

ORDINANCE NO. (O) 11-02

AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE ORO VALLEY ZONING CODE REVISED, BY AMENDING CHAPTER 23, ZONING DISTRICTS, SECTION 23.1, DISTRICTS AND BOUNDARIES THEREOF, SECTION 23.8, PROPERTY DEVELOPMENT STANDARDS FOR NONRESIDENTIAL DISTRICTS, SECTION 23.3, TABLE OF PERMITTED USES AND SECTION 23.4, TABLE OF DIMENSIONAL REQUIREMENTS; REPEALING ALL RESOLUTIONS, ORDINANCES AND RULES OF THE TOWN OF ORO VALLEY IN CONFLICT THEREWITH; PRESERVING THE RIGHTS AND DUTIES THAT HAVE ALREADY MATURED AND PROCEEDINGS THAT HAVE ALREADY BEGUN THEREUNDER

WHEREAS, the Town of Oro Valley is a political subdivision of the State of Arizona vested with all associated rights, privileges and benefits and is entitled to the immunities and exemptions granted municipalities and political subdivisions under the Constitution and laws of the State of Arizona and the United States; and

WHEREAS, on March 13, 1981, the Mayor and Council approved Ordinance (O)81-58, which adopted that certain document entitled "Oro Valley Zoning Code Revised (OVZCR); and

WHEREAS, on April 15, 2009, the Mayor and Council directed staff to place the Neighborhood Commercial (CN) District into the Planning Division work plan; and

WHEREAS, the proposed amendments to Chapter 23, Zoning Districts, Section 23.1, Districts and Boundaries Thereof, Section 23.8, Property Development Standards for Nonresidential Districts, Section 23.3, Table of Permits Uses and Section 23.4, Table of Dimensional Requirements, will allow the proposed development standards to be more consistent with the intent of the CN zoning district, emphasize neighborhood scale, increase architectural and functional compatibility with adjacent resident areas and provide more flexibility to allow a compatible mixture of uses; and

WHEREAS, the Planning and Zoning Commission reviewed the proposed amendments at duly noticed public hearings on November 8, 2010 and December 7, 2010, in accordance with State statutes and recommended approval of the proposed amendments to the Town Council on December 7, 2010; and

WHEREAS, the Oro Valley Town Council has considered the proposed amendments to Chapter 23, Zoning Districts, Section 23.1, Districts and Boundaries Thereof, Section 23.8, Property Development Standards for Nonresidential Districts, Section 23.3, Table of Permits Uses and Section 23.4, Table of Dimensional Requirements, and the Planning and Zoning Commission's recommendation and finds that it is consistent with the Town's General Plan and other Town ordinances.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Oro Valley, Arizona, that certain document entitled Chapter 23, Zoning Districts, Section 23.1, Districts and Boundaries Thereof, Section 23.8, Property Development Standards for Nonresidential Districts, Section 23.3, Table of Permits Uses and Section 23.4, Table of Dimensional Requirements, attached hereto as Exhibit "A" and incorporated herein by this reference, are hereby amended with additions being shown in ALL CAPS and deletions in strikethrough text.

SECTION 2. All Oro Valley Ordinances, Resolutions, or Motions and parts of Ordinances, Resolutions, or Motions of the Council in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.


PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona this 2nd day of February, 2011.

TOWN OF ORO VALLEY



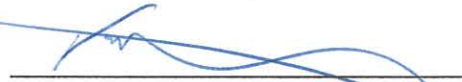
Dr. Satish I. Hiremath, Mayor

ATTEST:



Julie K. Bower, Town Clerk
Date: 2/4/11

APPROVED AS TO FORM:



Tobin Rosen, Town Attorney
Date: 2/2/11

PUBLISH: DAILY TERRITORIAL
FEBRUARY 14, 15, 16, 17, 2011

POSTED: 2/7/11 - 3/7/11

EXHIBIT "A"

Chapter 23. Zoning Districts

...

Section 23.1 Districts and Boundaries Thereof

...

Section 23.1.B Purpose of Districts

...

Section 23.1.B.14. C-N Neighborhood Commercial District

This district provides small office and service centers within walking/biking distance or a short drive from adjacent neighborhoods. The center shall be designed to fit into ~~and reflect the architecture of~~ the adjacent neighborhoods, serve as a neighborhood activity center, and provide a combination of uses that offer basic goods and services that meet the ~~daily~~ needs of the nearby residents. A MIXTURE OF OFFICE, RETAIL, AND RESIDENTIAL IS ENABLED IN THE C-N ZONE AND IS ANTICIPATED TO PROVIDE A PHYSICALLY AND FUNCTIONALLY INTEGRATED COMBINATION OF USES.

Sites should be designed to accommodate multiple, smaller uses ~~as opposed to~~ RATHER THAN a single, large use. C-N zoning may be found along multi-use paths, near parks, immediately between or among higher density residential developments and municipal service sites. It is most appropriate at the intersection of collectors STREETS or a collector STREET and an arterial ~~other than Oracle Road~~ ROAD.

...

Section 23.8. Property Development Standards for Nonresidential Districts

Section 23.8.A. C-N Neighborhood Commercial District

1. Floor Area Limits

- a. COMMERCIAL uses shall be no greater than 5,000 square feet of gross floor area per individual business, except that drug stores, grocery stores and hardware stores shall be no greater than 9,000 square feet.
- b. Expansions of COMMERCIAL uses ~~up to 9,000 square feet of gross floor area per individual business~~ BEYOND THESE FLOOR AREA LIMITS may be allowed with a Conditional Use Permit.

- C. THE AFOREMENTIONED SQUARE FOOTAGE LIMITS DO NOT APPLY TO BUILDINGS USED FOR RESIDENTIAL, PUBLIC, INSTITUTIONAL, CIVIC, OFFICE, REHABILITATIVE AND SKILLED NURSING CARE PURPOSES.
- D. RESIDENTIAL UNITS MAY COMPRISE NO MORE THAN 50% OF THE TOTAL GROSS FLOOR AREA OF THE DEVELOPMENT NOR OCCUPY MORE THAN 50% OF THE SITE BY AREA.
- E. THE MINIMUM GROSS LAND AREA PER RESIDENTIAL DWELLING UNIT SHALL BE 3,500 SQUARE FEET.

2. Building Height

- A. If a contiguous residential district has a more restrictive height standard, ALL BUILDINGS WITHIN 85 FEET OF THE PROPERTY LINE OF CONTIGUOUS R-1 SINGLE-FAMILY RESIDENTIALLY ZONED PROPERTY ~~the building height~~ shall conform to that more restrictive standard OF THE CONTIGUOUS ZONE.
- B. ArchitecturalLY APPROPRIATE elements such as bell towers OR MECHANICAL SCREENING may exceed this limitation by no more than ~~ten (10) feet~~ SEVEN (7') FEET, subject to approval by the PLANNING DIVISION MANAGER. ~~Development Review Board.~~ ADDITIONAL HEIGHT FOR ARCHITECTURAL ELEMENTS, UP TO 35 FEET, MUST BE APPROVED BY THE TOWN COUNCIL.

3. Courtyards and Pedestrian Malls



- a. ~~A portion of the development shall~~ THE DESIGN OF THE SITE SHALL INCLUDE ~~be oriented towards~~ a landscaped courtyard(S)

or PEDESTRIAN mall with buildings enclosing the courtyard and opening onto the courtyard from at least two sides.

- b. The courtyard or mall should contain all or a portion of the required public art.
 - c. The courtyard(S) or PEDESTRIAN mall shall be a minimum of two (2%) percent of the net lot area of the site in square feet, which shall be considered to be part of the ANY required open space.
 - d. ~~The courtyard/mall requirement may be waived by Town Council based on a suitable alternative design solution being presented to the Development Review Board and Town Council.~~
- D. THE COURTYARD OR PEDESTRIAN MALL SHALL CONTAIN SHADED SEATING AREAS FOR EMPLOYEES AND PATRONS, AND MAY INCLUDE BENCHES OR SEAT WALLS, PLANTERS WITH SPECIMEN LANDSCAPE TREES, AND POTTED PLANTS TO PROVIDE SHADE AND VISUAL INTEREST.



4. Yards and Setbacks

- a. Front
 - i. Where adjacent to a residential district, the front setback regulations of the residential district shall apply.
- b. Side and Rear Setbacks
 - i. 50 feet or 3:1 whichever is greater (setback to building height) where the lot abuts a single-family residential

district or abuts an alley that is adjacent to a single-family residential district.

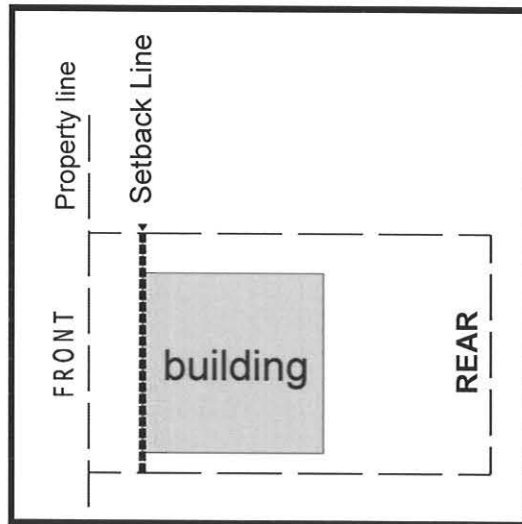
- ii. 25 feet where the lot abuts a multi-family OR NON-residential district.

5. ~~Retain Sales~~ SERVICE AND DELIVERY/OUTDOOR ACTIVITIES Hours of Operation

- a. Service and delivery operations are allowed only between 6:00 a.m. to 9:00 p.m., Monday through Saturday and 7:00 a.m. to 7:00 p.m. on Sundays. THESE HOURS MUST BE POSTED IN ALL SERVICE AND DELIVERY AREAS. HOURS MAY BE EXTENDED WITH A CONDITIONAL USE PERMIT.
- b. ~~Hours of operation may be extended with a conditional Use Permit.~~ OUTDOOR SPEAKERS ARE PROHIBITED. OUTDOOR ENTERTAINMENT SHALL BE LIMITED TO 9:00 A.M. TO 10:00 P.M., SEVEN DAYS A WEEK.
- c. ~~The property at the southwest corner of Lambert Lane and La Canada Drive is covered by a prior development agreement and is exempt from the hours of operation requirement.~~

6. COMMERCIAL SITE DESIGN

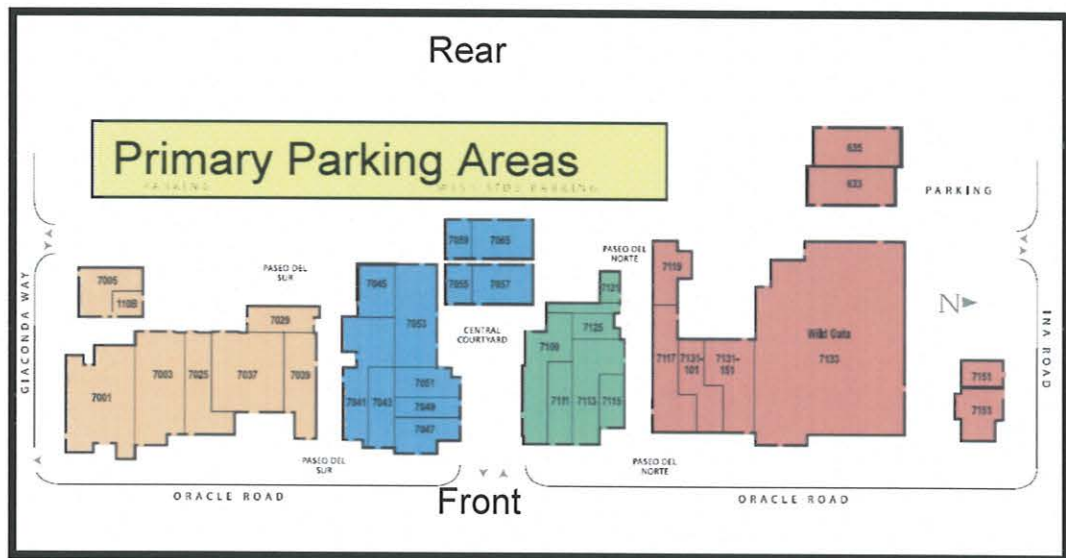
- A. WHERE FEASIBLE, BUILDINGS SHALL BE PLACED TO THE FRONT OF THE PROPERTY TO VISUALLY REINFORCE THE STREETScape AND PROMOTE A HUMAN-SCALE, PEDESTRIAN AND BICYCLE FRIENDLY DESIGN.



- B. BUILDINGS MAY ONLY BE SET BACK BEYOND THE SETBACK LINE AS NECESSARY TO ACCOMMODATE SHOP ENTRANCES, ARCADES, PLAZAS, SIDEWALK DINING AREAS, OR OTHER APPROVED AMENITIES, PARKING AREAS, OR LANDSCAPING.
- C. PARKING IN FRONT OF BUILDINGS IS LIMITED TO 15% OF THE TOTAL REQUIRED OFF-STREET PARKING SPACES.
- D. WELL-DEFINED PEDESTRIAN SIDEWALKS, BICYCLE LANES, OR SHARED-USE PATHS SHALL CONNECT TO EXISTING WALKS, LANES, OR PATHS TO ADJACENT DEVELOPMENTS.

7. PARKING

- A. A MINIMUM OF 85% OF THE REQUIRED PARKING SHALL BE PLACED BEHIND OR TO THE SIDE OF BUILDINGS.



source: Casas Adobes Plaza

- B. PARKING PLACED IN FRONT OF THE BUILDINGS SHALL BE ACCESSED FROM A SINGLE ACCESS LANE OR MAY BE PROVIDED ON-STREET IN FRONT OF THE BUILDING, SUBJECT TO APPROVAL BY THE ENGINEERING DIVISION.
- C. PARKING DESIGN SHALL MINIMIZE NOISE AND LIGHT POLLUTION IMPACTS TO ADJACENT RESIDENTIAL PROPERTIES.

8. RESIDENTIAL SITE DESIGN

A. RESIDENTIAL USES, WHICH INCLUDE CONDOMINIUMS, TOWNHOMES, AND APARTMENTS, SHALL BE PHYSICALLY AND FUNCTIONALLY INTEGRATED WITH COMMERCIAL USES BY UTILIZING ONE OR MORE OF THE FOLLOWING DESIGN STRATEGIES:

I. ATTACHED DWELLING UNITS WITH FIRST FLOOR OFFICE OR RETAIL



source: www.rosecrestvillage.com

II. NON-RESIDENTIAL USES SHALL PROVIDE PEDESTRIAN PATHS LINKING THEM WITH MULTI-FAMILY RESIDENTIAL USES ON THE PROPERTY.



source: www.internest.com

B. A SHARED OR PRIVATE OUTDOOR LIVING AREA OF AT LEAST 150 SQUARE FEET SHALL BE PROVIDED FOR EACH RESIDENTIAL UNIT. COVERED PORCHES AND PATIOS MAY BE PROVIDED TO SATISFY THIS REQUIREMENT.

C. PRIVATE OUTDOOR LIVING AREAS SHALL BE SCREENED FROM PARKING AREAS AND ADJACENT USES WITH AN ARCHITECTURALLY-COMPATIBLE OPAQUE FENCE OR WALL WITH A MINIMUM HEIGHT OF FIVE FEET.

D. UNDERGROUND PARKING OR FIRST FLOOR GARAGES ARE ENCOURAGED. FOR EACH TWO (2) SQUARE FEET OF UNDERGROUND OR FIRST FLOOR GARAGE, ONE (1) SQUARE FOOT OF ADDITIONAL FLOOR AREA IS PERMITTED.

9. ARCHITECTURE

THE DEVELOPMENT SHALL REFLECT THE ARCHITECTURAL THEMES AND COLORS OF ADJACENT RESIDENTIAL DEVELOPMENTS UTILIZING MATERIALS APPROPRIATE FOR COMMERCIAL CONSTRUCTION. THE ARCHITECTURE SHALL COMPLY WITH ALL DESIGN STANDARDS AND GUIDELINES.



source: amreit.com

...

Section 23.3 Table of Permitted Uses

The Table of Permitted Uses in this Section sets forth the uses permitted within the base zone districts.

A. Uses Permitted by Right

A “P” indicates that a use is permitted as a matter-of-right in the respective zone district, subject to compliance of all application regulations in this Code.

TABLE 23-1: PERMITTED USES

ADD AS “P” (permitted)

- RESTAURANT, CAFÉ OR DELICATESSEN WITH OUTSIDE SEATING
- OPTICIAN
- BLUEPRINTING, PRINTING, LITHOGRAPH, PUBLISHING OR PHOTOSTATING

B. Conditional Special Uses

A “C” indicates that a use category or specific use type is allowed only if reviewed and approved in accordance with the procedures and standards of Section 22.4, Use Permits.

ADD AS “C” (conditional use)

- COMMUNITY BUILDINGS OTHER THAN HOSPITALS, PARKS AND PLAYGROUNDS
- MUSEUM
- REHABILITATIVE CARE FACILITY
- SKILLED NURSING CARE FACILITY
- INDEPENDENT LIVING FACILITY (FORMERLY MATURE ADULT RETIREMENT QUARTERS)
-

...

TABLE 23-1: PERMITTED USES

USE CATEGORY	SPECIFIC USE TYPE	Single-Family									Multi-Family				Commercial			Other			ADDL REGS
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S	
RESIDENTIAL USES																					
Residential	Community residences	P	P	P	P	P					P	P									25.1.E
	Dwelling units, multi-family													P	P						
	Dwelling units, single-family	P	P	P	P	P	P	P	P				P	P				P*			*23.6(D)(1)
	Home occupations	P	P	P	P	P	P	P	P	P	P	P	P	P							25.2.C
	Mature adult retirement quarters										C		C	P	C						
	Model homes	C	C	C	C	C	C	C	C	C		C	C								
	Single-family dwellings having either party walls or walled courtyards										P	P									
	Site-built, site-delivered dwelling units, single-family									P											
	Temporary real estate offices	P	P	P	P	P	P	P	P	P	P	P	P								25.1.Q
PUBLIC, INSTITUTIONAL, AND CIVIC USES																					
Public, Institutional, Civic	Business schools or similar private schools														C	P	P				
	Cemetery, including funeral chapel		C															C			
	Community buildings and recreational facilities, private, not-for-profit, such as athletic fields and boy's clubs	C	C	C	C	C	C	C	C	C			C	C	C					C	
	Community buildings other than hospitals, parks, and playgrounds												P		C	P	P				
	Flood control facilities and water recharge areas																			C	
	General aviation airstrip	P																			

TABLE 23-1: PERMITTED USES

USE CATEGORY	SPECIFIC USE TYPE	Single-Family									Multi-Family				Commercial			Other			ADDL REGS
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S	
	Golf course (except miniature golf course or commercial driving range)	C	C	C	C	C	C	C	C												24.6 25.1.J
	Golf driving range															C					
	Hospitals															C					
	Municipal services													P	P	P		P			
	Museum													C	P	P					
	New utility poles and above ground wires	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	25.1.N
	Community-owned recreation facilities and buildings other than hospitals	P	P	P	P	P	P	P	P	P											
	Fire stations and rescue facilities														P	P	P		P		25.1.I
	Post office (substation)														P	P	P				
	Private college or university having a regular curriculum																	P			
	Private garages										P	P									
	Private schools having a curriculum equivalent to public schools																	P			
	Private tennis courts (unlighted)	P	P	P	P	P	P	P	P				P								
	Public parks and recreational facilities																			P	
	Public swimming pools, tennis courts or sport courts												C							P	25.2.D
	Religious institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25.1.A
	Tennis courts (lighted) and sports clubs	C	C	C	C	C	C	C	C												25.1.R
	Transit center															C					

TABLE 23-1: PERMITTED USES

USE CATEGORY	SPECIFIC USE TYPE	Single-Family									Multi-Family				Commercial			Other			ADDL REGS	
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S		
	Utilities either publicly or privately owned															C	C	C				
COMMERCIAL USES																						
Automobile Related	Parts store															C	P	P				25.1.B
	Sales																	C				
	Car rental establishments																C	C				25.1.C
	Car washes/detailing																C	C				25.1.G
	Gas stations and/or automotive service																C	C				25.1.G
Food and Beverage Related	Bakery															P	P	P				
	Bars and cocktail lounges with live entertainment or patron dancing																	C				
	Bars and cocktail lounges without live entertainment or patron dancing																	P				
	Candy shop															P	P	P				
	Concession facilities																				P	
	Grocery store															P	P	P				23.8.A
	Ice cream parlor															P	P	P				
	Restaurant, cafe, or delicatessen without entertainment/alcohol															P	P	P		A		23.8.E 25.1.O
	Restaurant, cafe, or delicatessen with outside seating															P	P	P		A		23.8.E 25.1.O
Restaurant, cafe, or delicatessen with entertainment/alcohol															C	C	C				25.1.O	

TABLE 23-1: PERMITTED USES

USE CATEGORY	SPECIFIC USE TYPE	Single-Family									Multi-Family				Commercial			Other			ADDL REGS
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S	
Office and Professional	Art needlework, hand weaving, tapestries, books (hand binding and tooling), jewelry, medical, dental, and drafting instruments, optical goods and equipment, watches, clocks, and other similar precision instruments, small electrical or electronic apparatus, musical instruments, games or toys																		P		
	Broadcasting station and studio, radio or television (excluding towers and communication facilities)															P	P			P	
	Business and professional offices (including medical and dental)												P	P	P	P	P			P	
	Optician															P	P				
	Office, laboratory and manufacturing uses which do not pose a danger to the health and safety in surrounding areas and which do not create any excessive traffic, offensive noise, vibration, smoke, radioactivity, electromagnetic interference, dust, odor, heat or glare and which, by reason of high value in relation to size and weight of merchandise received and shipped, generate a minimum of truck traffic																			P	
Office, laboratory and manufacturing uses which do pose a danger and create negative impacts (per above)																			C		
Retail Sales	Antique store														P	P	P				

TABLE 23-1: PERMITTED USES

USE CATEGORY	SPECIFIC USE TYPE	Single-Family									Multi-Family				Commercial			Other			ADDL REGS	
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S		
	Art gallery													C	C	P	P	P				
	Bicycle shop															P	P	P				
	Book or specialty paper store															P	P	P				
	Camera store															P	P	P				
	Clothing store																P	P				
	Convenience uses (not specifically addressed elsewhere)															C	C	C				25.1.G
	Craft shop															P	P	P				
	Drug store															P	P	P				23.8.A
	Fabric store															P	P	P				
	Florist															P	P	P				
	Furniture store																P	P				
	General merchandising, including variety and specialty stores															P	P	P			A	23.8.E
	Gift/Hobby shop															P	P	P				
	Hardware store															P	P	P				23.8.A
	Video store															P	P	P				
Service Related	Appliance repair shop																P	P				
	Banks or financial institutions													C		P	P	P		A		
	Barber or beauty shop or day spa															P	P	P				
	Blueprinting, printing, lithograph, publishing or photostating															P	P	P		P		
	Clinic with urgent care facilities																C	P				
	Dry cleaners and laundromats, excluding industrial cleaning and dyeing plants															P	P	P		A		

TABLE 23-1: PERMITTED USES

USE CATEGORY	SPECIFIC USE TYPE	Single-Family									Multi-Family				Commercial			Other			ADDL REGS
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S	
	Communications, informational, and other technical service																		P		
	Day nursery or preschool (drop-off > 100' from residential district)													C	C	P	P	P	P	A	
	Day nursery or preschool (drop-off ≤ 100' from residential district)													C	C	C	C	C	P	C	
	Funeral chapel and mortuary															P	P				
	Indoor recreation, health spa, health studio or fitness center														P	P	P		P		25.1.K
	Hospital for animals including boarding and lodging														P	P	P				25.1.L
	Mail service														P	P	P				
	Pet grooming														P	P	P				
	Private clubs with entertainment/alcohol																C				
	Private clubs without entertainment/alcohol															P	P				
	Rehabilitative care facility													C	C	C					
	Self storage																C		C		
	Sexually-oriented businesses																				
	Shoe repair shop														P	P	P				
	Skilled nursing care facility													C	C	C					
	Studio for professional work or teaching of any form of commercial or fine arts													P	P	P	P	P			
	Telephone answering service															P	P		P		
	Theater															C	P				

TABLE 23-1: PERMITTED USES

TABLE 23-1: PERMITTED USES																					
USE CATEGORY	SPECIFIC USE TYPE	Single-Family									Multi-Family				Commercial			Other			ADDL REGS
		R1-300	R1-144	R1-72	R1-43	R1-36	R1-20	R1-10	R1-7	S D H 6	R-4	R-4R	R-S	R-6	C-N	C-1	C-2	PS	T-P	P O S	
	Utility payment store														P	P	P				
Visitor Accommodation	Boarding house or lodging house											C	C	C							25.1.T
	Guest ranches											P									25.1.T
	Hotels/motels											P				C	P				25.1.T
	Resorts											P									25.1.T
	Short-term rental properties											C	C	C							
	Timeshare units											C	C	C							25.1.S
AGRICULTURE USES																					
Agriculture	Farms and ranches	C	P	C	C	C	C	C	C												
	Marketing of products raised on the premises		P																		25.1.M
	Plant nursery														C	C	P				
OTHER USES																					
Other	Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	25.1.F
	Major communications facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	25.1.F
	Minor communications facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	25.1.F
	Motion picture production																		P		
ACCESSORY USES																					
Accessory Uses	Accessory buildings and uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	25.2

...

...

Section 23.4 Table of Dimensional Requirements

...

Change Maximum Floor Area Ratio from .2 TO .25

Section 23.4 Table of Dimensional Requirements

Zoning District	Minimum Property Size	Yard Setbacks (feet)			Maximum Building Height	Min. Open Space	Max. Floor Area Ratio	Addl Regs
		Front	Side	Rear				
CN	0 acres	20*	0-50*	0-50*	25 feet or 2 stories	25%	.25	23.8.A
C-1	5 acres	20	0-50*	0-50*	25 feet or 2 stories	20%	.30	23.8.B
C-2	10 acres	20	0-50*	0-50*	30 feet or 2 stories	20%	.40	23.8.C
PS	5 acres (schools only)	*	*	*	1 story and 24-45 feet *	25%		23.8.D
T-P	3 acres	3:1*	0-50*	0-50*	34 feet *	25%	.50*	23.8.E
POS		0-50*	0-50*	0-50*	1 story and 25-45 feet *	*	.15*	23.8.G

...