

DRAFT Changes to DDC to Create Contractor Services Use:

Add the following to DDC 9.2 Definition:

Contractor Services

A business that specializes in providing services not classified elsewhere, which involve primarily offsite manual labor, including, but not limited to, plumbing, electrical, office cleaning, heating and air conditioning, construction, office equipment repair, pool maintenance, and landscape maintenance services. May primarily function as an indoor storage area for supplies and equipment used by the business in providing the service.

Accessory uses may include sales or service offices, outdoor storage, and display or showroom areas for services provided or products installed by the service provider.

Excludes vehicle leasing, sales, or repair; distribution warehouse; wholesale facility; and all manufacturing uses.

Add the following to DDC 7.9.4 - Table 7.9-I Minimum parking:

Table 7.9-I: Minimum Required Off-Street Parking	
DU = dwelling unit sq ft = square feet GFA = gross floor area	
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES	
Administrative, Professional, and Government Office	1 space per 450 sq ft GFA
Bank or Financial Institution	
Musician Studio	
Credit Access Business	
Printing, Copying, and Publishing Establishment	
<u>Contractor Services</u>	<u>1 space per 250sf for showrooms, display areas, and other customer service areas, plus 1 space per every 1 employee working primarily onsite on largest shift and 1 space per commercial vehicle stored on site (shall include any motor vehicle owned by, or bearing the logo of, or used in the operation of the business, that is parked on the property for at least 8 hours every day and/or overnight).</u>
PERSONAL SERVICES	

Add the following to DDC 5.3.5 - Use-Specific Standards:

Accessory Uses																		
Accessory Dwelling Unit	p+										Error! Reference source not found.							
Donation Box																		Error! Reference source not found.
Home Occupation	p+							Error! Reference source not found.										
Outdoor Storage, Accessory	P+												p+	p+	p+	p+	p+	0
Sale of Produce and Plants Raised on Premises	p+	Error! Reference source not found.																
Solar Collector, (Ground- or Building-Mounted)	p+	Error! Reference source not found.																
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	p+	S+	p+	p+	p+	Error! Reference source not found.												
Wind Energy Conversion System (WECS), Small (Building-Mounted)	p+	S+	p+	p+	p+	5.4.4H												

Add the following to 5.4.4D Outdoor Storage, Accessory

D. Outdoor Storage, Accessory

In addition to complying with all EPA regulations, the International Fire Code, and all other applicable ordinances, statutes, rules and regulations, outdoor storage:

1. Shall be limited to materials sold or used on the premises as part of the principal use of the property.
2. Shall not be located between the front building façade and the adjacent street frontage.
3. Materials shall not be stored in areas intended for vehicular or pedestrian circulation.
4. Materials stored outdoors shall be setback at least five feet from all property lines.
5. Within the HC and GO Zoning Districts outdoor storage shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses with a minimum eight (8) foot tall wall or fence of masonry, elevated and sealed wood or a combination of such materials.
6. Within the RR, LI, HI, and PF Zoning Districts outdoor storage shall be opaquely screened from all rights-of-way, ~~and adjacent residential zoning districts,~~ and ~~residential~~ uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.

