

Eddie Pierce
Mayor

City of Red Bank
Municipal Planning Commission

Tim Thornbury
Interim City Manager

WORK SESSION AGENDA
December 18th, 2018
12:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

☐ Commissioner Cannon
☐ Commissioner Hafley
☐ Commissioner Browder

☐ Commissioner Floyd
☐ Commissioner Smith

III. Agenda items for the December 20th regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. November 15th, 2018

B. NEW BUSINESS

1. Zoning Map Amendment, C-1 to L-1, 4707 Dayton Boulevard, Eric Everette

C. UNFINISHED BUSINESS

1. Discussion: Red Bank Gateway Commercial Zoning District

D. OTHER BUSINESS

1. Appointment of Planning Commissioners

IV. ADJOURNMENT

Eddie Pierce
Mayor

City of Red Bank
Municipal Planning Commission

Tim Thornbury
Interim City Manager

REGULAR MEETING AGENDA
December 20th, 2018
6:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

☐ Commissioner Cannon

☐ Commissioner Floyd

☐ Commissioner Hafley

☐ Commissioner Smith

☐ Commissioner Browder

III. INVOCATION – Commissioner Baker

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

A. November 15th, 2018

VI. NEW BUSINESS

A. Zoning Map Amendment, C-1 to L-1, 4707 Dayton Blvd., Eric Everette

VII. UNFINISHED BUSINESS

A. Discussion: Red Bank Gateway Commercial Zoning District

VIII. OTHER BUSINESS

A. Appointment of Planning Commissioners

IX. ADJOURNMENT



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
Interim
City Manager

MINUTES
November 15th, 2018
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:04 pm.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, Baker, Smith, and Browder were in attendance. The City Manager and the Commission's planning advisor from the Southeast Tennessee Development District were also present. Additional attendees are included on the sign-in sheet and in the below minutes.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. October 18th, 2018 Meeting Minutes

Motion by Commissioner Baker to approve the October minutes. Second by Commissioner Browder. The motion passed unanimously.

VI. NEW BUSINESS

A. Zoning Map Amendment, R1-A to R-T/Z, 4701 Delashmitt Rd, Reinventing Chattanooga

Staff gave an overview of the rezoning request and the proposed development.

Elliot Collier with Collier Construction came forward to represent the applicant and presented a revised site plan based on comments from the working meeting. The new site plan proposed a 10' undisturbed buffer in addition to the required 10' landscaping buffer against R1-A properties. Some lots were reduced in width to accommodate this new 10' buffer. The privacy fence was also removed. Hammerheads were used on streets to create the potential for future connectivity to Stagg Road. Mr. Collier also noted that the hammerhead was moved back 45 feet from the adjacent residential property to the south.

Mr. Collier also pointed out that Class 1 street trees set 50' apart were now planned along the new proposed street. Commissioner Cannon asked if the street trees would be in the right-of-way. Mr. Collier confirmed this. Commissioner Cannon replied that he would prefer that trees were not in the right-of-way.

Commissioner Hafley asked who would maintain the Type C screening. Collier replied that this would be private property and not maintained by the HOA.

Commissioner Browder asked about making the screening a common area. Mr. Collier replied that he knew of no examples where a 20' strip of land has been set aside as common property.

Commissioner Baker asked if detention pond was following the existing drainage pattern. Mr. Collier replied that the pond is located where water is already going. Commissioner Cannon asked about the design of the storm water ponds. Mr. Collier replied that specific designs have yet to be drafted. AD Engineering will be in charge of stormwater design which would all require TDEC approval.

Susan Morrison, owner of a duplex at 4700 Delashmitt Road in Chattanooga, expressed concern about traffic impacts and speeding on Delashmitt Road. She was worried that the new development would exacerbate traffic on Delashmitt Road. Leslie Morrison, a resident at 4700 Delashmitt Road, echoed this concern. City Manager Tim Thornbury commented that a traffic study would be conducted.

Rick Dixon of 4712 Stagg Road thanked Mr. Collier for making changes to the proposed development to address stormwater concerns and other concerns. He reported that Mr. Collier moved the road away from his home and assured him that there would be no additional stormwater from the new development. Mr. Dixon said that he was relying on Red Bank and Mr. Collier to ensure that there are no stormwater issues.

Commissioner Cannon said that he preferred a 25-year flood event design rather than the 10-year flood event design required in the Red Bank Subdivision Regulations

Evelyn Bannister of 4730 Stagg Road came forward to express concern about stormwater flows onto her property. Commissioner Browder asked about how stormwater flows onto the adjacent property. Mr. Collier noted that the developer is required by law to ensure that post development stormwater run-off does not exceed pre-development stormwater run-off.

Mr. Collier addressed earlier concerns about dangerous turns on Delashmitt Road by noting that there is greater visibility on the outside of the turn in Delashmitt Road. This is where the entrance to the development is planned.

Davis Skedrin at 4810 Stagg Road came forward asked why Red Bank would rezone the property if they have yet to complete a traffic study, tree survey, or stormwater study. Mr. Collier replied that these types of studies take place before the permits are issued but after a rezoning is approved. Abby Swartz at 4810 Stagg Road commented "I'm on to you".

Motion by Commissioner Cannon to approve the rezoning subject to the following conditions

- 1) density is limited to a maximum of 34 single-family dwellings, and**
- 2) a 10-foot undisturbed vegetative buffer is provided along the R1-A zone boundary as shown in the site plan submitted to the Planning Commission.**

Second by Commissioner Smith. Motion passed unanimously.

B. Design Review, New Construction, 1438 Dayton Blvd, Pratt

Staff gave an overview of the proposed development and noted that all recommended revisions in the Design Review checklist had been made on the latest site plans and elevation drawings submitted by Method Architecture.

Tom Bartoo with Method Architecture came forward to present the revised site plans and elevation drawings to the Planning Commission. Mr. Bartoo noted where trees would be planted to meet requirements related to parking lot landscaping and tree preservation.

Commissioner Hafley noted that there was a dumpster that needed to be considered. Mr. Bartoo noted that all necessary screening would be provided. Staff noted that the dumpster would need to meet screening requirements in the zoning ordinance. Design review would apply to the dumpster if it was visible from the public right-of-way.

The City Manager noted that Commerce Street was opened by the City Commission when Pratt developed the adjacent property. Commissioner Baker asked about how the rock wall would be constructed. The developer would be extending the existing rock wall.

Motion by Commissioner Browder to approve the Design Review application and enter into a project development contract. Second by Commissioner Baker. Motion passed unanimously.

VII. UNFINISHED BUSINESS

A. City Code Amendment, Temporary Use of Right-of-Way Authorization

Staff gave an overview of the ordinance allowing for the authorization of a temporary use of right-of-way.

City Manager Tim Thornbury noted that we are not approving a permit for the property at 4408 Dayton Boulevard.

Motion by Commissioner Browder to approve the ordinance allowing the City to authorize temporary use of right-of-way. Second by Commissioner Baker. Motion passed unanimously.

B. Zoning Ordinance Amendment, Solar Energy System

Staff gave an overview of the revisions from the City Attorney. Commissioner Hafley asked that the definition for mechanical equipment be modified to read “solar energy mechanical equipment”

Commissioner Cannon said the section c was redundant.

Commissioner Hafley noted that in Paragraph f the change to 10’ has been accepted. Commissioner Hafley asked if these regulations applied to systems that were not connected to the grid

Motion by Commissioner Cannon to approve the solar energy system ordinance as revised and repeal the solar energy system moratorium. Second by Commissioner Smith. Motion passed unanimously.

C. Discussion: Red Bank Commercial Gateway

Motion by Commissioner Browder to table discussion of the Commercial Gateway zone. Second by Commissioner Baker. Motion passed unanimously.

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Smith. Adjourned at 7:30 PM.

Chairman



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission
From: Brian Taylor, SETDD Regional Planner
Date: December 12, 2018
Subject: C-1 to L-1 Rezoning Request for 4707 Dayton Boulevard, Eric Everette

SUMMARY

Request: C-1 Commercial to L-1 Light Manufacturing	
Tax Map #: Map 109B Group E Parcel 005	Address: 4707 Dayton Blvd.
Owner: Red Bank Commons LLC	Applicant: Eric Everette
Area: 8.63 acres	Access: Dayton Blvd, Browntown Rd
Existing Use: Dollar General, partially vacant, vacant grocery store	Proposed Use: self-storage facility in vacant section of existing building
Adjacent Uses: small-lot single-family, commercial properties	Adjacent Zoning: C-1

Background: An application has been submitted by Eric Everette for the rezoning from C-1 to L-1 of an 8.6-acre property on Dayton Boulevard. The owner has proposed a self-storage facility on the site.

Recommendation: Deny or Approve with conditions

ANALYSIS

Existing and Proposed Use

The subject property is an 8.6-acre commercial property at 4707 Dayton Boulevard. The property has 455 feet of frontage on Dayton Boulevard and 65 feet of frontage on Browntown Road. The property is partially occupied by a Dollar General. The 44,000 square foot building is partially vacant. It was formerly occupied by a Food Lion grocery store.

The applicant intends to redevelop 29,000 square feet of vacant space in the existing commercial building for use as a self-storage facility.

Aerial Image of Subject Property, 2016



Street View from Dayton Boulevard, 2016



Zoning Ordinance

Permitted Uses

The L-1 zoning would allow the applicant to develop a self-storage facility on the property. The City of Red Bank eliminated self-storage facilities as a permitted use in the C-1 district in 2017.

Dimensional Requirements

The redevelopment of the existing building will meet all dimensional requirements in the L-1 zoning district.

Screening

Due to the change in use from C-1 to L-1, the existing property would need to meet Screening and Design Review requirements of the Red Bank Zoning Ordinance.

Section 14-501.08 Any new development, re-development or change of use shall be subject

to the requirements of Chapter IX, Screening Requirements and Chapter X, Design Review Requirements.

Section 14-902 requires that proposed warehouse uses be screened from existing commercial and residential properties with screening type C and A, respectively. The proposed warehouse use would abut two commercial properties and two residential properties to the north. The commercial property to the south and west of the subject property is occupied by greenhouse structures that front on Dayton Boulevard.

(C) Screening Type C: Provide a ten (10) feet deep (as measured towards the interior of the property) landscape yard along the shared property line planted with:

1) Evergreen trees spaced a maximum of ten (10) feet on center or two (2) staggered rows (spaced a maximum of seven (7) feet apart) of shrubs spaced a maximum of eight (8) feet on-center.

(A) Screening Type A: Provide a thirty (30) feet deep (as measured towards the interior of the property) landscape yard along the shared property line planted with:

1) Evergreen trees spaced a maximum of ten (10) feet on center or two (2) staggered rows (spaced a maximum of seven (7) feet apart) of shrubs spaced a maximum of eight (8) feet on-center, and two (2) rows of shade trees spaced a maximum of thirty-five (35) feet on-center.

Type C Screening may not be preferred by the adjacent commercial properties given that it may reduce their visibility. A variance could be requested from the screening requirement abutting the commercial property at 4711 Dayton Boulevard. This property was developed as part of the larger shopping area that includes the subject property.

It is possible that existing trees and vegetation could be used to meet Type A screening requirements against residential properties.

Design Review Standards

The redevelopment of the existing building must also meet requirements in the Design Review Standards. Design standards applicable to this development include, but are not limited to façade transparency, parking lot screening, and parking lot landscaping.

Compatibility with Surrounding Uses

Abutting uses include two small lot single-family homes on Browntown Road and three commercial properties on Dayton Boulevard. The proposed self-storage facility is expected to have a limited impact on neighboring properties in terms of traffic, noise or other nuisance concerns.

Existing Zoning and Land Use Map

Rezoning Request: C-1 to L-1, 4707 Dayton Blvd. , Eric Everette



Land Use Plan

The development of a self-storage facility at this location in the C-1 district could be interpreted to be in conflict with Goal F in the Land Use Plan.

F-GOAL: Assure that certain areas of Dayton Boulevard are protected from incompatible and less desirable commercial uses and encourage new and diverse commercial development for all commercial areas.

The Red Bank City Commission, by specifically removing warehouse and self-storage uses from C-1 permitted uses, has demonstrated that they consider warehouse and storage facility land uses to be less desirable commercial uses.

However, there is a precedent for zoning to parcels to L-1 and M-1 on this portion of Dayton Boulevard. Two properties directly across the street were conditionally rezoned to L-1 to allow for small-scale manufacturing businesses.

The Land Use Plan does not specify a preferred location for L-1 Light Manufacturing development in Red Bank. If this area is deemed appropriate for a self-storage facility and similar uses, the zoning map amendment should indicate what characteristics on this portion of Dayton Boulevard make self-storage a compatible and desirable use.

RECOMMENDATION

Staff recommends that the rezoning request be

- a. Denied; or
- b. Approved with conditions that allow the zoning to revert to C-1 if the warehouse use is discontinued.

Compliance with the Design Review Standards may address some issues related to the visual compatibility of the self-storage facility with the City's vision for Dayton Boulevard.

APPENDIX

HC GIS Property Map



Property Card

Location 4707 DAYTON BLVD	Property Account Number 33455	Parcel ID 109B_E_005
Property Type 08	Land Use 541	District RED BANK
Current Property Mailing Address		
Owner RED BANK COMMONS, LLC		City COLLIERVILLE
		State TN
Address PO BOX 1509		Zip 38027
Current Property Sales Information		
Sale Date 8/12/2015	Legal Reference 10544-0065	
Sale Price \$475,000	Grantor(Seller) LN RED BANK LLC	
Current Property Assessment		
Building Value \$488,300		
Xtra Features Value \$75,900		
Land Value \$647,300		
Total Value \$1,211,500		
Assessed Value \$484,600		
Narrative Description		
This property is classified as COMMERCIAL with a(n) SUPERMARKET style structure on this card, built about 1993 with 44,404 square feet. Total square footage for all structures on this property is 44,404.		
Land Description		
The total land area of this property is (455X700IRR).		
Legal Description		
W/S DAYTON PIKE		

Zoning Board
Application For Zoning Amendments or Changes of Zone Use
City of Red Bank, Tennessee

General

The proposed change or amendment must first be referred to the Red Bank Planning Commission for a recommendation. The Board shall give at least fifteen (15) days notice of the time and place for a public hearing, which shall be held in regard to the proposed changes or amendments. The notice shall be published in a newspaper of general circulation in the City. Certified notices shall be mailed to all property owners within 175 feet of the property under consideration for a change or amendment. The cost of the application and advertising is \$100.

1. Name of applicant Eric Everett
2. Street Address 4707 Dayton Blvd
3. City Red Bank State IN Zip 37415
4. Telephone Number 901-485-5113
5. Are you the owner of the property X yes no
6. Please attach a drawing of the property boundaries and all property within 175 feet of the property under consideration. Show all easements, utility locations, and buildings. Use a 1/8 minimum scale. Describe any unusual physical characteristics of the property such as wetlands, steep grades, ravine, etc.
7. Please provide the names and addresses of all property owners within 175 feet of the property requesting a change or amendment.
8. What is the present zoning classification for the subject property? C-1
9. What is the requested zone desired or proposed use of the property? L-1
10. Are you requesting a special conditional use of the property? no
11. Is the proposed use compatible with that of surrounding properties? yes

I certify that the above information is true and accurate to the best of my knowledge and belief [Signature] Date 11/6/18

Amount Paid _____ Date Paid _____ By signing this application I understand that the application fee is non refundable.

Recommendation of the Planning Commission _____

Date Reviewed by the Planning Commission _____

Action of the Zoning Board _____

Date Reviewed by the Zoning Board _____

List of any special conditions that may apply to the zoning _____

Approved by Ordinance Number _____ Date _____

Mailing Address ERIC EVERETT
12035 Raleigh Lagrange
EADS, Tennessee 38028

ORDINANCE NO. 17-1082

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO AMEND THE ZONING ORDINANCE AS CODIFIED IN THE RED BANK CITY CODE AT TITLE 14, SECTIONS 14-402, 14-404, 14-405, 14-501 AND 14-901 OF THE RED BANK CITY CODE

WHEREAS, the provisions hereafter set forth have been referred to the Red Bank Planning Commission for review, the Red Bank Planning Commission has held a public hearing with respect to the terms, provisions and conditions of this Ordinance as the same is intended to amend the Zoning Ordinance at which public hearing this Ordinance was presented, reviewed and discussed and at which comments, for and/or against, were heard, and the Red Bank Planning Commission has advised that this Ordinance should be enacted for the purposes of giving added definition, structure and predictability to rules, regulations, standards, and requirements within the commercial zone(s) and to provide for more desirable development in the City; and

WHEREAS, the Red Bank Planning Commission has recommended that this Ordinance should be approved and adopted by the Red Bank City Commission; and

WHEREAS, the City Commission of the City of Red Bank, having determined based upon experience, public comment and input, and recommendation of the Red Bank Planning Commission that continuing to allow commercial indoor or outdoor warehousing businesses and/or storage of personal property, equipment, vehicles in other than the limited circumstance of goods for sale on the premises and subject to certain limiting and/or screening conditions, is not in the best interest of the citizens of the City of Red Bank, has held a duly noticed and advertised public hearing of and with respect to the terms, provisions and conditions of this Ordinance, reviewed the recommendations of the Red Bank Planning Commission in the public hearing, and has given an opportunity to citizens to express their opinions for or against the terms, provisions and conditions of this Ordinance, said hearing having been held at a regular scheduled meeting of the Red Bank City Commission on the 7th day of February, 2017.

BE IT ORDAINED by the City Commission of the City of Red Bank, Tennessee, that Red Bank City Code Title 14, be amended as follows:

Section 1. Section 14-4-402.02(L) with respect to C-1 Zone Permitted Uses is amended to provide:

- (L) Outdoor storage of goods for sale on the premises, provided that any area used for such outdoor storage shall be screened as prescribed in Section 14-407.01, Outdoor Storage and Display. Existing natural vegetation or topography may be used if the City Manager or his or her designee determines that the intent of the sight obscuring quality has been met. The following uses may be, however, permitted without the necessity of the sight obscuring fence above referenced:
- (1) New and used car, motorcycle, boat and farm equipment dealers;
 - (2) Service stations and auto repair;
 - (3) Hardware stores and home improvement stores; plant nurseries;
 - (4) Grocery Stores;
 - (5) Uses similar to the above in character and impact.

Section 2. 14-4-402.03 (M) with respect to C-1 Zone Permitted Uses with a Special Exceptions Permit is amended by deleting "self-storage or mini-warehouses" and reciting instead that subsection (M) is "Reserved".

Section 3. Section 14-4-404.03 with respect to C-2 Zone Prohibited Uses is amended by amending subsections (B), (H) and subsection (I) as follows:

Delete subsection (B) as written and provide instead:

“(B) Warehouses, storage facilities, mini-warehouses, indoor or outdoor storage facilities, climate controlled storage facilities, or any other sort of commercial storage or warehousing facility or usage”.

Insert the words “sales and or dealers” after the word “motorcycle” in subsection (H).

Delete Subsection (I) as written and provide instead:

“(I) Outdoor display, storage or sale of merchandise, except during lawful business hours and when actually open for business and except for outdoor seating for restaurants. (Ordinance No. 14-1004 June 3, 2014)”.

Section 4. Section 14-4-405.06 with respect to C-3 Zone Prohibited Uses is amended to amend subsection (A) and to add a new subsection (L) as follows:

Delete Subsection (A) as written and provide instead:

“(A) Outdoor sales, service, display or storage, except during lawful business hours and when actually open for business. (Ordinance No. 14-1004 June 3, 2014)”.

Add a new subsection (L) as follows:

“(L) Warehouses, storage facilities, mini-warehouses, indoor or outdoor storage Facilities, climate controlled storage facilities, or any other sort of commercial storage or warehousing facility or usage.”

Section 5. Section 14-5-501.01(P) with respect to L-1 Zone Permitted Uses is amended to include and add to the existing language of said subsection (P) the following:

“,Outdoor storage and display, self-storage facilities, mini-warehouses, indoor and/or outdoor storage facilities provided that any outdoor storage facilities which abut any residential zone shall be screened pursuant to the screening requirements listed in Chapter IX of the Zoning Ordinance.”

Section 6. Section 14-901 is amended to add a new subsection 14-901.02 as follows:

“14-901.02 - If the screening requirements of Chapter IX cannot be met due to topography, lot size or other conditions, including but not limited to preexisting buildings, not created by the property owner, an eight (8) foot high sight obscuring fence and/or existing natural vegetation or topography may be used if the City Manager or his or her designee determines that the intent of the sight obscuring requirement will have been substantially complied with.”

Section 7. Every section, sentence, clause, and phrase of this Ordinance is separable and severable. Should any section, sentence, clause, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not effect or impair any other section, sentence, clause, or phrase.

Section 8. This Ordinance shall take effect fifteen (15) days from the date of Its passage upon second and final reading, the welfare of the citizens of the City of Red Bank requiring it.

MAYOR

CITY RECORDER

March 7, 2017
PASSED ON FIRST READING

March 21, 2017
PASSED ON SECOND AND FINAL READING

APPROVED AS TO FORM:

CITY ATTORNEY

RED BANK PLANNING COMMISSION
Five Member Board - Five Year Appointments

Name/Title	Address	Phone	Appt. by	Term Expiration
Richard Floyd RLfloyd3@epbfi.com	306 Altoona Drive Red Bank, TN 37415	423-877-0163 423-667-7171	Ruth Jeno	Nov-22
Bill Cannon (Secretary) enertechbc@gmail.com	3706 Redding Road Red Bank, TN 37415	364-5458	Ed Lecompte	Nov-22
David Hafley (Chairman) davidhafley@att.net	4621 Hunter Trail Red Bank, TN 37415	877-8676	Eddie Pierce	Nov-20
Becky Browder beckybrowder1@gmail.com	1950 Ashmore Avenue Red Bank, TN 37415	315-3888	Carol Rose	Nov-20
Rufus Smith rufussmith@epbfi.com	4509 Crestview Drive Red Bank, TN 37415	664-3628	Terry Pope	Nov-22



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Red Bank Public Works
From: Brian Taylor, Regional Planner
Date: 11/7/2018
Subject: Gateway Commercial District

SUMMARY

The City Commission has requested that the Planning Commission begin work on a draft ordinance to establish a new gateway commercial zone along Dayton Boulevard.

ANALYSIS

The City Commission has proposed the creation of a new gateway commercial zone along Dayton Boulevard, beginning at the intersection of Signal Mountain Boulevard and extending as far north as the intersection of Memorial Drive. The intent of the City Commission is to promote quality commercial development within the southern gateway to the City of Red Bank and discourage less desirable uses that may be permitted in the C-1 Commercial zoning district.

The Planning Commission began discussion of the proposed gateway commercial zone at the October working meeting and regular meeting. During that time the Planning Commission came to a consensus that the district should begin at the tunnel and end somewhere near Hedgewood Drive. The Planning Commission also proposed allowing most uses that are permitted in the C-1 district with the exception of certain uses that would not be appropriate in a gateway district for the City, such as self-storage facilities and pawn shops.

Map of Proposed Gateway Zone

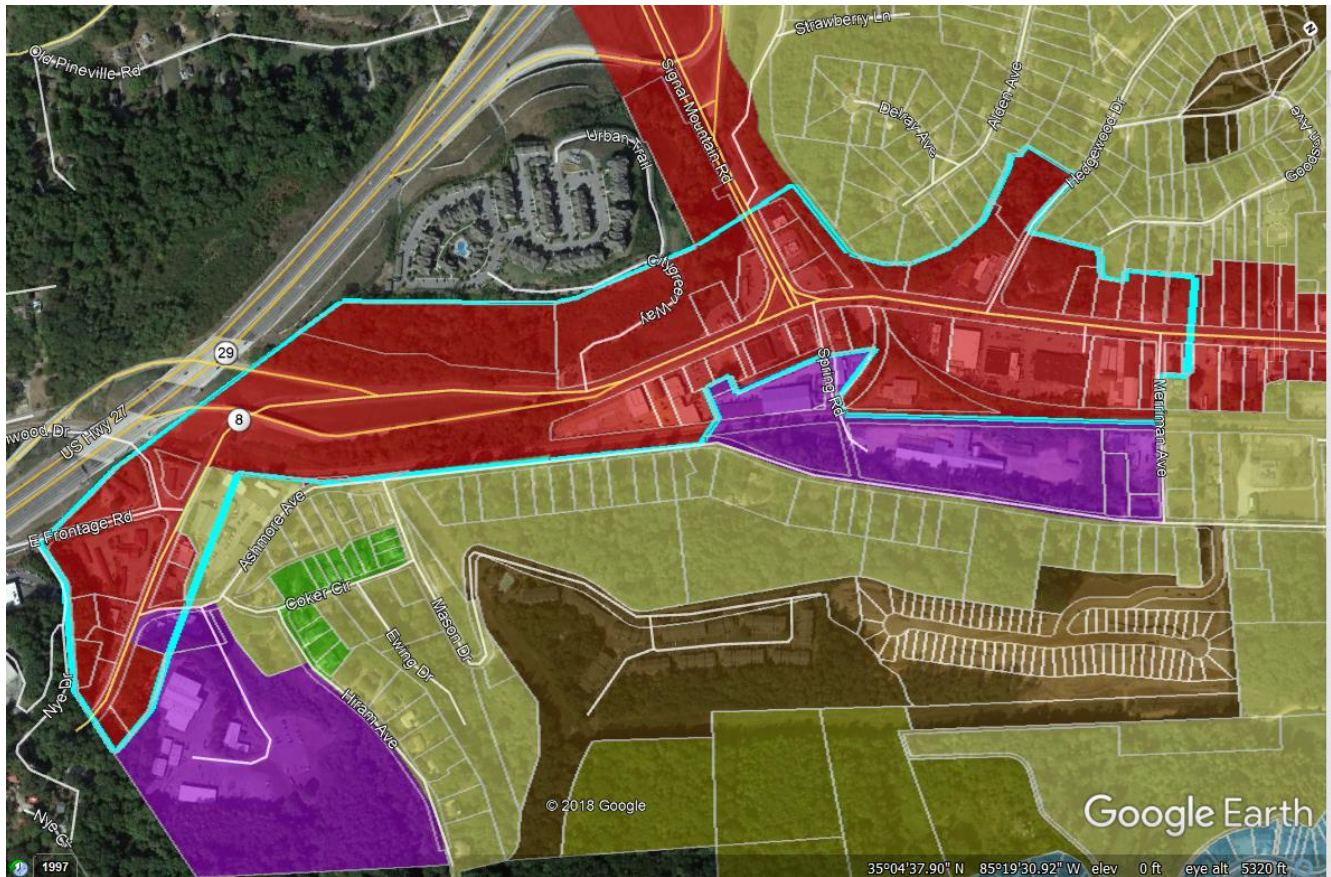


Table of Uses Comparison of C-4 Gateway to Existing Commercial Districts

Proposed uses for C-4 are compared with existing uses for C-1, CBD and C-3.

New uses are shown in red.

Similar uses reflect different descriptions across zoning districts.

Some C-4 uses are matched with the closest existing description.

Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type	Use	C-4	CBD	C-1	C-3
Commercial	Retail	Retail sales	P	P	
	Retail	Retail sales and service establishments		P	
	Retail	Commercial establishments up to 5,000 square feet, unless otherwise prohibited or subject to special exception review under Section 14-406 or elsewhere in the Red Bank Zoning Ordinance			
	Retail	Bakeries, provided all goods are sold on premise	P	P	P
	Retail	Drug stores			P
	Retail	Florists	P	P	P
	Retail	Grocery stores			
	Retail	Grocery stores, provided that no gasoline pumps or car washes shall be permitted as either a principal or accessory use			P
	Retail	Hardware stores			P
	Retail	Liquor stores	P	P	P
	Retail	Meat and fish markets			P
	Retail	Micro-breweries and/or brew pubs	SE	SE	P
	Retail	Music stores	P	P	P
	Retail	Shoe stores	P	P	P
	Retail	Small printer shops, except that the gross floor area shall not exceed 2,000 square feet	P	P	
	Retail	Specialty shops and stores			P
	Retail	Stationary stores			P
	Retail	Taverns, wine and cocktail bars, brew pubs, micro-breweries and similar uses	P	P	
	Retail	The sale or consumption of any alcoholic beverage on the premises			X
	Retail Auto	Car Washes	X	X	SE
	Retail Auto	New & used car, motorcycle, boat, farm equipment dealers	X	X	P
	Retail Auto	New or used sales or repair facilities for autos, boats, motorcycles, farm equipment and similar uses	X	X	
	Retail Auto	Gasoline service stations and auto repair;			P
	Retail Auto	Drive-thru or Drive-in uses			
	Retail Storage	Outdoor display, storage or sale of merchandise	X	X	
	Retail Storage	Outdoor sales, service, display or storage, except for outdoor seating for restaurants	X	X	
	Retail Storage	Outdoor storage, provided that any area used for storage shall be screened by an eight (8) foot high site obscuring fence. Existing natural vegetation or topography may be used if the City Manager or his/her designee determines that the intent of the site obscuring quality has been met.			P

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Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type		Use	C-4	CBD	C-1	C-3
Commercial	Retail Storage	Self-storage or mini-warehouses	X	X		
	Adult	Adult oriented establishments of any type	X	X		X
	Day Care	Day care centers				SE
	Dining	Restaurants and Delicatessens	P	P		
	Dining	Restaurants and other establishments serving food and beverages			P	
	Dining	Restaurants or Delicatessens with fewer than fifty (50) seats with no drive-thru or drive-in trade or curb service				SE
	Entertainment	Bowling alleys, or other indoor amusement			SE	
	Entertainment	Entertainment or recreational facilities				X
	Entertainment	Miniature golf courses and similar outdoor amusement facilities			SE	
	Entertainment	Outdoor amusement facilities	X	X		
	Entertainment	Studios / Galleries	P	P	P	P
	Entertainment	Theaters	P	P	P	
	Lodging	Bed and Breakfast establishments				
	Lodging	Hotels and motels			P	
	Music	The playing of music or making of announcements directly or through mechanical or electronic devices in a manner audible at any residential lot line.				X
	Service	Barber\Beauty shops	P	P		P
	Service	Cleaning and laundry establishments			SE	P
	Service	Funeral homes and undertaking establishments	X	X	SE	
	Service	Plumbing, electrical, radio, TV workshops and similar uses provided no more than five (5) persons are employed and that all related trucks and equipment are not visible from Dayton Blvd or abutting residences.				
	Service	Plumbing, electrical, radio, TV workshops provided no more than five (5) persons are employed and that all related trucks and equipment are stored at the rear of the building, not visible from Dayton Blvd.	P	P		
	Service	Plumbing, workshops, electrical, radio and TV shops and other similar uses provided that not more than five (5) persons are employed therein.			P	
	Service	Repair shops for shoes, household articles or appliances	P	P	P	P
	Service	Tattoo parlors				X
	Service	Title Pawn, check cashing and similar uses	X	X	P	X
	Office	Offices up to 5,000 square feet, unless otherwise prohibited or subject to special exception review under Section 14-406 or elsewhere in the Red Bank Zoning Ordinance				

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Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type		Use	C-4	CBD	C-1	C-3
Office	Office	Banks	P	P	P	P
	Office	Medical and dental offices and clinics	P	P		P
	Office	Office buildings	P	P	P	P
	Office	Veterinarians offices	P	P	SE	
	Office	Veterinarians offices with no outdoor run areas	P	P		
Public / Institutional	Group Home	Assisted living facilities			SE	
	Group Home	Drug, alcohol or correctional halfway houses, drug or alcohol rehabilitation centers or any similar use	X	X		
	Group Home	Halfway house, alcohol and drug rehabilitation centers			SE	
	Group Home	Nursing homes			SE	
	Hospital	Hospitals and clinics and social agencies			SE	
	School / Church	Schools, churches and other public and semi-public buildings	P	P	P	
Residential	Residential	Apartments			SE	
	Residential	Dwellings, excluding manufactured or mobile homes when in the same building as one of the permitted uses				P
	Residential	Mobile home parks	X	X	SE	X
	Residential	Residential uses when part of a mixed-use commercial development with only offices and/or commercial uses on the ground floor.			P	
	Residential	Townhomes and condominiums				
	Residential	Single-family detached dwellings except manufactured homes	P	P	P	
Other	Accessory Permitted	Accessory buildings and uses customarily incident to the above uses	P	P	P	
	Other	Home occupations				
	Signs	On-premise signs with flashing, strobe or blinking lights or light which vary in color or intensity which are visible from outside the building				X
	Signs	Signs advertising goods and services provided on premises subject to height, setback and size limitations provided by Ordinance of this City	P	P	P	
	Similar to Prohibited	In general, all uses which are not in keeping with the intent of this zone	X	X		X
	Similar to Permitted	In general, any use that is similar in character and impact as the above uses	P	P		P
	Similar to Permitted	Uses similar to the above in character and impact.			P	