic club** as a permitted use
 - Office complex of four stories or more
 - **Health and athletic club** as a permitted use
 - **Convenience store** as a permitted use.
4. *Restaurants* are treated differently in P&Z's proposal, depending on their type, scope, and location
 - Permitted use in shopping center, hotel or an industrial or flex space center;
 - Administrative SUP for all other full service restaurants, except in Old Town; and
 - Restaurants that do not meet the administrative approval standards (too large, entertainment, fast food, etc) will require a full SUP.
5. *Procedural changes:*
 - **Minor amendment and change of ownership** have been combined, clarified and changed slightly; the criteria for minor amendment have been relaxed slightly and clarified, and an appeal to the Planning Commission has been added.
 - **Administrative SUP** procedures and standards are reorganized and consolidated, and an appeal to both the Planning Commission and Council are included.