

Redline Zoning Text

**Village Center 1 (VC1) Zone**

Sec. 9.2.5. Dimension Standards

A. Site Dimensional Standards

	MRT	<b>VC1</b>	VC2	VC3	Definition / Listed Standard
Open Space (min.)					
	35% Useable Open Space	<b>5% Beneficial Open Space for lots greater than 30,000 sf</b>	5% Beneficial Open Space for lots greater than 30,000 sf	5% Beneficial Open Space for lots greater than 30,000 sf	Sec. 9.2.6.A.6
Lot Frontage (min.)					
	45'	<b>N/A</b>	N/A	N/A	Sec. 9.2.6.A.1
Building Setbacks					
<b>A</b> Front (min.)					
	20' or Average*	<b>0'</b>	0'	0'	Sec. 9.2.6.A.2
<b>B</b> Side (min.)					
	10'	<b>0'</b>	0'	0'	Sec. 9.2.6.A.2
Abutting a Residential or Public Use District	10'	<b>20'</b>	20'	20'	Sec. 9.2.6.A.2
<b>C</b> Rear (min.)					
	15'	<b>5'</b>	5'	5'	Sec. 9.2.6.A.2
Abutting a Residential or Public Use District	15'	<b>20'</b>	20'	20'	Sec. 9.2.6.A.2
Building Separation for Multiple Buildings on a Lot (min.)					
	20'	<b>25'</b>	25'	25'	Sec. 9.2.6.A.5
Façade					
Façade Build out Ratio (min.)					
Primary front lot line	N/A	<b>75%, or lot width within side setbacks minus 15', whichever is less</b>	75%, or lot width within side setbacks minus 15', whichever is less	75%, or lot width within side setbacks minus 15', whichever is less	Sec. 9.2.6.A.3
Front lot line	N/A	<b>50%</b>	50%	50%	Sec. 9.2.6.A.3
Parking Placement					
Parking Setbacks (min.)					
<b>D</b> Facing a right of way	12'	<b>12'</b>	12'	12'	Sec. 9.2.6.C.7
<b>E</b> Not facing a right of way	4'	<b>4'</b>	4'	4'	Sec. 9.2.6.C.7
-- = Not Allowed      N/A = Not Applicable					

\* Average setback is described in Sec. 1.5.3.

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B. Building Dimensional Standards

**VC1 Building Dimensional Standards**

Regulation	Standard	Definition / Listed Standard
Building Massing		
Building Footprint (max.)		
	<b>10,000 sf</b>	Sec. 9.2.6.B.1
Building Height in Stories / Feet (max.)		
<b>A</b> Flat Roof	<b>3 / 45'</b>	Sec. 9.2.6.B.6
Ground Story Height in Feet (min.)		
<b>B</b> Mixed-Use Priority Street	<b>15'</b>	Sec. 9.2.6.B.3
<b>B</b> All other streets	<b>N/A</b>	Sec. 9.2.6.B.3
Façade		
Ground Story Fenestration (min.)		
Mixed-Use Priority Streets	<b>70%</b>	Sec. 9.2.6.B.12
All other streets, non-residential uses	<b>50%</b>	Sec. 9.2.6.B.12
All other streets, residential uses	<b>15%</b>	Sec. 9.2.6.B.12
Ground Story Active Use (min.)		
Mixed-Use Priority Street	<b>100%</b>	Sec. 9.2.6.B.9
Articulation		
Length of continuous façade (max.)	<b>80'</b>	Sec. 9.2.6.A.11
Use and Occupancy		
Dwelling Units (min. / max.)	<b>3 / N/A</b>	
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 Sec. 9.2.8. Allowed Uses

Use Category	MRT	VC1	VC2	VC3	Definition / Listed Standard
<b>Residential Use</b>					
Single-Family, detached	--	--	--	--	Sec. 6.2.1
Two-Family, detached	--	--	--	--	Sec. 6.2.2
Multi-Family residential use	P	P	P	P	Sec. 6.2.4
Assisted living, nursing home	SP	SP	SP	SP	Sec. 6.2.5
Congregate living facility	SP	P	P	P	Sec. 6.2.8
Elderly housing with services	SP	SP	SP	SP	Sec. 6.2.10
Live/work space	P	P	P	P	Sec. 6.2.11
Lodging house	SP	SP	SP	SP	Sec. 7
<b>Civic/Institutional Use</b>					
Cemetery, private	--	--	--	--	Sec. 6.3.1
Club, clubhouse	SP	P	P	P	Sec. 6.3.2
Community use space	P	P	P	P	Sec. 6.3.3
Family child care home, large family child care home, day care center	L	L	L	L	Sec. 6.3.4
Government offices or services	P	P	P	P	Sec. 6.3.5
Heliport	--	--	--	--	Sec. 6.3.6
Hospital	--	SP	SP	SP	Sec. 6.3.7
Library, museum or similar institution	SP	P	P	P	Sec. 6.3.8
Public use	L	L	L	L	Sec. 6.3.10
Rail/bus station	P	P	P	P	Sec. 6.3.11
Religious institution	L	L	L	L	Sec. 6.3.12
Sanitarium, convalescent or rest home, other like institution	SP	SP	SP	SP	Sec. 6.3.13
School or other educational purposes, non-profit	L	L	L	L	Sec. 6.3.14
School or other educational purposes, for-profit	L	L	L	L	Sec. 6.3.14
Theater, hall	SP	P	P	P	Sec. 6.3.15
<b>Commercial Uses</b>					
Animal service, excluding overnight boarding	--	P	P	P	Sec. 6.4.1
ATM, standalone	--	P	P	P	Sec. 6.4.2
Bank, ground story	--	SP	SP	--	Sec. 6.4.4
Bank, upper story	--	P	P	P	Sec. 6.4.4
Bed & Breakfast	P	P	P	SP	Sec. 6.4.5
Business incubator	--	P	P	P	Sec. 6.4.6
Business services	--	P	P	P	Sec. 6.4.7
Car-sharing service, car rental, bike rental, electric car-charging station as accessory uses	P	P	P	P	Sec. 6.4.8
Car wash	--	--	--	--	Sec. 6.4.9
Craft beverage establishment	--	L/SP	L/SP	L/SP	Sec. 6.4.10
Drive-in business	--	--	--	--	Sec. 6.4.11
Dry cleaning or laundry, retail	--	P	P	P	Sec. 6.4.12
Fast food establishment	--	P	P	P	Sec. 6.4.13
Fuel establishment	--	--	--	--	Sec. 6.4.14
Funeral home	--	SP	SP	SP	Sec. 6.4.15
Health club	--	P	P	P	Sec. 6.4.16
Hotel or lodging establishment	--	P	P	P	Sec. 6.4.17
Job printing, up to 3,000 square feet (area used for work and storage)	--	P	P	P	Sec. 6.4.18
Job printing, over 3,000 square feet (area used for work and storage)	--	SP	SP	SP	Sec. 6.4.18
Kennel	--	--	--	--	Sec. 6.4.19
Microfulfillment Center	--	--	--	--	Sec. 6.4.27
Office	--	P	P	P	Sec. 6.4.21
Open-air business	--	P	P	P	Sec. 6.4.22
Outdoor storage	--	--	--	--	Sec. 6.4.23
Parking facility, accessory, single level	P	P	P	P	Sec. 6.4.24
Parking facility, non-accessory, single level	P	P	P	P	Sec. 6.4.24
Parking facility, accessory, multi-level	--	P	P	P	Sec. 6.4.24
Parking facility, non-accessory, multi-level	--	P	P	P	Sec. 6.4.24

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Personal service, up to 5,000 square feet	--	<b>P</b>	P	P	Sec. 6.4.25
Personal service, over 5,000 square feet	--	<b>P</b>	P	P	Sec. 6.4.25
Place of amusement, indoor or outdoor	--	<b>P</b>	P	P	Sec. 6.4.26
Radio or television broadcasting studio	--	<b>P</b>	P	P	Sec. 6.4.27
Radio, or television transmission station	--	--	--	--	Sec. 6.4.27
Restaurant	--	<b>P</b>	P	P	Sec. 6.4.29
Retail sales, under 5,000 square feet	--	<b>P</b>	P	P	Sec. 6.4.30
Retail sales, over 5,000 square feet	--	<b>P</b>	P	P	Sec. 6.4.30
Service establishment, up to 5,000 sq. feet	--	<b>P</b>	P	P	Sec. 6.4.31
Service establishment, over 5,000 sq. feet	--	<b>P</b>	P	P	Sec. 6.4.31
Stable, public	--	--	--	--	Sec. 6.4.32
Taxidermist	--	--	--	--	Sec. 6.4.33
Vehicle repair shop, minor	--	--	--	--	Sec. 6.4.34
Vehicle repair shop, major	--	--	--	--	Sec. 6.4.34
Vehicles sales and service facility, indoor -	--	--	--	--	Sec. 6.4.35
Vehicles sales and service facility, outdoor	--	--	--	--	Sec. 6.4.35
Veterinary hospital	--	<b>SP</b>	SP	SP	Sec. 6.4.36
<b>Industrial Uses</b>					
Assembly or fabrication of materials manufactured off premise	--	--	--	--	Sec. 6.5.1
Bakery, wholesale	--	--	--	--	Sec. 6.5.2
Boat building, storage and repair	--	--	--	--	Sec. 6.5.3
Bottling works (except for alcoholic beverages)	--	--	--	--	Sec. 6.5.4
Building materials sales yard and storage building	--	--	--	--	Sec. 6.5.5
Contractor's yard	--	--	--	--	Sec. 6.5.6
Feed and seed store	--	--	--	--	Sec. 6.5.7
Food processing, wholesale	--	--	--	--	Sec. 6.5.8
Laboratory, research and development	--	<b>P</b>	P	P	Sec. 6.5.9
Laundry, cleaning & dyeing establishment	--	--	--	--	Sec. 6.5.10
Manufacturing	--	--	--	--	Sec. 6.5.11
Manufacturing, molding, shaping or assembly from prepared materials (including repairs)	--	--	--	--	Sec. 6.5.11
Paint store	--	--	--	--	Sec. 6.5.12
Printing, publishing and reproduction establishment	--	--	--	--	Sec. 6.5.13
Sign painting shop	--	--	--	--	Sec. 6.5.14
Telecommunications and data storage facility	--	--	--	--	Sec. 6.5.15
Trash or yard waste, collection, storage, transfer-haul or composting	--	--	--	--	Sec. 6.5.16
Vehicle storage	--	--	--	--	Sec. 6.5.17
Wholesale business or storage facility -	--	--	--	--	Sec. 6.5.18
Wholesale distribution plant	--	--	--	--	Sec. 6.5.19
Wireless communication equipment	P/L/SP	<b>P/L/SP</b>	P/L/SP	P/L/SP	Sec. 6.9
Manufacturing, uses not allowed by right	--	--	--	--	Sec. 6.5.11
<b>Open Space Uses</b>					
Agriculture, on a parcel of 5 or more acres	--	--	--	--	Sec. 6.6.1
Agriculture, on a parcel under 5 acres	--	--	--	--	Sec. 6.6.1
Resource extraction	--	--	--	--	Sec. 6.6.4
<b>Restricted Uses</b>					
Adult business	--	--	--	--	Sec. 6.10.1
Keno	--	--	--	--	Sec. 6.10.2
Medical Marijuana Treatment Center	--	--	--	--	Sec. 6.10.3
Craft Marijuana Cooperative	--	--	--	--	Sec. 6.10.3
Independent Testing Laboratory	--	--	--	--	Sec. 6.10.3
Marijuana Courier	--	--	--	--	Sec. 6.10.3
Marijuana Cultivator	--	--	--	--	Sec. 6.10.3
Marijuana Delivery Operator	--	--	--	--	Sec. 6.10.3
Marijuana Product Manufacturing	--	--	--	--	Sec. 6.10.3
Marijuana Research Facility	--	--	--	--	Sec. 6.10.3
Marijuana Retailer	--	<b>SP</b>	SP	--	Sec. 6.10.3
Marijuana Transporter	--	--	--	--	Sec. 6.10.3
Microbusiness	--	--	--	--	Sec. 6.10.3
Firearm Business	--	--	--	--	Sec. 6.10.4
Firing Range	--	--	--	--	Sec. 6.10.4

Redline Zoning Text

**Village Center 1 (VC1) Zone**

Gunsmith	--	--	--	--	Sec. 6.10.4
P = Permitted    -- = Not Allowed    L = Allowed with Limitations    SP = Special Permit					

The Commissioner of Inspectional Services is responsible for determining all uses. If a proposed use is not listed, but is similar or accessory to a listed use, the Commissioner of Inspectional Services may consider the proposed use part of the listed use.