

## Office Analysis

## Uses in Office

1. **Single-family dwelling** - Permitted by right (P)
2. **Attached dwelling** - Permitted by right (P)
3. **Multi-family dwelling** - Permitted by right (P)
4. **Accessory dwelling unit** - Accessory use (A)
5. **Adult day care home** - Permitted by right (P)
6. **Community residential home (up to 6 residents)** - Permitted by right (P)
7. **Community residential home (more than 14 residents)** - Permitted by right (P)
8. **Community residential home (7 to 14 residents)** - Permitted by right (P)
9. **Family child care home** - Permitted by right (P)
10. **Single room occupancy residence** - Permitted by right (P)
11. **Alcoholic beverage establishment** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
12. **Assisted living facility** – Permitted by right (P)
13. **Armor systems manufacturing and assembly** – Not allowed
14. **Bed and breakfast establishment** – Special use permit | **Permitted by right (P) | SUPPORTED**
15. **Business services** – Permitted by right (P)
16. **Carwash** – Not allowed
17. **Civic, social, or fraternal organization** – Not allowed | **Permitted by right (P) | SUPPORTED**
18. **Day care center** - Permitted by right (P)
19. **Drive-through facility** – Not allowed
20. **Emergency shelter** - Permitted by right (P)
21. **Equipment sales, rental, and leasing, heavy** - Not allowed
22. **Equipment rental and leasing, light** – Permitted by right (P)
23. **Food distribution center for the needy** - Not allowed
24. **Food truck, not located within a food truck park** – Accessory | **Permitted by right (P) | SUPPORTED**
25. **Food truck park (less than 6 pads)** - Permitted by right (P)
26. **Food truck park (6 or more pads)** - Special Use Permit | **Permitted by right (P) | NOT SUPPORTED**
27. **Gasoline or alternative fuel station** - Not allowed
28. **Go-cart raceway and rentals (indoor and outdoor)** - Not allowed | **Remove “indoor” from language.**
29. **Go-cart raceway and rentals (indoor)** - **Permitted by right (P) | NOT SUPPORTED**
30. **Health services** - Permitted by right (P)
31. **Hotel or motel** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
32. **Ice manufacturing/vending machines** - Not allowed | **Accessory (A) | SUPPORTED**
33. **Industrial** - Not allowed
34. **Job training and vocational rehabilitation services** – Not allowed | **Permitted by right (P) | SUPPORTED**
35. **Junkyard or salvage yard** - Not allowed
36. **Laboratory, medical or dental** - Permitted by right (P)

37. **Large-scale retail** - Not allowed
38. **Library** – Not allowed | **Permitted by right (P) | SUPPORTED**
39. **Light assembly, fabrication, and processing** – Special Use Permit | **Permitted by right (P) | NOT SUPPORTED**
40. **Liquor stores** – Not allowed
41. **Medical marijuana dispensing facility** – Accessory | **Permitted by right (P) | SUPPORTED**
42. **Microbrewery, microwinery, or microdistillery** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
43. **Mini-warehouses, self-storage facility** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
44. **Museum or art gallery** - Permitted by right (P)
45. **Office** - Permitted by right (P)
46. **Office (medical, dental, or other health-related service)** - Permitted by right (P)
47. **Outdoor storage (principal use)** - Not allowed
48. **Parking, surface (principal use)** - Not allowed
49. **Passenger transit or rail station** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
50. **Personal services** - Permitted by right (P)
51. **Place of religious assembly** - Permitted by right (P)
52. **Public administration building** - Permitted by right (P)
53. **Public maintenance or storage facility** - Not allowed
54. **Public park** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
55. **Recreation, indoor** - Permitted by right (P)
56. **Recreation, outdoor** - Not allowed | **Permitted by right (P) | SUPPORTED**
57. **Recreational vehicle park** - Not allowed
58. **Recycling center** - Not allowed
59. **Rehabilitation center** - Special use permit (S)
60. **Research development or testing facility** - Not allowed
61. **Residence for destitute people** - Special use permit (S)
62. **Restaurant** – Special Use Permit | **Permitted by right (P) | NOT SUPPORTED**
63. **Retail nursery, lawn, or garden supply store** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
64. **Retail sales (not elsewhere classified)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
65. **School (elementary, middle, or high - public or private)** - Special use permit | **Permitted by right (P) | NOT SUPPORTED**
66. **School, professional** - Permitted by right (P)
67. **School, vocational or trade** - Permitted by right (P)
68. **Scooter or electric golf cart sales** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
69. **Sexually-oriented cabaret** - Not allowed
70. **Sexually-oriented motion picture theater** - Not allowed
71. **Sexually-oriented retail store** - Not allowed
72. **Simulated gambling establishment** - Not allowed
73. **Skilled nursing facility** – Permitted by right (P)
74. **Social service facility** - Special use permit (S)
75. **Solar generation station** - Not allowed
76. **Subsistence garden** - Permitted by right (P)

77. **Urban market farm, less than 5 acres** - Permitted by right (P)
78. **Urban market farm, 5 acres or greater** - Special use permit (S)
79. **Truck or bus terminal or maintenance facility** - Not allowed
80. **Vehicle repair** - Not allowed
81. **Vehicle rental** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
82. **Vehicle sales (no outdoor display)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
83. **Vehicle sales (with outdoor display)** - Not allowed
84. **Vehicle services** - Not allowed
85. **Veterinary services** - Permitted by right (P)
86. **Warehouse or distribution facility (less than 100,000 sf)** - Not allowed
87. **Warehouse or distribution facility (100,000 sf or greater)** - Not allowed
88. **Waste management facility** - Not allowed
89. **Wholesale trade** - Not allowed
90. **Wireless communication facility or antenna** – See 30-5.33

The Office (OF) zoning district is designed to encourage the development of professional offices, low to medium density residential, and studio uses. This zoning district aims to provide suitable locations for professional and business offices while ensuring compatibility with surrounding residential areas. The district is intended to promote orderly and attractive development, accommodating both new in-town development and the preservation of existing residential areas within the office zoning framework. This district also supports mixed-use and live-work arrangements, fostering a balanced and sustainable urban environment.

## **Alcoholic Beverage Establishment as a Permitted Use in Office (OF) Zoning District**

### *Definition*

An "Alcoholic beverage establishment" means any use located in any structure or building or portion thereof that involves the retail sale of alcoholic beverages for consumption on the premises. This definition excludes:

Uses that involve a de minimis retail sale of alcoholic beverages.

Accessory uses that involve the retail sale of alcoholic beverages for consumption on-premises if the principal use is:

- Civic, social, or fraternal organizations.
- Amusement and recreation services.
- Motion picture theaters.
- Hotels and motels when the alcoholic beverage establishment is operated by the management of the hotel or motel.
- Restaurants.
- Grocery stores with an accessory use that includes prepared foods for onsite consumption (excluding convenience stores).

### *Additional Regulations (Sec. 30-5.3)*

A. **Proximity to Places of Religious Assembly:** No alcoholic beverage establishment may be located within 300 linear feet of an established place of religious assembly, except in the U9 or DT district. B. **Proximity to Schools:** No alcoholic beverage establishment may be located within 400 linear feet of any public or private school offering grades K-12, except in the U9 or DT district. C. **Proximity to Residential Zones:** No entrance or exit, except for emergency exits, may be located within 100 linear feet of a residential zoning district boundary. D. **Special Use Permit (if required):** The city plan board shall consider the following factors:

Noise generated by the establishment.  
Traffic generation and dispersal patterns.  
Hours of activity.

### *Office (OF) Zoning District Description*

The office districts are established to encourage the development of professional offices, low to medium-density residential, and studio uses at locations compatible with surrounding residential uses and in line with the comprehensive plan's land use policies.

### *Analysis*

#### **Compatibility with Office (OF) Zoning District:**

- **Professional Environment:** Alcoholic beverage establishments may not align well with the professional environment intended for office districts. These establishments can generate noise and increased traffic, potentially disturbing the quiet, professional atmosphere.
- **Residential Compatibility:** Given the potential for noise and late-night activity, alcoholic beverage establishments could disrupt nearby residential areas, which is contrary to the district's intent to maintain harmony with surrounding residential uses.

#### **Regulations and Restrictions:**

- **Proximity Restrictions:** The requirement to maintain certain distances from places of religious assembly, schools, and residential zones may be challenging to meet within office districts, where such uses might be prevalent.
- **Special Use Permit Considerations:** If a special use permit is required, the city plan board will need to ensure that the establishment does not negatively impact the surrounding area in terms of noise, traffic, and hours of operation.

#### **Office Land Use Compatibility:**

- **Office Land Use Category:** This category allows for office, residential, professional, service uses, and appropriate ancillary uses. While some non-office uses, like

restaurants, may be allowed via special use permits, alcoholic beverage establishments might still be seen as incompatible due to their impact on the environment and community.

### *Conclusion*

Allowing an alcoholic beverage establishment as a permitted use in the Office (OF) zoning district does not appear appropriate. Such establishments could conflict with the intended professional and residential harmony of the district. They are more suited to commercial or mixed-use areas where the impact on residential and professional environments is minimal. If considered, it should be strictly regulated through special use permits to ensure compatibility with the district's purpose and surrounding areas.

## **Analysis of Bed and Breakfast Establishment as a Permitted Use in Office (OF) Zoning District**

### *Definition*

A "Bed and breakfast establishment" is defined under Sec. 30-5.4 as an establishment where:

- A. The owner or manager lives on the premises.
- B. Separate toilet and bathing facilities for guests are provided.
- C. Cooking facilities must be approved by the county health department, and in residential zoning districts, cooking is for overnight guests and residents only with no cooking facilities allowed in guest bedrooms.
- D. The establishment complies with appropriate health permits, building and fire codes, and business licenses, including a license from the division of hotels and restaurants.
- E. In addition to parking required for the residence, one parking space per guestroom is required, with potential variances for properties listed on the local register of historic places.
- F. Any sign must comply with general signage regulations and be reviewed by the historic preservation board if located in a historic district.

### *Office (OF) Zoning District Description*

The office districts are established to encourage the development of professional offices, low to medium-density residential, and studio uses at locations compatible with surrounding residential uses and in line with the comprehensive plan's land use policies.

### *Office Land Use Category Description*

The Office (O) land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. It allows for residential uses designed as new in-town development, mixed-use, live-work, or to accommodate existing residential development within the Office zoning district. Densities shall not exceed 20 units per acre.

### *Analysis*

#### **Compatibility with Office (OF) Zoning District:**

- **Professional Environment:** Bed and breakfast establishments can blend well with professional environments, providing lodging options for visitors, professionals, and tourists without significantly altering the professional and residential character of the area.
- **Residential Harmony:** These establishments, by their nature, offer a more residential feel, which can complement the low to medium-density residential uses encouraged in the office zoning districts.

#### **Regulations and Restrictions:**

- **Owner/Manager Presence:** The requirement for the owner or manager to live on the premises ensures oversight and maintenance, which can mitigate potential issues related to noise and guest behavior.
- **Health and Safety Compliance:** Strict adherence to health permits, building codes, and fire safety regulations ensures that these establishments maintain high standards, safeguarding the well-being of guests and neighbors.

#### **Office Land Use Compatibility:**

- **Land Use Category:** The office land use category allows for a mix of office, residential, professional, and service uses, making bed and breakfast establishments a suitable ancillary use. The inclusion of such establishments can enhance the area's attractiveness by offering lodging options for visiting professionals and tourists.
- **Density and Scale:** The modest density and scale of bed and breakfast establishments align with the low to medium-density residential uses intended for office districts.

### *Conclusion*

Allowing bed and breakfast establishments as a permitted use in the Office (OF) zoning district is appropriate. These establishments can complement the professional and residential character of the district while providing valuable lodging options. The regulations ensure that they operate within acceptable standards, maintaining harmony with the surrounding uses and the overall purpose of the office zoning district.

## Analysis of Civic, Social, or Fraternal Organization as a Permitted Use in Office (OF) Zoning District

### *Definition*

A "Civic, social, or fraternal organization" refers to establishments primarily engaged in promoting the civic and social interests of their members, which may include various activities such as meetings, recreation, and social gatherings.

### *Office (OF) Zoning District Description*

The office districts are established to encourage the development of professional offices, low to medium-density residential, and studio uses at locations compatible with surrounding residential uses and in line with the comprehensive plan's land use policies.

### *Office Land Use Category Description*

The Office (O) land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. It allows for residential uses designed as new in-town development, mixed-use, live-work, or to accommodate existing residential development within the Office zoning district. Densities shall not exceed 20 units per acre.

### *Analysis*

#### **Compatibility with Office (OF) Zoning District:**

- **Community Engagement:** Civic, social, or fraternal organizations foster community engagement and provide spaces for social interaction, which can enhance the community-oriented atmosphere in office districts.
- **Professional and Residential Integration:** These organizations can integrate well with professional offices and residential areas, offering spaces for meetings, social gatherings, and recreational activities that do not disrupt the professional and residential character.

#### **Regulations and Restrictions:**

- **Operational Standards:** While specific operational standards may vary, these organizations typically adhere to regulations that ensure their activities do not interfere with the surrounding uses. Noise, traffic, and other potential disruptions are often managed through operational policies and local regulations.

#### **Office Land Use Compatibility:**

- **Land Use Category:** The inclusion of civic, social, or fraternal organizations aligns with the office land use category's objective to accommodate professional and service uses. These organizations can provide valuable services and support to the local community.
- **Density and Scale:** The activities of civic, social, or fraternal organizations generally fit within the low to medium-density framework, as they often require spaces that are not excessively large and can coexist with other office and residential uses.

### *Conclusion*

Allowing civic, social, or fraternal organizations as a permitted use in the Office (OF) zoning district is appropriate. These organizations enhance community engagement, provide valuable social and recreational services, and integrate well with the professional and residential nature of the office districts. The inclusion of these organizations supports the comprehensive plan's goal of fostering diverse and vibrant communities within office zoning districts.

## **Analysis of Food Truck (Not Located Within a Food Truck Park) as a Permitted Use in Office (OF) Zoning District**

### *Definition*

A "Food truck" is defined as a motorized self-contained wheeled vehicle, wheeled trailer, and other conveyances, regardless of the means of propulsion, that is used to vend immediately consumable food or beverage products. Food trucks are classified as:

91. **Class I:** Mobile kitchens that have the capability to cook, prepare, and assemble food items on or in the unit.
92. **Class II:** Canteen units where no preparation or assembly of foods or beverages take place on or in the unit, but which may heat and serve pre-cooked foods or fruits, vegetables, pre-packaged foods, or drinks.

### *Office (OF) Zoning District Description*

The office districts are established for the purpose of encouraging the development of professional offices, low to medium-density residential, and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.

### *Office Land Use Category Description*

The Office (O) land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-



town development, mixed-use, live-work, or shall accommodate existing residential development within the Office zoning district. Densities shall not exceed 20 units per acre.

### *Analysis*

#### **Compatibility with Office (OF) Zoning District:**

- **Service to Office Workers:** Food trucks provide convenient and diverse dining options for office workers, enhancing the attractiveness of the office district for employees and visitors.
- **Flexibility and Mobility:** The mobility of food trucks allows them to serve different areas within the office district without requiring permanent infrastructure, which aligns with the district's goal of maintaining a professional and adaptable environment.

#### **Operational Considerations:**

- **Utility Requirements:** Unlike food trucks within designated parks, standalone food trucks may need access to utilities such as electricity and water. Proper arrangements and regulations must ensure that food trucks operate without causing disruptions.
- **Health and Safety Regulations:** Food trucks must comply with health department standards for food preparation and handling, ensuring the safety and well-being of consumers.
- **Parking and Traffic Management:** Designating specific areas for food truck parking can help manage traffic flow and minimize disruptions. Adequate parking facilities and adherence to local traffic regulations are essential.

#### **Office Land Use Compatibility:**

- **Ancillary Services:** Food trucks complement office uses by providing ancillary services that cater to the needs of office workers. They can enhance the overall working environment and contribute to a vibrant office district.
- **Non-Residential Character:** The presence of food trucks aligns with the office land use category's focus on professional and service uses. They can coexist with office buildings and other non-residential structures without compromising the district's primary function.

### *Conclusion*

Allowing food trucks, not located within a food truck park, as a permitted use in the Office (OF) zoning district is appropriate. Food trucks provide convenient dining options, enhance the attractiveness of the office district, and align with the land use category's focus on professional and service uses. Proper management of utility requirements, health and safety regulations, and traffic considerations will ensure that food trucks operate smoothly and contribute positively to the office environment.

## Appropriateness of Food Truck Park (6 or more pads) as a Permitted Use in Office (OF) Zoning District

Food truck parks, particularly those with six or more pads, are popular urban features that offer diverse dining options and create lively social hubs. However, their intensity and associated impacts differ significantly from smaller food truck parks or individual food trucks.

### Definition:

- **Food Truck Park:** A parcel(s) of land containing three or more food truck pads where food trucks serve as the principal use of the parcel(s). This does not include any parcel(s) where food trucks or vending carts serve as a secondary or accessory use.

### Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. It supports compact office development and mixed-use, live-work, and compound use residential developments within the Office zoning district. Non-office uses such as restaurants may be allowed by a Special Use Permit.

### Current Regulation:

- **Food Truck Park (6 or more pads):** Allowed via Special Use Permit

### Proposed Change:

- Allowing Food Truck Park (6 or more pads) as a permitted use

### Standards and Requirements (Sec. 30-5.13):

A. **Location:** Food truck parks may be located on property within zoning districts that allow food truck parks and within planned development (PD) zoning districts that allow either restaurants or alcoholic beverage establishments. B. **Construction Standards:** Food truck pads and associated facilities may be constructed with alternatives to asphalt and cement if the site meets acceptable stormwater management practices and does not accumulate mud or debris on public right-of-way. C. **Utilities:**

- Must provide connections to electric utility services.

- Must provide restroom facilities connected to water and sewer utility services, and have plumbing facilities as required by the Florida Building Code.
- Must provide one handwashing station per two food trucks or food truck pads.
- Food trucks must not operate a generator at the site, except in emergencies.
- Must provide central solid waste disposal areas and recycling facilities, and where applicable, grease interceptors. D. **Parking and Pedestrian Infrastructure:** Must meet the requirements of article VII. Two bicycle parking spaces per food truck pad are required. Existing pedestrian and service infrastructure may be used unless additional sidewalk facilities are needed for safety. E. **Alcoholic Beverages:** Sale or consumption of alcoholic beverages is allowed if located in a zoning district that permits it. F. **Accessory Activity Areas:** Development plans must designate all accessory activity areas and comply with applicable regulations. G. **Designated Agent:** Must register a designated agent with the city to address and resolve issues of permitting, code compliance, operations, and site maintenance.

#### **Compatibility with Land Use Intent:**

- While food truck parks can add vibrancy and create social hubs, their operation can conflict with the intended mixed-use, low-intensity character of the OF district. The scale and scope of larger food truck parks are more suited to commercial or higher-density mixed-use areas with higher foot traffic and infrastructure capacity.

#### **Impact on Surrounding Areas:**

- Food truck parks with six or more pads significantly increase traffic and parking demand, particularly during peak times. This can lead to congestion and parking shortages, impacting both residents and office users in the OF district.
- The presence of multiple food trucks and the large number of customers they attract can generate considerable noise. This includes noise from generators, customer activity, live entertainment, and general crowd noise, which can disrupt the quiet, residential character intended for the OF district.
- The operation of several food trucks in one location substantially increases the intensity of use compared to smaller food truck parks or individual food trucks. This higher intensity is generally incompatible with the low-intensity character and residential focus of the OF district.

#### **Comprehensive Plan Consistency:**

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** Theoretically, food truck parks could contribute to community vibrancy and provide convenient dining options.

- **Inconsistency:** In practice, their intensity disrupts the residential character, leading to issues with noise, traffic, and parking.

### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Food truck parks can support compact urbanism by attracting visitors and providing dining options close to residential and office uses.
- **Inconsistency:** The increased intensity and associated impacts are more suitable for commercial or higher-density mixed-use areas, not low-intensity residential-office districts.

### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** Food truck parks can enhance the unique character of urban areas by providing vibrant community spaces.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OF district.

### ***Conclusion***

While food truck parks with six or more pads offer benefits such as increased dining options and vibrant social spaces, their intensity and associated impacts make them unsuitable for the Office (OF) zoning district. The higher traffic, noise, and disruption levels associated with larger food truck parks are incompatible with the low-intensity, residential character of the OF district. Therefore, it is recommended that food truck parks with six or more pads not be allowed as a permitted use in the OF zoning district to preserve the district's intended character and align with the goals of the Comprehensive Plan.

## **Appropriateness of Go-Cart Raceway and Rentals (Indoor) as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use**

Go-cart raceways and rentals, both indoor and outdoor, offer unique recreational activities that can attract a wide range of visitors. However, these uses come with significant impacts due to their nature, which may not align with the objectives of an Office (OF) zoning district.

### **Definition:**

- **Go-Cart Raceway and Rentals (Indoor):** A facility that offers indoor go-cart racing and rentals for recreational purposes. These establishments typically include a track, go-carts, and supporting amenities like seating areas, concessions, and restrooms.
- Go-cart raceways and rentals typically:
  - Indoor Facilities: Enclosed spaces designed for go-cart racing, often featuring controlled environments with soundproofing measures.
  - High Activity Levels: Attract significant numbers of participants and spectators, leading to increased traffic and parking demand.
  - Noise Generation: Produce considerable noise from engines, crowd activity, and PA systems, particularly for outdoor facilities.
  - Intensive Use: Operate frequently, including evenings and weekends, which can disrupt surrounding areas.

### **Land Use Category: Office (O)**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are meant for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

### **Current Regulation:**

- **Go-Cart Raceway and Rentals (Indoor):** Not explicitly listed as a permitted use in the OR zoning district, typically requiring special consideration due to potential noise, traffic, and safety impacts.

### **Proposed Change:**

- Allowing Go-Cart Raceway and Rentals (Indoor) as a permitted use

### **Compatibility with Land Use Intent:**

- Go-cart raceways, by their nature, create a distinct and high-energy environment. While this can add vibrancy, it is not compatible with the residential-office balance intended for the OF district. The scale and nature of go-cart raceways are more suitable for areas designed for higher-intensity recreational or commercial uses.

**Impact on Surrounding Areas:**

- Go-cart raceways attract large numbers of visitors, leading to increased traffic congestion and significant parking demand. This can be particularly disruptive in an OF district, which is designed to accommodate lower-intensity uses.
- The noise generated by go-cart engines, crowd activities, and PA systems is substantial. This noise can be highly disruptive to the quiet, residential character of the OF district.
- The high level of activity associated with go-cart raceways, including frequent operation and large gatherings, is inconsistent with the intended low-intensity character of the OF district. This use is more suited to commercial or industrial areas where such activities can be better accommodated.

**Comprehensive Plan Consistency:****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** Go-cart raceways could theoretically contribute to community recreation and vibrancy.
- **Inconsistency:** The intensity and noise of go-cart raceways disrupt the residential character and are not within easy walking distance to daily needs, conflicting with the goal of integrated, community-serving facilities.

**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Go-cart raceways can promote compact urbanism by attracting visitors.
- **Inconsistency:** The increased intensity and associated impacts are more suitable for commercial or industrial areas, not low-intensity residential-office districts.

**Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** Go-cart raceways can enhance the unique character of urban areas by providing vibrant recreational spaces.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OF district.

**Conclusion**

Go-cart raceways and rentals, both indoor and outdoor, bring significant recreational opportunities but also substantial impacts such as increased traffic, noise, and activity levels. These impacts are inconsistent with the low-intensity, residential character of the Office (OF) zoning district. Therefore, it is recommended that go-cart raceways and rentals, whether indoor

or outdoor, not be allowed as a permitted use in the OF zoning district. This will help preserve the intended character of the district and align with the goals of the Comprehensive Plan.

## Appropriateness of Hotel and Motel as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use

Hotels and motels provide lodging accommodations that can serve travelers, business professionals, and tourists. However, these uses come with significant impacts due to their nature, which may not align with the objectives of an Office (OF) zoning district

### Definition:

- **Hotel and Motel:** An establishment providing lodging, meals, and other services for travelers and tourists. Hotels and motels typically offer private rooms with attached bathrooms, and additional amenities such as restaurants, conference rooms, swimming pools, and fitness centers.
- Hotels and motels typically:
  - Accommodations: Provide temporary lodging for guests, often including amenities such as dining, meeting rooms, and recreational facilities.
  - High Activity Levels: Attract significant numbers of guests, leading to increased traffic and parking demand.
  - 24/7 Operations: Operate continuously, leading to constant activity and potential disturbances.
  - Commercial Nature: Primarily serve commercial purposes, catering to non-residential needs.

### Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are meant for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

### Current Regulation:

- **Hotel and Motel:** Currently not allowed

**Proposed Change:**

- Allowing Hotel and Motel as a permitted use

**Analysis:****Compatibility with Land Use Intent:**

- Hotels and motels create a distinct and high-traffic environment. While they can add vibrancy, they are not compatible with the residential-office balance intended for the OF district. The scale and nature of these facilities are more suitable for areas designed for higher-intensity commercial uses.

**Impact on Surrounding Areas:**

- Hotels and motels attract a substantial number of guests, leading to increased traffic congestion and significant parking demand. This can be particularly disruptive in an OF district, which is designed to accommodate lower-intensity uses.
- The constant activity associated with hotels and motels, including late-night arrivals and departures, can generate significant noise and disturbances. This continuous activity is incompatible with the quiet, residential character of the OF district.
- The high level of activity and commercial nature of hotels and motels are inconsistent with the intended low-intensity character of the OF district. These uses are more suited to commercial or mixed-use areas where such activities can be better accommodated.

**Comprehensive Plan Consistency****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** Hotels and motels could theoretically contribute to community vibrancy.
- **Inconsistency:** The intensity and noise of hotels and motels disrupt the residential character and are not within easy walking distance to daily needs, conflicting with the goal of integrated, community-serving facilities.

**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Hotels and motels can promote compact urbanism by attracting visitors.
- **Inconsistency:** The increased intensity and associated impacts are more suitable for commercial or mixed-use areas, not low-intensity residential-office districts.

**Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**



- **Consistency:** Hotels and motels can enhance the unique character of urban areas by providing lodging facilities.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OF district.

### *Conclusion*

Hotels and motels bring significant benefits such as lodging and economic activity but also substantial impacts such as increased traffic, noise, and activity levels. These impacts are inconsistent with the low-intensity, residential character of the Office (OF) zoning district. Therefore, it is recommended that hotels and motels not be allowed as a permitted use in the OF zoning district. This will help preserve the intended character of the district and align with the goals of the Comprehensive Plan.

## **Analysis of Ice Manufacturing/Vending Machines as an Accessory Use in Office (OF) Zoning District**

### *Definition*

- **Ice Manufacturing/Vending Machines:** These are facilities or machines that produce and dispense ice. They are typically found as stand-alone machines or as part of a larger establishment, such as convenience stores or service stations.

### *Office (OF) Zoning District Description*

The office districts are established for the purpose of encouraging the development of professional offices, low to medium-density residential, and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.

### *Office Land Use Category Description*

The Office (O) land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, or shall accommodate existing residential development within the Office zoning district. Densities shall not exceed 20 units per acre.

## *Analysis*

### **Compatibility with Office (OF) Zoning District:**

- **Professional Office Environment:** Ice manufacturing/vending machines, when used as an accessory use, typically do not interfere with the primary office function of the zoning district. They are usually small, low-noise, and non-intrusive.
- **Residential and Studio Uses:** As an accessory use, ice machines can serve the needs of residential and studio uses within the district, providing a convenient amenity.

### **Operational Considerations:**

- **Noise Levels:** Ice vending machines produce minimal noise, especially when compared to larger industrial operations, making them suitable as accessory uses in a quieter office environment.
- **Traffic and Parking:** These machines generate minimal additional traffic and do not require significant parking facilities, ensuring they do not disrupt the primary uses within the district.

### **Office Land Use Compatibility:**

- **Service and Professional Uses:** As an accessory use, ice machines can support the service needs of office buildings, providing a useful amenity for employees and visitors.
- **Ancillary Uses:** The Office land use category permits ancillary uses that support the primary office and professional functions. Ice vending machines can be considered a minor ancillary use that enhances the convenience of the area.

### **Regulatory Considerations:**

- **Health and Safety:** Ice manufacturing/vending machines must comply with health and safety regulations, ensuring they do not pose any risks to the office environment.
- **Utility Connections:** These machines require minimal utility connections, usually just water and electricity, which are easily accommodated in an office setting.

## *Conclusion*

Allowing ice manufacturing/vending machines as an accessory use in the Office (OF) zoning district is appropriate. These machines provide a convenient and low-impact amenity that supports the primary office, residential, and studio functions of the district. They are compatible with the quiet and professional nature of the office environment and do not significantly impact traffic, noise, or parking. Their inclusion as an accessory use aligns with the goal of enhancing the convenience and functionality of office districts.

## Analysis of Job Training and Vocational Rehabilitation Services as a Permitted Use in Office (OF) Zoning District

### *Definition*

- **Job Training and Vocational Rehabilitation Services:** These are services aimed at providing individuals with the skills and knowledge necessary to obtain employment or improve their job performance. Vocational rehabilitation services specifically focus on assisting individuals with disabilities to prepare for, obtain, or retain employment.

### *Office (OF) Zoning District Description*

The office districts are established for the purpose of encouraging the development of professional offices, low to medium-density residential, and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.

### *Office Land Use Category Description*

The Office (O) land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, or shall accommodate existing residential development within the Office zoning district. Densities shall not exceed 20 units per acre.

### *Analysis*

#### **Compatibility with Office (OF) Zoning District:**

- **Professional Office Environment:** Job training and vocational rehabilitation services align well with the professional office environment. These services typically involve classroom settings, offices for counseling, and other similar facilities that are compatible with office spaces.
- **Residential and Studio Uses:** These services can coexist with residential and studio uses within the district, providing opportunities for nearby residents to access training and rehabilitation services.

#### **Operational Considerations:**

- **Noise Levels:** Job training and vocational rehabilitation services generally produce low noise levels, similar to other office uses, making them suitable for inclusion in an office district.

- **Traffic and Parking:** While these services may generate some additional traffic, they typically do not require significant parking facilities beyond what is normally provided for office uses. Parking needs can be managed through existing infrastructure.

#### **Office Land Use Compatibility:**

- **Service and Professional Uses:** Job training and vocational rehabilitation services support the professional and service-oriented nature of the office land use category. They provide essential services that enhance the economic opportunities for residents and the workforce.
- **Ancillary Uses:** The Office land use category allows for ancillary uses that support the primary office and professional functions. Job training and vocational rehabilitation services can be considered ancillary uses that contribute to the overall utility and value of the office district.

#### **Regulatory Considerations:**

- **Health and Safety:** These services must comply with health and safety regulations, ensuring they provide a safe environment for clients and staff.
- **Accessibility:** Vocational rehabilitation services, in particular, must meet accessibility standards to accommodate individuals with disabilities, aligning with the inclusive nature of office districts.

#### **Conclusion**

Allowing job training and vocational rehabilitation services as a permitted use in the Office (OF) zoning district is appropriate. These services complement the professional and service-oriented nature of the office environment, providing valuable resources for skill development and employment assistance. They are compatible with the existing office, residential, and studio uses in the district, and do not significantly impact noise, traffic, or parking. Their inclusion aligns with the goal of fostering a supportive and diverse office district that enhances economic opportunities and community well-being.

## **Analysis of Library as a Permitted Use in Office (OF) Zoning District**

#### **Definition**

- **Library:** A library is a public or private institution that houses a collection of books, periodicals, and other materials for reading, reference, or lending. It provides a space for study, research, and community events, often including facilities for computer use, workshops, and educational programs.

### *Office (OF) Zoning District Description*

The office districts are established for the purpose of encouraging the development of professional offices, low to medium-density residential, and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.

### *Office Land Use Category Description*

The Office (O) land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, or shall accommodate existing residential development within the Office zoning district. Densities shall not exceed 20 units per acre.

### *Analysis*

#### **Compatibility with Office (OF) Zoning District:**

- **Professional and Educational Environment:** Libraries align well with the professional and educational environment of office districts. They provide resources for research, continuing education, and professional development, which are complementary to office uses.
- **Community Resource:** Libraries serve as valuable community resources, offering services that benefit both residents and businesses in the area.

#### **Operational Considerations:**

- **Noise Levels:** Libraries generally maintain low noise levels, making them compatible with office environments that require quiet for concentration and productivity.
- **Traffic and Parking:** Libraries may generate moderate traffic, especially during peak hours. However, their parking needs can be accommodated within the existing infrastructure of office districts, which typically have provisions for visitor parking.

#### **Office Land Use Compatibility:**

- **Service and Professional Uses:** Libraries support the service-oriented nature of the office land use category. They provide educational and informational services that enhance the capabilities and knowledge base of the local workforce and residents.
- **Ancillary Uses:** The Office land use category allows for ancillary uses that support the primary office and professional functions. Libraries can be considered ancillary uses that contribute to the overall utility and attractiveness of the office district.

#### **Regulatory Considerations:**

- **Health and Safety:** Libraries must comply with health and safety regulations, ensuring they provide a safe and welcoming environment for all users.
- **Accessibility:** Libraries are required to meet accessibility standards, providing equal access to all community members, including those with disabilities.

### *Conclusion*

Allowing libraries as a permitted use in the Office (OF) zoning district is appropriate. Libraries complement the professional and educational nature of office environments, providing valuable resources for research, education, and community engagement. They are compatible with existing office, residential, and studio uses in the district, and their operational characteristics align with the needs and expectations of an office district. Their inclusion supports the goal of creating a supportive and diverse office district that enhances the quality of life and professional development opportunities for residents and businesses.

## **Appropriateness of Light Assembly, Fabrication, and Processing as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use**

### **Definition:**

- **Light Assembly, Fabrication, and Processing:** This use refers to the assembly, fabrication, and processing of products on a small scale with minimal environmental impact. It typically involves the creation of products from pre-manufactured components and does not include heavy industrial operations or large-scale manufacturing processes. This type of use is generally characterized by low levels of noise, emissions, and traffic compared to heavy industrial activities.

### **Land Use Category: Office (O)**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are meant for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

**Current Regulation:**

- **Light Assembly, Fabrication, and Processing:** This use is not typically associated with office and residential areas but may be considered in mixed-use districts with appropriate controls.

**Proposed Change:**

- Allowing Light Assembly, Fabrication, and Processing as a permitted use in the OF zoning district.

**Compatibility with Land Use Intent:**

- Light assembly, fabrication, and processing uses do not contribute to the residential-office balance intended for the OF district. Their commercial and industrial nature can undermine the district's residential character and intended use as a transition zone.

**Impact on Surrounding Areas:**

- Light assembly, fabrication, and processing uses can generate moderate levels of traffic, including deliveries and employee commutes. While not as intensive as heavy industrial uses, the traffic generated can still be disruptive in a predominantly residential-office district.
- Although generally quieter than heavy manufacturing, light assembly and processing operations can still produce noise from machinery, deliveries, and operations. This noise can be incompatible with the quiet, residential character of the OF district.
- The commercial and industrial nature of light assembly, fabrication, and processing uses introduce a level of intensity that is inconsistent with the intended low-intensity, residential-office character of the OF district. These uses are better suited to areas designed for higher-intensity commercial or industrial activities.

**Comprehensive Plan Consistency****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- Consistency: Light assembly uses can theoretically contribute to economic activity and job creation.
- Inconsistency: The intensity, noise, and traffic generated by these uses disrupt the residential character and are not conducive to creating integrated, community-serving facilities.

**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- Consistency: Light assembly uses can promote economic development.
- Inconsistency: The increased intensity and associated impacts are more suitable for commercial or industrial areas, not low-intensity residential-office districts.

**Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- Consistency: Light assembly uses can enhance economic development and job creation.
- Inconsistency: Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OF district.

**Conclusion**

Light assembly, fabrication, and processing uses bring economic benefits such as job creation and economic activity. However, these benefits come with significant impacts such as increased traffic, noise, and activity levels that are inconsistent with the low-intensity, residential character of the Office (OF) zoning district. Therefore, it is recommended that light assembly, fabrication, and processing uses not be allowed as a permitted use in the OF zoning district. This will help preserve the intended character of the district and align with the goals of the Comprehensive Plan.

**Analysis of Medical Marijuana Dispensing Facility as a Permitted Use in Office (OF) Zoning District*****Definition***

- **Medical Marijuana Dispensing Facility:** A facility where medical marijuana is dispensed to patients or their caregivers in accordance with state law. Such facilities are regulated to ensure the safe and legal distribution of medical marijuana products.

***Office (OF) Zoning District Description***

The office districts are established for the purpose of encouraging the development of professional offices, low to medium-density residential, and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.



### *Office Land Use Category Description*

The Office (O) land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, or shall accommodate existing residential development within the Office zoning district. Densities shall not exceed 20 units per acre.

### *Analysis*

#### **Compatibility with Office (OF) Zoning District:**

- **Professional and Medical Environment:** Medical marijuana dispensing facilities are medical-related uses, aligning with the purpose of the Office zoning district, which includes hospital and medical uses.
- **Low Impact:** These facilities typically have minimal external impacts, such as noise or heavy traffic, similar to other medical and professional services allowed in office districts.

#### **Operational Considerations:**

- **Patient Access:** Placing medical marijuana dispensing facilities in office districts can improve accessibility for patients who need medical marijuana as part of their treatment, ensuring they can access these services in a professional and regulated environment.
- **Security Measures:** These facilities are required to implement stringent security measures to prevent unauthorized access and ensure the safety of both patients and staff.

#### **Office Land Use Compatibility:**

- **Medical Services Integration:** Including medical marijuana dispensing facilities as permitted uses supports the integration of comprehensive medical services within the office land use category, aligning with the category's intent to accommodate medical uses.
- **Professional Standards:** These facilities operate under strict state regulations, ensuring they maintain professional standards compatible with other office and medical uses.

#### **Regulatory Considerations:**

- **Compliance with State Laws:** Medical marijuana dispensing facilities must comply with state laws and regulations, including licensing requirements, security protocols, and operational standards.
- **Health and Safety:** These facilities must adhere to health and safety regulations to ensure the well-being of patients, staff, and the surrounding community.

### *Conclusion*

Allowing medical marijuana dispensing facilities as a permitted use in the Office (OF) zoning district is appropriate, as these facilities align with the professional, medical, and low-impact nature of the district. They support the comprehensive medical services intended for office districts and ensure that patients have access to necessary medical treatments in a safe and regulated environment. Proper regulatory oversight and adherence to state laws will ensure that these facilities operate smoothly and harmoniously within the office district.

## **Appropriateness of Microbrewery, Microwinery, or Microdistillery as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use**

### **Definition:**

- **Microbrewery, Microwinery, or Microdistillery:** A small-scale facility where beer, wine, or spirits are produced. These facilities often include tasting rooms and retail sales of the products produced on-site.
- Microbreweries, microwineries, and microdistilleries typically:
  - Small-Scale Production: Produce alcoholic beverages on a smaller scale compared to larger commercial operations.
  - Retail and Tasting Rooms: Often include spaces for on-site sales and consumption.
  - Community Gathering: Can serve as social and community gathering places.
  - Moderate Traffic: Generate foot traffic from customers and moderate vehicular traffic for deliveries and supplies.
  - Commercial Nature: Primarily serve commercial purposes with some community-oriented aspects.

### **Land Use Category: Office (O)**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

**Current Regulation:**

- **Microbrewery, Microwinery, or Microdistillery:** Not allowed

**Proposed Change:**

- Allowing Microbrewery, Microwinery, or Microdistillery as a permitted use in the OF zoning district, with the prohibition remaining where adjacent to single-family zoned property.

**Analysis:****Compatibility with Land Use Intent:**

- While they can contribute to the vibrancy of mixed-use areas, microbreweries, microwineries, and microdistilleries do not align with the residential-office balance intended for the OF district. Their presence can undermine the district's residential character and intended use as a transition zone.

**Impact on Surrounding Areas:**

- **Traffic and Parking Impacts** Microbreweries, microwineries, and microdistilleries can generate significant traffic from customers, especially during peak hours. The associated parking demand and vehicle traffic can be disruptive to a predominantly residential-office district.
- **Noise and Disturbance** These establishments can produce noise from the production process, customer gatherings, and delivery operations. This noise can be incompatible with the quiet, residential character of the OF district.
- **Intensity of Use** The commercial nature and social aspects of microbreweries, microwineries, and microdistilleries introduce a level of intensity that is inconsistent with the intended low-intensity, residential-office character of the OF district. These uses are better suited to areas designed for higher-intensity commercial activities.

**Comprehensive Plan Consistency****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** These uses can theoretically contribute to economic activity and social interaction.
- **Inconsistency:** The intensity, noise, and traffic generated by these uses disrupt the residential character and are not conducive to creating integrated, community-serving facilities.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** These uses can promote economic development.
- **Inconsistency:** The increased intensity and associated impacts are more suitable for commercial areas, not low-intensity residential-office districts.

#### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** These uses can enhance economic development and social vibrancy.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OF district.

#### **Conclusion**

Microbreweries, microwineries, and microdistilleries bring economic benefits and social vibrancy. However, these benefits come with significant impacts such as increased traffic, noise, and activity levels that are inconsistent with the low-intensity, residential character of the Office (OF) zoning district. Therefore, it is recommended that microbreweries, microwineries, and microdistilleries not be allowed as a permitted use in the OF zoning district. This will help preserve the intended character of the district and align with the goals of the Comprehensive Plan.

## **Appropriateness of Mini-Warehouses, Self-Storage Facility as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use**

Mini-warehouses and self-storage facilities are commercial properties designed to provide storage spaces for individuals and businesses. These facilities typically offer a range of unit sizes for short-term or long-term rental.

#### **Definition:**

- **Mini-Warehouses, Self-Storage Facility:** A facility consisting of individual, small, self-contained units that are rented to tenants for storage of personal or business goods.

- Mini-warehouses and self-storage facilities typically:
  - Low Traffic Volumes: Generate minimal foot and vehicular traffic compared to other commercial uses.
  - Low Employment: Require minimal staff for operations, leading to low employment opportunities.
  - Large Building Footprint: Often consist of large, warehouse-style buildings with extensive impermeable surfaces.
  - Limited Community Interaction: Offer little interaction with the surrounding community and do not contribute to the social fabric of the neighborhood.

### **Land Use Category: Office (O)**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

### **Current Regulation:**

- **Mini-Warehouses, Self-Storage Facility:** Currently not permitted in the OF zoning district.

### **Proposed Change:**

- Allowing Mini-Warehouses, Self-Storage Facility as a permitted use in the OF zoning district.

### **Analysis:**

#### **Compatibility with Land Use Intent:**

- Mini-warehouses and self-storage facilities are large, utilitarian structures that do not enhance the urban form or aesthetic character of the OF district. Their design and use are inconsistent with the intended residential-office balance and do not contribute to a pedestrian-friendly environment.

#### **Impact on Surrounding Areas:**

- Traffic and Parking Impacts While mini-warehouses and self-storage facilities generate low traffic volumes, their parking and access needs can conflict with the residential character of the OF district. These facilities typically require large, impermeable parking areas and access for large vehicles, which can disrupt the residential environment.
- Employment and Economic Contribution These facilities provide minimal employment opportunities and do not contribute significantly to the local economy or job market. This low level of economic activity does not align with the goal of fostering vibrant, mixed-use areas that support local employment.
- Community Interaction These facilities offer limited interaction with the community and do not serve as gathering places or hubs of activity. This lack of community engagement contrasts with the goal of creating integrated, vibrant neighborhoods.

#### **Consistency with Office (O) Land Use:**

- While self-storage facilities provide a valuable service, they do not align well with the primary goals of the Office land use category, which focuses on interactive uses.
- Allowing these facilities as a permitted use could detract from the development of vibrant, mixed-use environments and reduce the overall land use efficiency of the district.

#### ***Comprehensive Plan Consistency***

##### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** These facilities offer storage solutions but do not integrate well into the residential-office mix intended for the OF district.
- **Inconsistency:** Their large, utilitarian structures and low level of activity do not contribute to a vibrant, pedestrian-friendly environment.

##### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** They occupy land and provide a service, but do not enhance urbanism or discourage sprawl.
- **Inconsistency:** They do not promote mixed-use development or vibrant urbanism, which are key objectives for redevelopment areas.

##### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** They are a type of commercial use but do not align with the mixed-use, vibrant urban form encouraged by the Comprehensive Plan.

- **Inconsistency:** They do not support the goal of creating unique, integrated, and pedestrian-friendly urban areas.

### **Conclusion**

Mini-warehouses and self-storage facilities, while useful for storage needs, do not align with the goals and objectives of the Office (OF) zoning district. Their low employment opportunities, large footprint, limited community interaction, and lack of contribution to urban form make them incompatible with the intended character and purpose of the OF district. Therefore, it is recommended that mini-warehouses and self-storage facilities not be allowed as a permitted use in the OF zoning district. This will help preserve the residential-office balance and support the comprehensive plan's vision for vibrant, integrated, and sustainable communities.

## **Appropriateness of Passenger Transit or Rail Station as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use**

Passenger transit or rail stations are facilities designed to accommodate public transportation services, providing boarding and alighting points for passengers. These stations are integral to urban transportation networks, facilitating efficient mobility and connectivity.

### **Definition:**

- **Passenger Transit or Rail Station:** A facility where passengers can access transportation services such as buses, trains, or other forms of public transit. This includes bus stops, train stations, and other related infrastructure.
- Passenger transit or rail stations typically:
  - High Traffic Volumes: Generate significant foot and vehicular traffic from passengers using the transit services.
  - Infrastructure Needs: Require extensive infrastructure, including platforms, waiting areas, ticketing facilities, and parking spaces.
  - Noise and Vibration: Produce noise and vibration from train operations and passenger activities.
  - Commercial Elements: Often include commercial elements such as retail shops, cafes, and kiosks to serve passengers.

**Land Use Category: Office (O)**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

**Current Regulation:**

- **Passenger Transit or Rail Station:** Not allowed

**Proposed Change:**

- Allowing Passenger Transit or Rail Station as a permitted use in the OF zoning district.

**Analysis:****Compatibility with Land Use Intent:**

- While transit stations contribute to the urban form by enhancing connectivity and mobility, their scale and operational requirements do not align with the residential-office balance intended for the OF district. These uses are more appropriate in zones designed for higher-intensity mixed-use development.

**Impact on Surrounding Areas:**

- **Traffic and Parking Impacts** Passenger transit or rail stations generate significant traffic, both pedestrian and vehicular. This influx of traffic can overwhelm the infrastructure designed for lower-intensity uses typical of the OF district. Additionally, parking demand for transit users can exceed the capacity of available spaces, leading to congestion and spillover parking in adjacent residential areas.
- **Noise and Vibration** The operations of transit or rail stations produce substantial noise and vibration, which can disrupt the quiet residential environment intended for the OF district. These disturbances can negatively affect the quality of life for residents.



- Intensity of Use Transit stations introduce a level of intensity that is inconsistent with the low-intensity, residential-office character of the OF district. The high volume of daily users, coupled with the infrastructure requirements, make these uses more suitable for areas with higher commercial or mixed-use designations.

### *Comprehensive Plan Consistency*

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** Transit stations support integrated communities by providing essential transportation facilities.
- **Inconsistency:** The high intensity, noise, and traffic generated by transit stations are incompatible with the quiet, residential-office character of the OF district.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Transit stations enhance transportation choice and promote economic development.
- **Inconsistency:** The intensity and associated impacts of transit stations are more suitable for higher-intensity commercial or mixed-use areas, not low-intensity residential-office districts.

#### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** Transit stations can enhance economic development and connectivity.
- **Inconsistency:** Their scale and impact can undermine efforts to maintain the residential-office balance and support sustainable urban form in the OF district.

### *Conclusion*

Passenger transit or rail stations bring significant benefits in terms of connectivity and mobility. However, these benefits come with substantial impacts such as increased traffic, noise, and activity levels that are inconsistent with the low-intensity, residential character of the Office (OF) zoning district. Therefore, it is recommended that passenger transit or rail stations not be allowed as a permitted use in the OF zoning district. This will help preserve the intended character of the district and align with the goals of the Comprehensive Plan.

## Analysis of Public Park as a Permitted Use in Office (OF) Zoning District

### *Definition*

- **Public Park:** A tract of land, often in a natural or semi-natural state, set aside for public recreation and enjoyment. It may include playgrounds, walking paths, sports fields, picnic areas, and other recreational facilities.

### *Office (OF) Zoning District Description*

The office districts are established for the purpose of encouraging the development of professional offices, low to medium-density residential, and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.

### *Office Land Use Category Description*

The Office (O) land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, or shall accommodate existing residential development within the Office zoning district. Densities shall not exceed 20 units per acre.

### *Analysis*

#### **Compatibility with Office (OF) Zoning District:**

- **Land Use Compatibility:** Public parks are highly compatible with office zoning districts. They provide recreational spaces that enhance the quality of life for office workers, residents, and visitors, aligning with the goals of creating a balanced and healthy urban environment.
- **Community Benefit:** Parks contribute to the social and environmental well-being of the community. They offer spaces for relaxation, exercise, and social interaction, which are essential for the health and productivity of individuals working in office settings.

#### **Operational Considerations:**

- **Economic Contribution:** Public parks can increase the attractiveness of office districts, potentially raising property values and encouraging investment. They can serve as amenities that attract businesses and employees to the area.
- **Traffic and Access:** Parks generally generate pedestrian traffic, which can enhance the vibrancy of office districts without significantly increasing vehicular traffic. Proper

planning ensures that parks are easily accessible by walking, biking, and public transportation.

**Office Land Use Compatibility:**

- **Supporting Mixed-Use Development:** Parks are integral to mixed-use developments, which are often encouraged in office districts. They provide recreational opportunities that complement residential and office uses.
- **Urban Design:** Parks contribute to the urban design by providing green spaces, which can improve air quality, reduce urban heat island effects, and offer visual relief in densely built environments.

**Regulatory Considerations:**

- **Zoning Ordinance Alignment:** Allowing parks as a permitted use aligns with comprehensive planning goals to create sustainable and livable urban areas. Zoning ordinances should include standards for park design, maintenance, and accessibility.
- **Design Standards:** Parks should comply with design standards that ensure they are safe, accessible, and well-maintained. This includes provisions for pathways, lighting, signage, and landscaping.

**Impact on Surrounding Uses:**

- **Noise and Activity Levels:** While parks can generate noise from recreational activities, this is generally considered acceptable within urban environments. Proper design and placement can mitigate any negative impacts on nearby residential and office uses.
- **Public Safety:** Parks should include safety measures such as adequate lighting, regular maintenance, and security patrols to ensure the safety of park users and the surrounding community.

**Conclusion**

Allowing public parks as a permitted use in the Office (OF) zoning district is appropriate. Parks provide significant benefits, including enhancing the quality of life, supporting mixed-use development, and contributing to the aesthetic and environmental quality of urban areas. Properly designed and maintained parks can serve as valuable assets within office districts, offering recreational spaces that support the well-being of workers and residents alike. Regulatory standards should ensure that parks are safe, accessible, and contribute positively to the urban environment.

## Analysis of Outdoor Recreation as a Permitted Use in Office (OF) Zoning District

### *Definition*

- **Outdoor Recreation:** Activities and facilities designed for leisure and enjoyment that take place outside. Examples include sports fields, playgrounds, picnic areas, walking and biking trails, and open spaces for various recreational activities.

### *Office (OF) Zoning District Description*

The office districts are established for the purpose of encouraging the development of professional offices, low to medium-density residential, and studio uses at locations where such uses of land would be compatible with surrounding residential uses and be in keeping with the land use policies of the comprehensive plan.

### *Office Land Use Category Description*

The Office (O) land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, or shall accommodate existing residential development within the Office zoning district. Densities shall not exceed 20 units per acre.

### *Analysis*

#### **Compatibility with Office (OF) Zoning District:**

- **Land Use Compatibility:** Outdoor recreation facilities are highly compatible with office zoning districts. They provide recreational spaces that enhance the quality of life for office workers, residents, and visitors, aligning with the goals of creating a balanced and healthy urban environment.
- **Community Benefit:** Outdoor recreation facilities contribute to the social and physical well-being of the community. They offer spaces for physical activity, relaxation, and social interaction, which are essential for the health and productivity of individuals working in office settings.

#### **Operational Considerations:**

- **Economic Contribution:** Outdoor recreation facilities can increase the attractiveness of office districts, potentially raising property values and encouraging investment. They can serve as amenities that attract businesses and employees to the area.

- **Traffic and Access:** Outdoor recreation facilities generally generate pedestrian traffic, which can enhance the vibrancy of office districts without significantly increasing vehicular traffic. Proper planning ensures that these facilities are easily accessible by walking, biking, and public transportation.

#### **Office Land Use Compatibility:**

- **Supporting Mixed-Use Development:** Outdoor recreation facilities are integral to mixed-use developments, which are often encouraged in office districts. They provide recreational opportunities that complement residential and office uses.
- **Urban Design:** Outdoor recreation facilities contribute to urban design by providing green spaces, which can improve air quality, reduce urban heat island effects, and offer visual relief in densely built environments.

#### **Regulatory Considerations:**

- **Zoning Ordinance Alignment:** Allowing outdoor recreation facilities as a permitted use aligns with comprehensive planning goals to create sustainable and livable urban areas. Zoning ordinances should include standards for facility design, maintenance, and accessibility.
- **Design Standards:** Outdoor recreation facilities should comply with design standards that ensure they are safe, accessible, and well-maintained. This includes provisions for pathways, lighting, signage, and landscaping.

#### **Impact on Surrounding Uses:**

- **Noise and Activity Levels:** While outdoor recreation facilities can generate noise from recreational activities, this is generally considered acceptable within urban environments. Proper design and placement can mitigate any negative impacts on nearby residential and office uses.
- **Public Safety:** Outdoor recreation facilities should include safety measures such as adequate lighting, regular maintenance, and security patrols to ensure the safety of users and the surrounding community.

#### **Conclusion**

Allowing outdoor recreation as a permitted use in the Office (OF) zoning district is appropriate. Outdoor recreation facilities provide significant benefits, including enhancing the quality of life, supporting mixed-use development, and contributing to the aesthetic and environmental quality of urban areas. Properly designed and maintained outdoor recreation facilities can serve as valuable assets within office districts, offering spaces for physical activity, relaxation, and social interaction that support the well-being of workers and residents alike. Regulatory standards should ensure that these facilities are safe, accessible, and contribute positively to the urban environment.

## Appropriateness of Restaurant as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use

### Definition:

- **Restaurant:** A place where meals are prepared and served to customers. This includes full-service restaurants, fast-food restaurants, cafes, and other establishments where food and beverages are sold for on-premises consumption.
- Restaurants typically:
  - High Traffic Volumes: Attract a significant number of customers, leading to increased foot and vehicular traffic.
  - Extended Operating Hours: Operate during extended hours, including evenings and weekends.
  - Noise and Odors: Generate noise from patrons and kitchen operations, and odors from food preparation.
  - Employment Opportunities: Provide a moderate number of jobs, including both full-time and part-time positions.
  - Community Gathering: Serve as social gathering spots for community interaction.

### Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as restaurants, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

### Current Regulation:

- **Restaurant:** Not allowed
- **Proposed Change:** Allowing Restaurants as a permitted use in the OF zoning district.

### Analysis:

### Compatibility with Land Use Intent:

- Restaurants, especially those with extended operating hours and outdoor seating, may alter the residential-office balance and impact the desired urban form of the OF district. The architectural style and design may also clash with the residential aesthetics.

### **Impact on Surrounding Areas:**

- **Traffic and Parking Impacts** Restaurants generate high volumes of traffic and require significant parking space, which can disrupt the residential character of the OF district. The increased traffic can lead to congestion and noise, impacting the tranquility of the neighborhood.
- **Noise and Odors** The noise from patrons, kitchen operations, and odors from food preparation can be intrusive in a residential-office environment. This can negatively affect the quality of life for residents in the vicinity.
- **Employment and Economic Contribution** While restaurants provide employment opportunities and contribute to the local economy, the intensity of their operations may not align with the quiet, low-intensity nature intended for the OF district.
- **Community Interaction** Although restaurants can serve as social hubs, their intensity and the associated impacts may not be suitable for the residential-office mix. The potential for increased noise and traffic may outweigh the social benefits in this context.

### **Operational Considerations:**

- **Noise and Activity Levels:** Restaurants can generate noise, particularly those with outdoor seating or live music. Design and operational measures, such as soundproofing, appropriate siting, and managing operating hours, can minimize disturbances.
- **Safety and Accessibility:** Ensuring that restaurants are safe and accessible is crucial. This includes compliance with health and safety regulations, providing accessible entrances and restrooms, and ensuring pedestrian-friendly pathways.

### ***Comprehensive Plan Consistency***

### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** Restaurants provide dining options, enhancing the walkability and convenience of neighborhoods.
- **Inconsistency:** The increased traffic, noise, and odors may disrupt the residential character and tranquility of the OF district.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Restaurants can be part of a vibrant urban environment and support economic development.
- **Inconsistency:** Their high-intensity nature may conflict with the goal of compact, mixed-use development that promotes pedestrian-friendly areas.

#### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** Restaurants add to the diversity of uses in an area.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

#### **Conclusion**

While restaurants provide social and economic benefits, their high-intensity nature, associated traffic, noise, and odors are not compatible with the quiet, residential-office mix intended for the Office (OF) zoning district. Therefore, it is recommended that restaurants not be allowed as a permitted use in the OF zoning district. This will help preserve the residential character, reduce potential disruptions, and support the comprehensive plan's vision for sustainable, integrated, and tranquil communities.

## **Appropriateness of Retail Nursery, Lawn, or Garden Supply Store as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use**

#### **Definition:**

- **Retail Nursery, Lawn, or Garden Supply Store:** A retail establishment primarily engaged in the sale of plants, garden supplies, lawn equipment, and related products for consumer use. This includes outdoor and indoor spaces for displaying and selling plants, seeds, fertilizers, garden tools, and landscaping materials.
- Retail nurseries, lawn, or garden supply stores typically:



- Outdoor and Indoor Sales Areas: Involve significant outdoor display areas for plants and gardening supplies.
- High Traffic Volumes: Attract a moderate to high number of customers, especially during peak planting seasons.
- Truck Deliveries: Require frequent deliveries of plants and supplies, contributing to traffic and noise.
- Extended Operating Hours: Operate during extended hours, including weekends.
- Aesthetic Appeal: Often enhance the visual appeal of an area with plant displays and landscaping.

### **Land Use Category: Office (O)**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as retail stores, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

### **Current Regulation:**

- **Retail Nursery, Lawn, or Garden Supply Store:** Not allowed

### **Proposed Change:**

- Allowing Retail Nursery, Lawn, or Garden Supply Stores as a permitted use in the OF zoning district.

### **Analysis:**

#### **Compatibility with Land Use Intent:**

- The outdoor display areas and truck deliveries may alter the residential-office balance and impact the desired urban form of the OF district. The architectural style and design of these stores may also clash with the residential aesthetics.

#### **Impact on Surrounding Areas:**

- Traffic and Parking Impacts Retail nurseries and garden supply stores generate moderate to high volumes of traffic, especially during peak seasons. The increased traffic can lead to congestion and noise, impacting the tranquility of

the neighborhood. The need for significant parking space can disrupt the residential character of the OF district.

- **Noise and Deliveries** Frequent deliveries and customer traffic can create noise that is intrusive in a residential-office environment. This can negatively affect the quality of life for residents in the vicinity.
- **Employment and Economic Contribution** While these stores provide employment opportunities and contribute to the local economy, the intensity of their operations may not align with the quiet, low-intensity nature intended for the OF district.
- **Community Interaction** Although these stores can serve as community resources for gardening enthusiasts, their intensity and the associated impacts may not be suitable for the residential-office mix. The potential for increased noise and traffic may outweigh the benefits in this context.

#### **Operational Considerations:**

- **Noise and Activity Levels:** Retail nurseries generally have moderate noise levels, primarily during loading and unloading of supplies. Proper siting and operational measures can minimize disturbances.
- **Safety and Accessibility:** Ensuring safe and accessible facilities is crucial. This includes compliance with health and safety regulations, providing accessible entrances and pathways, and ensuring clear signage and customer flow.

#### ***Comprehensive Plan Consistency***

##### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** These stores provide gardening supplies, enhancing the convenience of neighborhoods.
- **Inconsistency:** The increased traffic, noise, and visual impact may disrupt the residential character and tranquility of the OF district.

##### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Retail nurseries can be part of a vibrant urban environment and support economic development.

- **Inconsistency:** Their moderate to high-intensity nature may conflict with the goal of compact, mixed-use development that promotes pedestrian-friendly areas.

#### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** These stores add to the diversity of uses in an area.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

#### ***Conclusion***

While retail nurseries, lawn, or garden supply stores provide valuable products and services, their moderate to high-intensity nature, associated traffic, noise, and visual impacts are not compatible with the quiet, residential-office mix intended for the Office (OF) zoning district. Therefore, it is recommended that these stores not be allowed as a permitted use in the OF zoning district. This will help preserve the residential character, reduce potential disruptions, and support the comprehensive plan's vision for sustainable, integrated, and tranquil communities.

## **Appropriateness of Retail Sales (Not Elsewhere Classified) as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use**

#### **Definition:**

- **Retail Sales (Not Elsewhere Classified):** This category includes retail establishments engaged in selling goods and merchandise that do not fall into specific retail categories such as grocery stores, clothing stores, or hardware stores. Examples might include specialty shops, boutique stores, electronics stores, and other miscellaneous retail outlets.
- Retail sales (not elsewhere classified) typically:
  - **Diverse Range of Products:** Offer a wide variety of products, which can include specialty items, gifts, electronics, apparel, and more.
  - **Moderate to High Traffic Volumes:** Attract a moderate to high number of customers depending on the nature of the merchandise and location.
  - **Flexible Space Requirements:** Can range from small boutique stores to larger retail spaces, requiring adaptable building layouts.
  - **Extended Operating Hours:** Generally operate during extended hours, including weekends.

- Potential for Increased Traffic and Noise: Depending on the type of retail, can generate significant traffic and noise.

### **Land Use Category: Office (O)**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Some non-office uses, such as retail stores, may be allowed by Special Use Permit. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

### **Current Regulation:**

- **Retail Sales (Not Elsewhere Classified):** Not allowed

### **Proposed Change:**

- Allowing Retail Sales (Not Elsewhere Classified) as a permitted use in the OF zoning district.

### **Analysis:**

#### **Compatibility with Land Use Intent:**

- The presence of diverse retail sales can alter the residential-office balance and impact the desired urban form of the OF district. The architectural style and design of these stores may also clash with the residential aesthetics.

#### **Impact on Surrounding Areas:**

- Traffic and Parking Impacts Retail sales operations can generate moderate to high volumes of traffic, which may lead to congestion and noise, impacting the tranquility of the neighborhood. The need for significant parking space can disrupt the residential character of the OF district.
- Noise and Deliveries Frequent deliveries and customer traffic can create noise that is intrusive in a residential-office environment. This can negatively affect the quality of life for residents in the vicinity.

- Employment and Economic Contribution While these stores provide employment opportunities and contribute to the local economy, the intensity of their operations may not align with the quiet, low-intensity nature intended for the OF district.
- Community Interaction Although these stores can serve as community resources, their intensity and the associated impacts may not be suitable for the residential-office mix. The potential for increased noise and traffic may outweigh the benefits in this context.

### **Operational Considerations:**

- **Noise and Activity Levels:** Retail sales establishments typically operate within regular business hours, with noise levels similar to other commercial activities. Proper siting and operational guidelines can mitigate any potential disturbances.
- **Safety and Accessibility:** Ensuring safe and accessible facilities is critical. This includes compliance with health and safety regulations, providing accessible entrances and pathways, and ensuring clear signage and customer flow.

### ***Comprehensive Plan Consistency***

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** These stores provide convenience and enhance the variety of available goods.
- **Inconsistency:** The increased traffic, noise, and visual impact may disrupt the residential character and tranquility of the OF district.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Retail sales can be part of a vibrant urban environment and support economic development.
- **Inconsistency:** Their moderate to high-intensity nature may conflict with the goal of compact, mixed-use development that promotes pedestrian-friendly areas.

#### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** These stores add to the diversity of uses in an area.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

## **Conclusion**

While retail sales (not elsewhere classified) provide valuable products and services, their moderate to high-intensity nature, associated traffic, noise, and visual impacts are not compatible with the quiet, residential-office mix intended for the Office (OF) zoning district. Therefore, it is recommended that these stores not be allowed as a permitted use in the OF zoning district. This will help preserve the residential character, reduce potential disruptions, and support the comprehensive plan's vision for sustainable, integrated, and tranquil communities.

## **Appropriateness of School (Elementary, Middle, or High - Public or Private) as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use**

### **Definition:**

- **School (Elementary, Middle, or High - Public or Private):** Educational institutions that provide primary and secondary education, including public schools, private schools, charter schools, and other similar educational facilities.
- Schools (elementary, middle, or high) typically involve:
  - Educational Operations: Teaching and learning activities for children and adolescents.
  - Student and Staff Traffic: Regular influx of students, teachers, and staff.
  - Facilities: Classrooms, administrative offices, playgrounds, sports fields, and parking areas.
  - Community Engagement: Schools often serve as community hubs for events and activities.

### **Land Use Category: Office (O)**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

**Current Regulation:**

- **School (Elementary, Middle, or High - Public or Private):** This use currently requires a Special Use Permit in the OF zoning district.

**Proposed Change:**

- Allowing Schools (Elementary, Middle, or High - Public or Private) as a permitted use in the OF zoning district.

**Analysis:****Compatibility with Land Use Intent:**

- Schools, with their large buildings and extensive grounds, can alter the residential-office balance and impact the desired urban form of the OF district. Their presence should be carefully managed to maintain neighborhood aesthetics and minimize visual impact.

**Impact on Surrounding Areas:**

- Traffic and Parking Impacts Schools generate significant traffic during drop-off and pick-up times, leading to congestion and noise. Adequate parking and traffic management plans are essential to minimize disruptions to the residential-office mix.
- Noise and Activity Levels Schools are active facilities with considerable noise from playgrounds, sports fields, and daily student activities. This activity level may be higher than what is typically expected in the OF district, which is designed to be a quiet transitional zone.
- Community Benefits Schools serve as essential community hubs, providing educational services and hosting community events. This aligns with the goal of creating integrated communities with essential facilities.

**Operational Considerations:**

- **Safety:** Ensuring the safety of students is paramount. This includes safe pedestrian access, secure school grounds, and adherence to safety regulations.

- **Facility Requirements:** Schools require specific facilities such as classrooms, playgrounds, sports fields, and administrative offices. These must be integrated into the site design without compromising the functionality of the surrounding office and residential areas.

### *Comprehensive Plan Consistency*

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** Schools enhance community livability and provide essential educational facilities.
- **Inconsistency:** Increased traffic, noise, and activity levels may disrupt the residential character and tranquility of the OF district.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Schools can support compact, mixed-use development by serving as community anchors.
- **Inconsistency:** Their high-intensity nature may conflict with the goal of maintaining a pedestrian-friendly, quiet residential-office environment.

#### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** Schools add to the diversity of uses in an area and support urban infill.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not fully support the goal of creating sustainable, mixed-use environments.

### *Conclusion and Recommendation*

Allowing schools (elementary, middle, or high) in the Office (OF) zoning district as a special use permit can provide essential educational services while ensuring that potential impacts are thoroughly evaluated and mitigated. The special use permit process allows for a case-by-case assessment, community input, and the imposition of specific conditions to address traffic, noise, and other concerns. This approach balances the benefits of having schools as community hubs with the need to maintain the residential-office character of the OF district.

**Recommendation:** It is recommended that schools (elementary, middle, or high) be allowed in the Office (OF) zoning district through a special use permit. This ensures that each proposed school undergoes a thorough review process to address potential impacts and community concerns, maintaining the residential-office character of the district while aligning with the goals of the Comprehensive Plan. Allowing schools by right could lead to significant disruptions in traffic, noise, and overall neighborhood character, making the special use permit a more controlled and suitable approach.



## Appropriateness of Scooter or Electric Golf Cart Sales as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use

### Definition:

- **Scooter or Electric Golf Cart Sales:** A commercial establishment engaged in the retail sale of scooters or electric golf carts. This includes sales of new and used vehicles, along with associated accessories and parts.
- **Scooter or electric golf cart sales typically involve:**
  - Retail Sales: Selling scooters, electric golf carts, and related accessories.
  - Showroom Space: Display areas for the vehicles.
  - Service and Maintenance: Some facilities may offer repair and maintenance services.
  - Moderate Traffic: Attract a moderate number of customers, depending on demand.
  - Storage Requirements: Need space for inventory storage and display.

### Land Use Category: Office (O)

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

### Current Regulation:

- **Scooter or Electric Golf Cart Sales:** This use is currently not allowed in the OF zoning district.

### Proposed Change:

- Allowing Scooter or Electric Golf Cart Sales as a permitted use in the OF zoning district.

**Analysis:****Compatibility with Land Use Intent:**

- The presence of a vehicle sales operation, in this case an electric golf cart or scooter, can alter the residential-office balance and impact the desired urban form of the OF district. The architectural style and design of these sales facilities may also clash with the residential aesthetics.

**Impact on Surrounding Areas:**

- **Traffic and Parking Impacts** The sale of scooters and electric golf carts can generate moderate traffic, which may lead to congestion and noise, impacting the tranquility of the neighborhood. The need for parking and storage space for vehicles can disrupt the residential character of the OF district.
- **Noise and Deliveries** Frequent deliveries and customer traffic can create noise that is intrusive in a residential-office environment. This can negatively affect the quality of life for residents in the vicinity.
- **Community Interaction** While these sales operations provide a service to the community, their intensity and the associated impacts may not be suitable for the residential-office mix. The potential for increased noise and traffic may outweigh the benefits in this context.

***Comprehensive Plan Consistency*****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** These sales operations provide convenience and enhance the variety of available goods.
- **Inconsistency:** The increased traffic, noise, and visual impact may disrupt the residential character and tranquility of the OF district.

**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Vehicle sales can be part of a vibrant urban environment and support economic development.
- **Inconsistency:** Their moderate to high-intensity nature may conflict with the goal of compact, mixed-use development that promotes pedestrian-friendly areas.

**Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** These sales add to the diversity of uses in an area.

- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

### **Conclusion**

While scooter and electric golf cart sales provide valuable transportation options, their moderate to high-intensity nature, associated traffic, noise, and visual impacts are not compatible with the quiet, residential-office mix intended for the Office (OF) zoning district. Therefore, it is recommended that these sales operations not be allowed as a permitted use in the OF zoning district. This will help preserve the residential character, reduce potential disruptions, and support the comprehensive plan's vision for sustainable, integrated, and tranquil communities.

## **Appropriateness of Vehicle Rental as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use**

### **Definition:**

- **Vehicle Rental:** A business that rents or leases motor vehicles to customers, typically for short periods. This includes services such as car rental agencies.
- Vehicle rental typically involves:
  - Retail Operations: Renting vehicles such as cars, trucks, and sometimes specialty vehicles.
  - Customer Traffic: High turnover of vehicles and frequent customer visits.
  - Parking and Storage: Significant space required for vehicle storage and customer parking.
  - Service and Maintenance: Often includes maintenance and cleaning services for the rental fleet.

### **Land Use Category: Office (O)**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Residential densities shall not exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

**Current Regulation:**

- **Vehicle Rental:** Not allowed

**Proposed Change:** Allowing Vehicle Rental as a permitted use in the OF zoning district.

**Compatibility with Land Use Intent:**

- The presence of a vehicle rental business can alter the residential-office balance and impact the desired urban form of the OF district. The architectural style and design of these facilities may clash with residential aesthetics and reduce the visual appeal of the neighborhood.

**Impact on Surrounding Areas:**

- **Traffic and Parking Impacts** Vehicle rental businesses generate significant traffic due to frequent customer visits and the need for large parking areas for rental vehicles. This can lead to congestion and noise, disrupting the tranquility of residential areas.
- **Noise and Deliveries** Frequent vehicle returns, maintenance activities, and customer interactions can create noise that is intrusive in a residential-office environment, negatively affecting the quality of life for residents.
- **Community Interaction** While vehicle rental businesses provide a service to the community, their intensity and associated impacts may not be suitable for the residential-office mix. The potential for increased noise, traffic, and visual disruption may outweigh the benefits in this context.

***Comprehensive Plan Consistency*****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** Vehicle rentals provide convenience and enhance the variety of available services.
- **Inconsistency:** The increased traffic, noise, and visual impact may disrupt the residential character and tranquility of the OF district.

**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Vehicle rentals can support economic development and mixed-use environments.
- **Inconsistency:** Their high-intensity nature may conflict with the goal of compact, pedestrian-friendly development.

#### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** Vehicle rentals add to the diversity of uses in an area.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

#### ***Conclusion***

Vehicle rental businesses, while providing valuable services, bring significant traffic, noise, and visual impacts that are not compatible with the quiet, residential-office mix intended for the Office (OF) zoning district. These operations can disrupt the residential character, reduce quality of life, and conflict with the comprehensive plan's vision for sustainable, integrated, and tranquil communities. Therefore, it is recommended that vehicle rental businesses not be allowed as a permitted use in the OF zoning district. This will help preserve the residential character, minimize potential disruptions, and align with the comprehensive plan's goals for community development.

### **Appropriateness of Vehicle Sales (No Outdoor Display) as a Permitted Use in Office (OF) Zoning District with Office (O) Land Use**

#### **Definition:**

- Vehicle Sales (No Outdoor Display): A business that sells motor vehicles without outdoor display areas, typically operating within enclosed facilities where vehicles are showcased and sold indoors.
- Vehicle sales with no outdoor display typically involve:
  - Retail Operations: Selling vehicles such as cars, trucks, and specialty vehicles.
  - Customer Traffic: Moderate to high customer visits for purchasing vehicles.
  - Indoor Showroom: Vehicles are displayed and sold within an enclosed showroom.
  - Support Services: May include financing, insurance, and other related services within the same facility.

#### **Land Use Category: Office (O)**

- The Office land use category identifies areas appropriate for office, residential, professional, and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations are intended for compact office development and may include mixed-use, live-work, and compound residential uses. Residential densities shall not

exceed 20 units per acre. Building heights are generally limited to 5 stories but can be increased to 8 stories by Special Use Permit.

#### Current Regulation:

- Vehicle Sales (No Outdoor Display): Not allowed

#### Proposed Change:

- Allowing Vehicle Sales (No Outdoor Display) as a permitted use in the OF zoning district.

#### Compatibility with Land Use Intent:

- The presence of a vehicle sales business, even without outdoor display, can alter the residential-office balance and impact the desired urban form of the OF district. The architectural style and design of these facilities may clash with residential aesthetics and reduce the visual appeal of the neighborhood.

#### Impact on Surrounding Areas:

- Traffic and Parking Impacts Vehicle sales operations generate moderate to high traffic due to customer visits, which may lead to congestion and noise, disrupting the tranquility of residential areas. Parking demand for customers and employees can also create pressure on limited parking spaces within the district.
- Noise and Visual Impacts While indoor showrooms mitigate some noise and visual impacts compared to traditional vehicle sales lots, the overall increase in activity and potential signage may still disrupt the residential-office balance.
- Community Interaction Vehicle sales businesses are primarily commercial and do not necessarily contribute to the community-serving focus intended for the OF district. The potential for increased traffic and activity may outweigh the benefits in this context.

### *Comprehensive Plan Consistency*

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Consistency:** Vehicle sales can enhance economic diversity and provide services.
- **Inconsistency:** Increased traffic, noise, and visual impact may disrupt the residential character and tranquility of the OF district.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Consistency:** Vehicle sales can support economic development.

- **Inconsistency:** Their high-intensity nature may conflict with the goal of compact, pedestrian-friendly development.

#### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Consistency:** Vehicle sales add to the diversity of uses in an area.
- **Inconsistency:** Their impact on traffic, noise, and the residential character may not support the goal of creating sustainable, mixed-use environments.

#### ***Conclusion***

Vehicle sales with no outdoor display, while mitigating some visual impacts, still bring significant traffic, noise, and commercial activity that are not compatible with the quiet, residential-office mix intended for the Office (OF) zoning district. These operations can disrupt the residential character, reduce quality of life, and conflict with the comprehensive plan's vision for sustainable, integrated, and tranquil communities. Therefore, it is recommended that vehicle sales with no outdoor display not be allowed as a permitted use in the OF zoning district. This will help preserve the residential character, minimize potential disruptions, and align with the comprehensive plan's goals for community development.