

Draft Zoning Definition  
**Microfulfillment Centers (#127-22)**

**ZAP Amendment – 4/25/2022**

Use Table (Sec. 4.4.1) -

Business, Mixed Use & Manufacturing Districts	BU1	BU2	B U 3	BU 4	M U 1	M U 2	M U 3	M U 4	M	L M	Definition / Listed Standards
<b>Microfulfillment Center</b>	--	--	-	SP	L	L	-	-	L	L	6.4.47

P = Allowed By-Right    L = Allowed Subject to Listed Standards    SP = Special Permit by City Council Required    -- Not Allowed

Number of Parking Stalls (Sec. 5.1.4)

Use	Parking Stalls Required	Allowed by Special Permit
<b>Microfulfillment Center</b>	1 per 1000 sf plus 1 per 4 employees	

Off-Street Loading Requirements (Sec. 5.1.12) -

**Table of Off-street Loading Requirements**

Number of bays required for new or expanded uses by gross floor area of structure of land use (in sf)

Uses	Under 5,000 sf	5,000 – 50,999 sf	51,000 – 100,999 sf	101,000 – 150,999 sf	151,000 – 300,000 sf	Over 300,000 sf
Retail Trade, Wholesale and Storage, Transportation Terminal, Manufacturing, and Public Utility	0	1	2	3	4	1 for each additional 150,000 sf
Business Services, Office Building, Hotel, Motel & Dormitory, <b>Microfulfillment Center</b> , and Research Laboratory	0	1	1	2	3	1 for each additional 150,000 sf
Recreation, and Institution	0	0	1	1	2	1 for each additional 150,000 sf

Use Definition -

**6.4.47. Microfulfillment Center**

- A. Defined.** A facility whose primary use is for the receipt, transfer, short-term storage, dispatching, coordination, preparation, routing of package delivery, and parking of vehicles, associated with the delivery of goods directly to consumers.

**Microfulfillment Centers (#127-22)****B. Standards for Allowed Uses**

1. **Size.** In the Business 4 district, a microfulfillment center is allowed by special permit with a maximum gross floor area of 10,000 square feet. In the Mixed Use 1, Mixed Use 2, Manufacturing, and Limited Manufacturing districts, the maximum gross floor area allowed for a microfulfillment center is 10,000 square feet.
2. **Parking.** In addition to complying with the parking requirements of Sec. 5.1, the operator of a Microfulfillment Center shall provide onsite parking spaces dedicated for deliveries in accordance with the following:
  - a. Microfulfillment Centers shall provide a minimum of two off-street parking stalls for the first 2,500 square feet of gross floor area and an additional one off-street parking stall for every additional 2,500 square feet of gross floor area. Fractions ending in 0.5 or higher shall round up to the nearest whole number.
  - b. Sections 5.1.3.B and 5.1.3.D shall not be applicable to parking spaces required under this section 6.4.47.B.2.
3. **Design Standards.** In the Business 4 and Mixed Use 1 and 2 Districts, if the Microfulfillment Center use is located at street-level, the use shall be:
  - a. Located more than 16 feet from the street-facing building facade; or
  - b. Any point of the building containing the use is located at least 30 feet from a street.