

BE IT ORDAINED by the Municipal Council of the City of Attleboro as follows: that §17-2.1.2 Establishment of Business Zoning Districts, §17-3.4 Table of Use Regulations, §17-3.5 Table of Use Regulations, §17-3.4 Table of Use Regulations- Retail, Service, Commercial, §17-3.4(8) Table of Use Regulations-Wholesale, Transportation and Industrial, §17-3.5(15), (25) and (26) Table of Accessory Use Regulations, §17-4.1 Applicability of Dimension and Density Regulations, §17-5.1 Off-Street Parking Requirements, §17-5.10 Table of Off-Street Parking Regulations, §17-10 Special Regulations, §17-10.16.1 Purpose and Intent, and §17-11 Definitions of the Zoning Ordinance, of the Zoning Ordinance relative to the Transit Oriented Development Zoning District be hereby amended, as follows:

1. Amend §17-2.1.2 ESTABLISHMENT OF BUSINESS ZONING DISTRICTS by inserting “Transit Oriented Development (“TOD”)”, as follows:

These business zoning districts are established to accommodate commercial and business and related complementary uses within the objectives set forth in the ZONING ORDINANCE. Business zoning districts, herein referred to as “B” zoning districts, shall be designated as follows: Central Business (“CB”), Transit Oriented Development (“TOD”), General Business (“GB”), and Planned Highway Business (“PHB”).

2. Amend §17-2.1.2 ESTABLISHMENT OF BUSINESS ZONING DISTRICTS by inserting new subsection (B) as follows, and re-alphabetize existing subsection (B) and subsection (C) accordingly:

B. The “TOD” zoning district is established to accommodate a compact and very highly intensive mix of residential, retail, office, civic/entertainment, and institutional uses, and to promote the creation and retention of uses in areas with high potential for enhanced mass transit and pedestrian activity with less reliance on the automobile.

3. Amend §17-3.4 TABLE OF USE REGULATIONS by inserting the “TOD” zoning classification under the “Business” heading in all principal land use categories, as follows:

PRINCIPAL USES – RESIDENTIAL	<u>BUSINESS</u>
	CB TOD GB PHB

PRINCIPAL USES – COMMUNITY FACILITIES	<u>BUSINESS</u>
	CB TOD GB PHB

PRINCIPAL USES – AGRICULTURE	<u>BUSINESS</u>
	CB TOD GB PHB

PRINCIPAL USES – RETAIL, SERVICES, COMMERCIAL	<u>BUSINESS</u>
	CB TOD GB PHB

PRINCIPAL USES – WHOLESALE, TRANSPORTATION, AND INDUSTRIAL	<u>BUSINESS</u>
	CB TOD GB PHB

4. Amend §17-3.5 TABLE OF ACCESSORY USE REGULATIONS by inserting “TOD” under the “Business” zoning heading, as follows:

ACCESSORY USES	<u>BUSINESS</u>
	CB TOD GB PHB

5. Amend §17-3.4 TABLE OF USE REGULATIONS by inserting “P”, “N”, “S” to the corresponding principal land use in the “TOD” zoning classification under the “Business” heading, as follows:

PRINCIPAL USES – RESIDENTIAL

BUSINESS
TOD

1.	One-Family Detached Dwellings.....	N
2.	Two-Family Dwellings.....	N
3.	Multi-Family Dwellings.....	N
4.	Lodging House or Guest House.....	N
5.	Conversion of Existing Dwellings to Two-Family Dwellings.....	N
6.	Conversion of Existing Dwellings to Multi-Family Dwellings.....	N
7.	Mixed Residential/Business uses whereby all dwelling units are above the first floor level and the business use is permitted by-right or is allowed by special permit.....	P
8.	Downtown Residential Cluster Dwellings whereby dwelling units on the first floor level are regulated by special permit and dwelling units above the first floor level are permitted by-right.....	S
9.	Residential Cluster Development.....	N
10.	Residential Cluster Dwellings Primarily for the Elderly and Handicapped.....	S
11.	Open Space Residential Development – Standard Design.....	N
12.	Open Space Residential Development – Affordable Housing.....	N
13.	Open Space Residential Development – Green Design.....	N
14.	Mobile Home Park.....	N

PRINCIPAL USES – COMMUNITY FACILITIES

BUSINESS
TOD

1.	Church and other Religious Purpose.....	P
2.	Educational Purpose that are Religious, Sectarian, Denominational, or public in nature or those of a Non-Profit Educational Corporation....	P
3.	Private School, College or University (not included in use #2 above).....	P
4a.	Family Day Care Home.....	P
4b.	Group Day Care Center.....	P
5.	Membership Club (Non-Profit).....	S
6.	Country, Fishing, Tennis or Golf Club.....	N
7.	Wildlife Sanctuary and Nature Trails.....	S
8.	Municipal Building and Recreational Facilities.....	P
9.	Sportsplex/Sports Complex, Indoor.....	N
10.	Cemetery.....	N
11a.	Office for no more than one Medical Doctor or Dentist.....	S
11b.	Professional Medical/Dental Office or Building.....	S
12a.	Hospital, Nursing Home.....	N
12b.	Health Care Facility.....	N
12c.	Hospital Related Services.....	N
13.	Veterinary Hospital.....	S
14.	Municipal Off-Street Parking Lot.....	P
15.	Historical Society.....	N
16.	Public or Private Utility and Facilities for Essential Service.....	P
17.	Sanitary Landfill.....	N
18.	Street, Bridge, Tunnel, Railroad Lines.....	P
19.	Private Utility Overhead High Voltage Transmission Line, Substation or Similar Facility or Building.....	S
20.	Indoor storage in a municipal building of items use in connection With the educational, recreational, athletic and municipal programs, such as equipment, books records, and supplies. The supplies and equipment shall not include any toxic, hazardous material, whether liquid, solid or gaseous, vehicles, trucks or any other type of gasoline-powered machine.....	P

PRINCIPAL USES – AGRICULTURE

BUSINESS

TOD

1.	Agriculture, Horticulture, Floriculture and/or Greenhouse on parcels of	
a.	less than five acres.....	N
b.	more than five acres.....	N
2.	Year–Round Stand for Wholesale and Retail Sale of Agriculture or Farm Products.....	S
3.	Commercial Kennel.....	N
4.	Commercial Stable or Livestock Farm in which all animals are completely enclosed in pens or other structure.....	N

PRINCIPAL USES – RETAIL, SERVICE, COMMERCIAL

BUSINESS

TOD

1.	Retail Establishment Selling Principally Convenience Goods including but not limited to food, drugs and propriety goods.....	P
2.	Retail Establishment Selling General Merchandise.....	P
3.	Eating and Drinking Places where consumption is primarily intended to be within the building.....	P
4.	Drive–In Eating and Drinking Establishments.....	S
5.	Sales by Vending Machines as a principal use.....	N
6a.	Establishments Selling Automobiles, Trucks, Boats, Motorcycles, Trailers and Farm Implements.....	N
6b.	Sale of Second Hand Motor Vehicles.....	N
7a.	Hotels.....	P
7b.	Motels.....	N
8.	Repair and Service Businesses serving local needs such as barber shops, beauty shops, shoe repair, and self–service laundry.....	P
9.	Funeral Establishment.....	N
10.	Professional Business Office, including but not limited to Banking, Insurance, Real Estate, Legal or Engineering.....	P ²
11.	Membership Club Operated for Profit.....	S
12a.	Automobile Service Station and Rental Establishments.....	N
12b.	Automobile Body Shop and/or Facility for major repairs provided that all work is carried out inside the building.....	N
13.	Car Washing Establishment.....	N
14.	Miscellaneous Business and Repair Services.....	S
15.	Self–Storage and Mini–Storage.....	N
16.	Craft Shop and Building Trade	S
17.	Physical Fitness/Workout Gymnasium.....	S
18.	Physical Training Service Establishment.....	S
19.	Junkyards (enclosed by a 6' foot high solid fence) and Automobile Salvage Yards.....	N

²Such uses in the “TOD” zoning district may also include commercial uses such as personal service needs, coffee shop, and convenience store.

20.	Amusement Parks.....	N
21.	Amusement Arcade.....	N
22.	Indoor Theater or Auditorium.....	S
23.	Telephone Exchange.....	N
24.	Wireless Telecommunications Tower/Facility.....	S
25.	Communication and Television Tower.....	N

<u>RESIDENTIAL</u>		<u>BUSINESS</u>			<u>INDUSTRIAL</u>		
SR	GR	CB	TOD	GB	PHB	I	IBP

26a.	Commercial Parking Lot.....	N	S	P	N	P	S	N	N
26b.	Public Garage.....	N	S	P	P	P	S	N	N
27.	Flea Market.....	N							
28.	Adult Bookstore.....	N							
29.	Adult Motion Picture Theatre.....	N							
30.	Adult Paraphernalia Store.....	N							
31.	Adult Video Store.....	N							

32. Adult Cabaret..... N

PRINCIPAL USES – WHOLESALE, TRANSPORTATION AND INDUSTRIAL

BUSINESS
TOD

1.	Processing and Treating of Raw Materials.....	N
2.	Construction Industry Including Suppliers.....	N
3.	Heavy Manufacturing, Assembling and/or Processing of Manufactured Products.....	N
4.	Light Manufacturing, Assembling and/or Processing of Manufactured Products.....	N
5.	Bakery, Laundry, Dairy Processing, Dry Cleaning Plant.....	N
6.	Newspaper and/or Printing Plant.....	N
7.	Motor Freight Terminal and Warehousing.....	N
9.	Open Storage of Raw Materials, Finished Goods, or Construction Equipment and Structures for storing such equipment, provided such shall be screened from outside view by an enclosed fence and gate at least six (6') feet in height, or a solid wall of evergreens to be of vertical habit and to be maintained, and a solid gate at least six (6') feet in height and not more than twenty (20') feet in width.....	N
10.	Storage of Fluid Other than water as a principal use (for example oil, gas, chemicals).....	N
11.	Establishments Devoted to Research and Development Activities.....	N
12.	Heliport/Helicopter Landing Site.....	N
13a.	Power Plant (generating energy by any means/process other than by gasification).....	N
13b.	Refuse Incineration Facility.....	N
14a.	Hazardous Waste Facility.....	N
14b.	Low-Level Radioactive Waste Facility.....	N
14c.	Gasification Facility.....	N

6. Amend §17-3.4 TABLE OF USE REGULATIONS – RETAIL, SERVICE, COMMERCIAL by inserting new land use #5, #6, and #7 and renumber accordingly:

PRINCIPAL USES – RETAIL, SERVICE, COMMERCIAL

RESIDENTIAL
SR GR

BUSINESS
CB TOD GB PHB

INDUSTRIAL
I IBP

5.	Craft Brewery.....	N	N	P	P	P	P	N	N
6.	Brewpub.....	N	N	P	P	P	P	N	N
7.	Winery, Micro-.....	N	N	P	P	P	P	N	N

7. Delete §17-3.4(8) TABLE OF USE REGULATIONS – WHOLESALE, TRANSPORTATION AND INDUSTRIAL and insert in place thereof the following:

PRINCIPAL USES – WHOLESALE, TRANSPORTATION AND INDUSTRIAL

RESIDENTIAL
SR GR

BUSINESS
CB TOD GB PHB

INDUSTRIAL
I IBP

8a.	Bus, Taxi, Rail Station.....	N	N	P	P	P	P	P	N
8b.	Bus, Taxi, Rail Terminal and/or Maintenance Facility.....	N	N	N	N	P	P	P	N

8. Amend §17-3.4(10) TABLE OF USE REGULATIONS – RETAIL, SERVICE, COMMERCIAL by changing footnote #2 next to the “P” under the “IBP” zoning classification under the “Industrial” heading to footnote #3.

9. Amend §17-3.5 TABLE OF ACCESSORY USE REGULATIONS by inserting “P”, “N”, “S” to the corresponding accessory land use in the “TOD” zoning classification under the “Business” heading, as follows:

ACCESSORY USES

BUSINESS

1.	Removal of Sand, Gravel, or other Raw Materials (see §17-10.2).....	S
2.	Raising and Keeping of Livestock, Horses and Poultry not for commercial use.....	N
3.	Temporary stand for retail sale of agricultural or farm products raised on the same premises (not to be used for a period of more than 3 months in any one year).....	N
4.	Accessory Residential Building such as private garage, playhouse, green house, tool shed, private swimming pool, skating rink, tennis court, carport or similar accessory structure (subject to provisions of §17-4.0).....	S
5.	Heliport Landing Site Accessory to Permitted Use.....	SMC
6.	Community Garage or Off-Street Parking Area for three (3) or more non-commercial motor vehicles.....	P
7.	Storage or Garaging of one or more commercial vehicles.....	S
8.	Home Occupation.....	N
9.	Driveway	
	a. serving residential use.....	P
	b. serving commercial or industrial use.....	P
10.	Accessory Storage of Trailer, Boat, Utility Trailer, or Boat Trailer provided such shall either be stored within a principal or accessory building or behind the building line within the side or rear yards and shall not be used for dwelling or sleeping purposes.....	N
11.	Accessory Office activity related to a permitted principal use under <u>§17-3.4 WHOLESALE, TRANSPORTATION AND INDUSTRIAL</u>	P
12.	Accessory Indoor Repair and Storage Facilities in any retail sales or consumer establishment provided such shall not occupy more than twenty-five (25%) percent of the gross floor area and shall not be located within fifteen (15') feet of any entrance used by the public.....	P
13.	Accessory outside storage in a covered structure clearly necessary to the operation and conduct of a permitted principal wholesale, transportation, industrial and/or business use, provided it shall be screened from outside view pursuant to the requirements of <u>§17-4.4.4(A) Description of Screens</u>	S
14.	Light Manufacturing Use.....	N
16a.	News-Stand, Barber Shop, Dining Room or Cafeteria, and similar accessory services primarily for occupants or users thereof within an office or industrial building, a hotel or hospital containing more than fifty (50) sleeping rooms, or transportation terminal facility.....	P
16b.	Retail establishment selling principally commercial good including but not limited to food, drugs, and convenience items including vending machines, ATMs, and stamp dispensing machines. In the "IBP" district, such goods are intended to service the needs employees and businesses within the district and are not primarily intended to draw traffic from areas outside the "IBP" district.....	P
17.	Wall, Fence or Similar Enclosure provided for front yard restrictions.....	P
18.	Up to three (3) lodging units in an existing dwelling, provided the exterior of the structure is not altered.....	N
19.	Accessory Storage of a fluid other than water or ordinary household or building heating fuel, or any substance covered by the licensing requirements of §9-27.....	S
20.	Accessory Signs.....	P
21a.	Off-Street Parking and Loading Spaces in a zoning district same as the principal use.....	P
21b.	Off-Street Parking and Loading Spaces in a zoning district different from the principal use.....	P
22.	Radio and/or Television Towers.....	S
23.	Drive-Up Window for the sale of goods or the transacting of business.....	S

24. Yard Sales (subject to the provisions of §17-14).....	N
25. Private Kennel.....	N
26. Commercial Kennel.....	N
27. Small Wind Energy Systems.....	S

10. Amend §17-3.5(15) TABLE OF ACCESSORY USE REGULATIONS by inserting “or a residential development in the TOD zoning district”, as follows:

ACCESSORY USES	<u>RESIDENTIAL</u>		<u>BUSINESS</u>				<u>INDUSTRIAL</u>	
	SR	GR	CB	TOD	GB	PHB	I	IBP
15. Retail or Consumer Service used in a multi-family dwelling over 20,000 square feet in gross floor area provided all activities are located on the first floor level and do not exceed twenty (20%) percent of the total gross floor area of the street level. All materials goods and activities in connection with said uses shall be confined completely within the building.....	N	N	S	N	N	N	N	N

11. Amend §17-3.5(25) TABLE OF ACCESSORY USE REGULATIONS and §17-3.5(26) TABLE OF ACCESSORY USE REGULATIONS by changing footnote #3 next to the word “kennel” to footnote #4.

12. Delete §17-4.1 APPLICABILITY OF DIMENSIONAL AND DENSITY REGULATIONS in its entirety and insert in place thereof the following:

Except for the “TOD” district, the regulations for each district pertaining to minimum lot area, width and depth, minimum front, side and rear yards, maximum height of buildings and structures, maximum number of stories, maximum building area and maximum floor area ratio shall be as specified in this section and set forth in §17-4.9 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS and subject to the further provisions of this ordinance. The regulations for the “TOD” district pertaining to lot area, width and depth, front, side and rear yards, height of buildings and structures, number of stories, building area and floor area ratio shall be as specified in §17-10.16 TRANSIT ORIENTED DEVELOPMENT and subject to the further provisions of this ordinance.

13. Amend §17-5.1 OFF-STREET PARKING REQUIREMENTS by inserting “and TOD”, as follows:

Off-street parking spaces shall be at least ten (10') feet in width, twenty (20') feet in length, and shall have an area of not less than three hundred (300) square feet which includes access and maneuvering space, whether inside or outside a structure, except in a “PHB” and “TOD” district where such spaces shall be at least nine (9') feet in width, nineteen (19') feet in length, and shall have an area of not less than two hundred and eighty-three (283) square feet including access and maneuvering space. In any zoning district, if any structure is constructed, enlarged or extended, or any use of land established or any existing use changed, after the effective date of this ordinance, parking pertinent to the intended use shall be provided in accordance with the §17-5.10 TABLE OF OFF-STREET PARKING REGULATIONS and other requirements contained herein.

14. Amend §17-5.10 TABLE OF OFF-STREET PARKING REGULATIONS by inserting “TOD”, as follows:

Residential development in the TOD zoning district	one (1) off-street parking stall per unit plus one (1) additional off-street parking stall for every four residential units
Non-Residential development in a TOD zone except for restaurants	three (3) off-street parking stalls per 1,000 square feet (where application of this formula results in the fractional stall, the number of stalls required shall be the next highest whole number); two (2) spaces for any use occupying more than 500 square feet and less than 1,000 square feet; and one (1) space for any use occupying 500 square feet or less

15. Amend §17–10 SPECIAL REGULATIONS by inserting §17–10.16 TRANSIT ORIENTED DEVELOPMENT, as follows:

§17–10.16.1 PURPOSE AND INTENT

The purpose of the Transit Oriented Development (TOD) zoning district is to create and promote a blend of compact and very highly intensive residential, retail, office, civic entertainment, and institutional uses, and to create and promote the retention of uses in areas with high potential for enhanced mass transit and pedestrian activity with less reliance on the automobile. Pedestrian circulation and transit access are especially important and have an increased emphasis in the TOD zoning district. The development standards are designed to require compact urban growth, opportunities for increased choice of transportation modes, and a safe and pleasant pedestrian environment by encouraging an attractive streetscape, a functional mix of complementary uses, and the provision of facilities that support transit use, bicycling, and walking.

§17–10.16.2 REQUIRED SITE PLAN

The contents of a site plan for any proposed development in the “TOD” zoning district, whether by-right or by special permit, shall comply with the provisions pursuant to §17–15.0(J) SITE PLAN REVIEW – MINOR AND MAJOR SITE PLAN REVIEW SUBMISSION MATERIALS.

§17–10.16.3 DIMENSIONAL AND INTENSITY REQUIREMENTS

1. The minimum lot area is 20,000 square feet.
2. The minimum building height is two (2) stories.
3. The maximum building height is seven (7) stories. Further provided that no building shall exceed by more than two stories or thirty (30') feet, whichever is less, the height of any abutting building. If a proposed building is to be constructed between two existing buildings of varying height, the shorter of the two existing buildings shall serve as the reference.
4. The minimum lot frontage is fifty (50') feet. Where deemed appropriate, the frontage may be reduced to less than fifty (50') feet or waived completely by special permit provided that pedestrian and vehicular access to a development lot is provided by easement or other method and furthermore, it is demonstrated that such a reduction furthers the purposes, the spirit and intent of the “TOD” zoning district
5. The minimum lot width is fifty (50') feet. Where deemed appropriate, the minimum lot width may be reduced by special permit, but in no case can it be reduced to less than the lot frontage.
6. The minimum front yard setback in the “TOD” zoning district is zero (0') feet. In instances when the minimum lot frontage requirement is waived by special permit pursuant to §17–10.16.4 DIMENSIONAL REQUIREMENTS, any building on the landlocked lot must maintain a minimum twenty (20') foot setback from the adjoining property line(s) that is nearest to the principal building on the adjoining property.
7. The minimum side yard setback in the “TOD” zoning district is zero (0') feet. Where deemed appropriate, alleys between buildings may be encouraged for the provision of beneficial public connections, open spaces, and walkway connections.
8. The minimum rear yard setback in the “TOD” zoning district is zero (0') feet.
9. Minimum building coverage is sixty (60%) percent.
10. Maximum building coverage is eighty-five (85%) percent.
11. The maximum floor-to-area ratio (FAR) is 3.
12. The number of dwelling units is a function of the proportion of the FAR devoted to residential use.

§17–10.16.4 OFF-STREET PARKING REGULATIONS

The contents of §17–10.16.5 OFF-STREET PARKING REGULATIONS establishes off-street parking lot standards within the “TOD” zoning district, which satisfy the general purposes established in §17–10.16.1 PURPOSE AND INTENT. These standards are intended to establish a guideline, they may be flexibly administered due to peculiarities of any given proposal, as there are a variety of types of land uses and the relationships between them. Therefore, the permit granting authority may permit variations from the regulations herein by modifying standards if it finds that such departure is more likely to satisfy the intent set forth herein.

1. Shared off-street parking is encouraged particularly on lots serving more than one principal use (see §17–5.5 COMBINED FACILITIES).
2. Parking lots shall be located to the rear of buildings.
3. A minimum of fifteen (15%) percent of all parking lots shall be landscaped.
4. Parking lots with more than thirty (30) off-street parking stalls shall be interrupted by properly designed raised landscaped islands of at least five (5') feet in width and twenty (20') feet in length. Each landscaped island shall contain at

least two (2) shade trees. Landscaped islands may be used in the calculation to satisfy the provisions of §17-10.16.5(3) OFF-STREET PARKING REGULATIONS.

5. Parking lots shall be screened along all sidewalks by a landscaped buffer of not less than four (4') feet in width.
6. Parking lots shall provide adequate security lighting and landscape lighting.
7. Parking lots shall provide well-designed and marked pedestrian walkway connections to the sidewalk system.
8. Parking structures shall provide well-designed and marked connections to surface parking lots, walkways/sidewalks, and streets.
9. Parking structures shall be designed, to the extent practicable, to be compatible with adjacent buildings and architecture.
10. Parking structures and parking lots shall display well-placed and proper signage that shows the location and best means of access to the commuter rail station.
11. Parking structures shall be designed so that vehicles are not visible/discernable from outside view through the use of architectural treatments.

§17-10.16.5 DESIGN STANDARDS AND GUIDELINES

In addition to the site plan review criteria contained in §17-15.0(K) SITE PLAN REVIEW CRITERIA, the following shall apply to the "TOD" zoning district.

1. The minimum width of unobstructed sidewalks shall be five (5') feet and they shall consist of concrete and held in place by granite curbing. The typical curbing reveal shall be six (6") inches but this may be reduced at the discretion of the Superintendent of Public Works based on existing curbing conditions in the field. Sidewalks shall comply with all applicable ADA requirements.
2. The minimum width of a one-way driveway shall be twelve (12') feet. The minimum width of a two-way driveway shall be eighteen (18') feet and they shall consist of concrete and held in place by granite curbing. The minimum width of either a one-way driveway or a two-way driveway may be increased at the discretion of the Fire Chief.
3. All buildings, landscaped areas, walkways, and parking areas shall be properly illuminated with aesthetic and security considerations. Lighting fixtures and poles shall complement, or to the extent practicable, conform to the style, height, color, and features of public streetscape lighting in the "TOD" zoning district.
4. All utilities shall be placed underground.
5. The main entrance of any building shall face a street. For purposes of this ordinance, a driveway does not constitute a street.
6. The main entrance of any building shall not be set back more than five (5') feet from the front property unless a public seating area or plaza is provided in front of the building.
7. Except for façades facing a parking lot, façade modulation through window patterns, varying materials/colors/textures, awnings, varying rooflines, and/or other architectural treatments are encouraged. Monolithic blank walls are strongly discouraged.
8. The ground floor of a front commercial façade shall contain no less than thirty (30%) percent glass.
9. Architectural style and materials shall be compatible with surrounding buildings and must provide a visually interesting environment.
10. All buildings shall articulate the line between the ground floor with the upper level floor(s) with a cornice, canopy, or other architectural visual device.
11. The height of any sign, whether freestanding or affixed to a building, may extend no higher than the height of the ground story.
12. Signage may be either parallel or perpendicular to a building. If a sign is perpendicular, the bottom of the sign must have no less than seven (7') feet of clearance as measured from the ground elevation and may project no further than three (3') feet from the building's façade.
13. The total area of a sign shall not exceed twenty-five (25%) percent of a building's ground floor front façade wall area.
14. Signage may be double-sided.
15. Signage may be illuminated. The permit granting authority reserves the right to regulate the illumination of a sign whether internally or externally illuminated, the hours of illumination, the relative brightness of the illumination, and other characteristics such as gyration, flashing, message boards, so forth.
16. Signage's use of color, shape, and material shall be complementary.

16. Amend §17-11 DEFINITIONS by inserting the following definitions alphabetically:

Brewpub: An establishment wherein the primary use is a restaurant which specializes in producing craft beers in limited quantities for on-site retail sale to restaurant patrons. Other ancillary uses may include beer tastings and tours as well as retail sales of related goods all of which are subject to all applicable statutes of the Commonwealth.

Bus, Taxi, Rail Station: station where transport vehicles load or unload passengers or goods.

Bus, Taxi, Rail Terminal and/or Maintenance Facility: facility where transport vehicles are stored, garaged, and/or repaired.

Craft Brewery: A brewery, such as a microbrewery or a nanobrewery, producing not more than 15,000 barrels of beer on an annual basis for on-site wholesale and retail sale and tastings, which is much smaller than large-scale corporate breweries, independently owned, and generally characterized by its emphasis on quality, flavor and brewing technique.

Lot, Landlocked: Any lot that does not have lot frontage.

Winery, Micro-: A small wine producer that produces small batches of various wines from grapes, primarily for local consumption, by following winemaking processes. Typically, a small batch of wine is defined as yielding six (6) gallons. A micro-brewery does not have its own vineyard on the premises and instead sources its grape product from vineyards owned elsewhere by the winery or from outside suppliers. That such a facility also may involve related ancillary on-site uses including warehousing/storage of wine, associated laboratories, wine tastings, as well as retail and wholesale sales.

17. Amend §17-11 DEFINITIONS by deleting the definition of “craft shop” and inserting in place thereof the following:

Craft Shop: Shop of a craftsman where articles or goods are produced, assembled, processed or manufactured on a custom or individual basis involving the use of hand tools or small mechanical equipment. Typical craft shop operations include on-site production of custom furniture, custom cabinets and counter tops, stonewalls and patios, custom jewelry, glass blowing, ceramic studios, sculptors, photographers, and other similar products where all storage is indoors, as well as retail and wholesale sales.

VOTED OUT OF COUNCIL ON NOVEMBER 3, 2015