

John Roberts
Mayor

City of Red Bank
Municipal Planning Commission

Tim Thornbury
Interim City Manager

WORK SESSION AGENDA
October 16th, 2018
12:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

- | | |
|---|---|
| ☐ Commissioner Cannon | ☐ Commissioner Baker |
| ☐ Commissioner Hafley | ☐ Commissioner Smith |
| ☐ Commissioner Browder | |

III. Agenda items for the October 18th regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. September 20th, 2018

B. NEW BUSINESS

1. Zoning Ordinance Amendment, Outdoor Storage
2. Right-of-Way Abandonment, Excess Right-of-Way at 4408 Dayton Boulevard
3. Zoning Ordinance Amendment, Solar Ordinance
4. Discussion: Red Bank Gateway Commercial Zoning District

C. UNFINISHED BUSINESS

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
October 18th, 2018
6:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

☐ Commissioner Cannon

☐ Commissioner Baker

☐ Commissioner Hafley

☐ Commissioner Smith

☐ Commissioner Browder

III. INVOCATION – Commissioner Baker

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

A. September 20th, 2018

VI. NEW BUSINESS

A. Zoning Ordinance Amendment, Outdoor Storage

B. Right-of-Way Abandonment, Excess Right-of-Way at 4408 Dayton Boulevard

C. Zoning Ordinance Amendment, Solar Ordinance

D. Discussion: Red Bank Gateway Commercial Zoning District

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
Interim
City Manager

MINUTES
September 20, 2018
6:00 p.m.
Red Bank Community Center

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:11 pm.

II. ROLL CALL

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

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. August 16th, 2018 Meeting Minutes

Motion by Commissioner Browder to approve the August minutes. Second by Commissioner Smith. The motion passed unanimously.

VI. NEW BUSINESS

A. Zoning Map Amendment, 918 Lullwater Road, R-1 to R-T/Z

Staff gave an overview of the rezoning request and noted that the proposed development was compatible with the existing development form and consistent with the Red Bank Land Use Plan.

The applicant's wife, Mrs. Brewer, gave an overview of the plan to subdivide and develop the property and described the dimensions of the proposed lots and homes.

Commissioner Hafley asked if there was more information on access to the property, specifically referencing the horseshoe drive proposed in front of the homes. Mrs. Brewer provided additional detail on the horseshoe driveway.

Mrs. Brewer came forward with additional documents and photos of homes similar to those proposed on the site. Mrs. Brewer noted that the project would involve extending sewer to 21 residences including the 6 proposed homes. She noted that Mr. Brewer has already hired an engineer to design the sewer extension.

Commissioner Browder asked about the size of the proposed homes. Mrs. Brewer replied that the homes would range in size from 1500 to 1800 square feet.

Commissioners had questions about the proposed driveway that they wanted to direct to Elliot Brewer. Commissioners discussed the design and pavement width of the proposed horseshoe drive. Commissioner Cannon asked staff if the horseshoe drive could be adequately reviewed at during the plat review process. Staff confirmed that the Planning Commission would have an opportunity to review the drive when the preliminary plat is submitted.

Motion by Commissioner Smith to approve the rezoning of 918 Lullwater Road from R-1 Residential to R-T/Z Residential subject to the condition that density is limited to the six single-family homes proposed on the site. Second by Commissioner Browder. Motion passed unanimously.

B. Major Subdivision Preliminary Plat, Hedgewood Drive S/D

Staff informed the Planning Commission that a revised version preliminary plat had been draft that incorporated an alternative design approved by the Fire Chief that would allow for the requested variance from the 22' pavement width requirement in Section 303 of the zoning ordinance. Staff noted that a variance was also needed from the 22' pavement width requirement in the City Fire Code, and that this variance must be granted in a resolution by the City Commission upon recommendation of the Fire Chief.

The yield street will have a pavement width of 16' where it begins on Hedgewood Drive, but expand to 20 feet in width where it fronts lots 10 to 14. The Fire Chief noted that there would be a wider area near the fire hydrant and in front of the homes on lots 10 to 14.

Mr. Smith and Mr. Heinzer came forward with a revised version of the preliminary plat showing the pavement width revisions agree upon with the Fire Chief. Commissioner Cannon asked if the exact location of the fire hydrant was shown on the plat. Mr. Heinzer replied that the revisions were not on this plat, but that the Hydrant location would be updated.

Motion by Commission Cannon to approve the preliminary plat with the variance from the 22-foot pavement width requirement in Section 303 of the subdivision regulations, subject to the agreed upon revisions to fire hydrant placement and the widening of the yield street to 20 feet in front of lots 10 to 14, and subject to the granting of the variance from the Fire Code. Second by Commissioner Smith. Motion passed unanimously.

B. Zoning Ordinance Amendment, Setbacks in C-1 and C-3 Zoning Districts

Staff outlined the changes in the proposed amendment and explained how they were needed to bring setback requirements in line with the design review ordinance adopted by the City.

Motion by Commission Browder to recommend the zoning ordinance amendment. Second by Commissioner Smith. Motion passed unanimously.

VI. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Browder. Adjourned at 7:00 PM.

Chairman

ORDINANCE NO. 18-

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO AMEND THE ORDINANCE NUMBER 15-1020, CHAPTER 4, SECTIONS 14-402, 14-404 AND 14-405 WITH RESPECT TO OUTDOOR DISPLAY, STORAGE OR SALE OF MERCHANDISE IN THE COMMERCIAL ZONES

WHEREAS, the City Commission approved Ordinance No. 17-1082 on March 21, 2017 with respect to outdoor display, storage or sale of merchandise; and

WHEREAS, subsequent to the approval of Ordinance No. 17-1082, and ongoing changes and trends of the Commercial Zones, the regulations thereby enacted have fallen short of one of the objectives of Ordinance No. 17-1082; and

WHEREAS, in an effort to correct these short falls, revisions to the ordinance have been referred to the Red Bank Planning Commission for review, whereby the Red Bank Planning Commission has held a Public Hearing on October 18, 2018 at which comments, for and/or against, the proposed ordinance were heard; 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 of Red Bank held a duly noticed and advertised Public Hearing of and with respect to the terms, conditions and provisions of this Ordinance, reviewed the recommendations of the Red Bank Planning Commission at said public hearing and has given an opportunity for citizens to express their opinion for or against the terms, provisions and conditions of this Ordinance, said hearing having been held at a regularly scheduled meeting of the City of Red Bank on the 6th day of November 2018; 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 outdoor display, storage, or sale of merchandise in the commercial zone(s) is in the best interest of the citizens of the City of Red Bank.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Red Bank, Tennessee that the Red Bank Zoning Ordinance, Codified at Title 14 of the Red Bank City Code be amended as follows:

SECTION I. Section 14-402.02 (L) with respect to C-1 Commercial Zone Permitted Uses be deleted as written and the following be provided in its place and stead:

(L) Outdoor display or storage or sale of merchandise, except between 8:00 a.m. and 8:00 p.m. and provided further that any such display, storage or sale shall not occupy more than 33 1/3 of the frontage space of the outdoor street facing facade of the building itself nor more than 33 1/3 of any area between the front facade of the

building and the public right-of-way and may not obstruct the entrance to the building to pedestrian traffic or otherwise interfere with the required minimum number of off street parking spaces available for the premises as otherwise provided.

Exceptions;

- 1) New and Used car, motorcycle, boat, farm equipment dealers;
- 2) Gasoline Service Stations and Auto repair centers;
- 3) Hardware stores; Home Improvement stores;
- 4) Grocery stores;
- 5) Uses similar to the above in character and impact;

SECTION 2. Section 404.02 with respect to the C-2 Commercial Zone Central Business District Permitted Uses shall be amended to add a new sub-section (X) as follows:

(X) Outdoor display, storage or sale of merchandise, except between 8:00 a.m. and 8 :00 p.m. and provided further that any such display, storage or sale shall not occupy more than $33 \frac{1}{3}$ of the frontage space of the outdoor street facing facade of the building itself nor more than 33 '1,, of any area between the front facade of the building and the public right-of-way and may not obstruct the entrance to the building to pedestrian traffic or otherwise interfere with the required minimum number of off street parking spaces available for the premises as otherwise provided.

- 1) Grocery stores;
- 2) Uses similar to the above in character and impact;

SECTION 3. Section 14-404.03 with respect to the C-2 Commercial Zone Central Business District Prohibited Uses, sub-section (I) be deleted in its entirety and the sub-section “Reserved”.

SECTION 4. Section 14-405.03 with respect to the C-3 Commercial Zone Permitted Uses shall be amended to add a new sub-section (T) as follows:

(T) Outdoor display, storage or sale of merchandise, except between 8:00 a.m. and 8 :00 p.m. and provided further that any such display, storage or sale shall not occupy more than $33 \frac{1}{3}$ of the frontage space of the outdoor street facing facade of the building itself nor more than 33 '1,, of any area between the front facade of the building and the public right-of-way and may not obstruct the entrance to the building to pedestrian traffic or otherwise interfere with the required minimum number of off street parking spaces available for the premises as otherwise provided.

SECTION 5. Section 14-405.06 with respect to the C-3 Commercial Zone Prohibited Uses, sub-section (A), shall be deleted in its entirety and the sub-section “Reserved”.

SECTION 6. Every section, 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 7. This Ordinance shall take effect from and after the date of its final passage the health, safety and welfare of the citizens of the City of Red Bank requiring it.

Mayor John Roberts

City Recorder

Passed on First Reading

Passed on Second and Final Reading

Approved as to form:

City Attorney

ORDINANCE NO. 18-_____

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE ABANDONING A CERTAIN RIGHT-OF-WAY AT 4408 DAYTON BOULEVARD, HAMILTON COUNTY TAX MAP PARCEL 109G G 028

WHEREAS, the City of Red Bank has been approached by the property owner of 4408 Dayton Boulevard, Hamilton County Map tax Parcel 109G G 028 and more particularly described in Exhibit A, with a request to add onto the dining area of the existing building located on that parcel by extending the building towards Dayton Boulevard; and

WHEREAS, in order to facilitate the plans for an addition to the existing building, it will be necessary for the City of Red Bank to close and abandon the street right-of-way of Dayton Boulevard at 4408 Dayton Boulevard, to allow for the development of the additional dinning space; and

WHEREAS, the Red Bank Planning Commission reviewed this request at their regularly scheduled meeting on October 18, 2018, and recommends approving the property owners request; and

WHEREAS, a public hearing was held during the regularly scheduled Red Bank Commission Meeting on November 20, 2018; and

WHEREAS, the City Commission finds, upon recommendation by the Red Bank Planning Commission, that the right-of-way has very limited potential for future public use and abandoning such would promote business development for that location, which will benefit the City as a whole.

NOW THEREFOR BE IT ORDAINED by the City of Red Bank, Tennessee as follows:

SECTION 1. That the street right-of-way beginning at 4408 Dayton Boulevard, Hamilton County Tax Map Parcel 109G G 028 on the south property line of the 4408 Dayton Boulevard, and extending northward some 100 feet, as shown on the schematic drawing that is attached hereto as Exhibit B, is hereby closed and abandoned as right-of-way, but no further or otherwise, except that there shall be retained by the City of Red Bank easements for drainage, and for all public utilities, electrical, gas, water and sewage over and across the abandoned right-of-way.

SECTION 2. This Ordinance shall take effect two weeks from and after the date of its final passage, the public welfare of the citizens of the City of Red Bank, Tennessee, requiring it.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. Every section, sentence, clause, and phrase of this Ordinance is 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.

Mayor

City Recorder

Passed on First Reading

Passed on Second and Final Reading

Approved as to form:

City Attorney

Book and Page: GI 7215 515
EXHIBIT "A" TO DEED OF TRUST

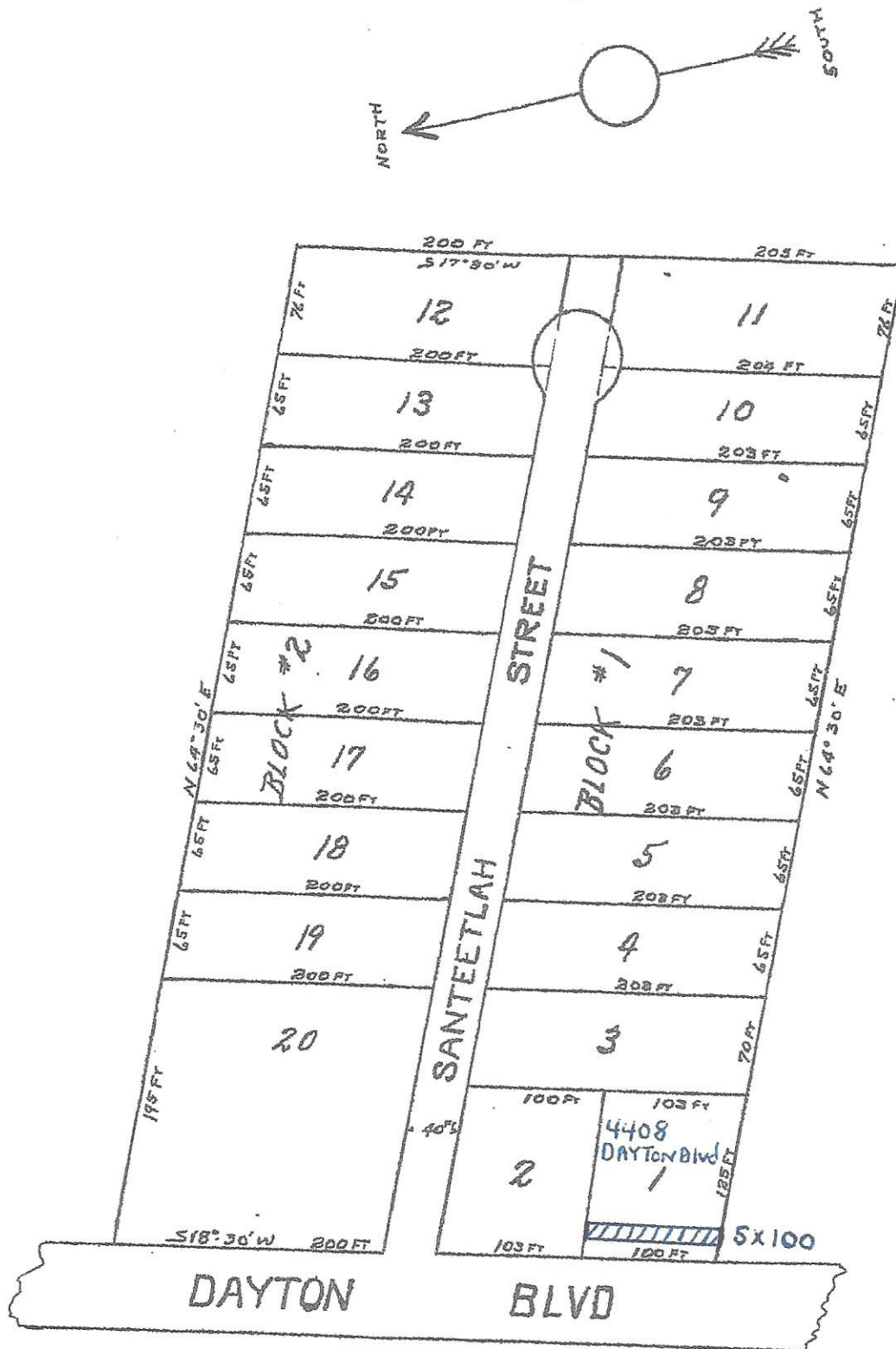
Located in the Third Civil District of Hamilton County, Tennessee:

Lot One (1), Block One (1), Patterson and Guess Subdivision at Red Bank, as shown by plat of record in Plat Book 14, page 67 in the Register's Office of Hamilton County, Tennessee. According to said plat, said lot fronts 100 feet on the Eastern line of Dayton Boulevard and extends southeastwardly between diverging lines 125 feet to the Western line of Lot 3 along which it extends 103 feet.

Reference to prior title is made to Warranty Deed recorded in Book 7215, page 499 in the Register's Office of Hamilton County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to Restrictive Covenants recorded in Book 810, page 500 in the Register's Office of Hamilton County, Tennessee.



PATTERSON AND GUESS SUBDIVISION
 RED BANK
 SCALE 1" = 100 FT
 CHATTANOOGA, TENN.
 A.J. LAYNE

ORDINANCE NO. 18-1133

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO REPEAL ORDINANCE NO. 17-1106, SOLAR PANEL MORATORIUM, AND TO AMEND ORDINANCE NO. 15-1020, THE RED BANK ZONING ORDINANCE BY ADDING DEFINITIONS FOR SOLAR ENERGY SYSTEMS AND BY ADDING A NEW CHAPTER XII, ON SITE SOLAR ENERGY SYSTEM, TO PERMIT SOLAR ENERGY SYSTEMS AS AN ACCESSORY TO PERMITTED, CONDITIONAL AND SPECIAL EXCEPTION USES IN ANY ZONING DISTRICT, AND FURTHER, BY AMENDING THE DEFINITIONS, SECTION 14-202 AND ENACTING CERTAIN REGULATIONS, PROVISIONS RELATED TO SOLAR ENERGY SYSTEMS

WHEREAS, it is the purpose of this regulation to promote safe, effective and efficient use of solar energy systems installed to reduce the on-site consumption of utility supplied energy and/or hot water as a permitted accessory use while protecting the health, safety and welfare of adjacent and surrounding land uses through appropriate zoning and land use controls. A solar energy system shall be permitted in any zoning district as an accessory use to a principal use herein and subject to specific criteria overlap, the specific criteria shall supersede the general standards.

NOW THEREFOR BE IT ORDAINED, by the City Commission of the City of Red Bank, Tennessee, as follows:

SECTION 1. Chapter 11, Section 14-202, Definitions, shall be amended to include the following definitions and to further arrange the currently existing definitions in this section.

Mechanical Equipment: Any device associated with a solar energy system, such as an outdoor electrical unit/control box, that transfers the energy from the solar energy system to the intended on-site structure.

Solar Access: A property owner's right to have sunlight shine on the owner's land. (The enforcement of this right is through the zoning ordinance that establishes height and setback requirements.)

Solar Energy System: An energy conversion system, including appurtenances, which converts solar energy to a usable form of energy to meet all or part of the energy requirements of the on-site user and/or for integration with and/or transmission to the electrical grid. This definition shall include the terms passive solar and active solar systems. A solar energy system shall be considered as an accessory use, as that term is defined in the ordinance, provided further that in Industrial Zone only nothing contained herein shall be construed to prohibit commercial installation of a solar energy system as the principal and/or primary use for parcels zoned "Industrial"

Solar Glare: The effect produced by light reflecting from a solar panel with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

SECTION 2. Applicability:

1. Solar energy systems constructed prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance.
2. Any upgrade, modification, or structural change that materially alters the size or placement of an existing solar energy system shall comply with the provisions of this ordinance.

SECTION 3. The Red Bank Zoning Ordinance Codified at Title 14, Chapter 2, inclusive. Regulations shall be amended by adding a new Chapter XII as follows:

SOLAR ENERGY SYSTEMS

1. The installation and construction of a solar energy system shall be subject to the following development and design standards:
 - A. A solar energy system is permitted in all zoning districts as an accessory to a principal use, except in the context of property within the Industrial Zone. Nothing contained herein shall be construed to prohibit commercial installation of a solar energy system as the principal and/or primary use for parcels zoned “Industrial”
 - B. A solar energy system shall provide power for the principal use (limited to Industrial Zone) and/or accessory use of property on which the solar energy system is located and not be used for the generation of power for the sale of energy to other users, except as permitted and/or accepted by the Electric Power Board and/or the Tennessee Valley Authority
 - C. A solar energy system connected to the utility grid shall provide written authorization from the local utility company acknowledging and approving such connection.
 - D. Subject to more particular regulation provisions hereinafter provided in this Chapter, a solar energy system may be roof mounted or ground mounted.
 - E. A roof mounted system may be mounted on the roof of a principal building or accessory building. No system may be mounted on or attached to the side of any building **except for Solar Canopies**. A roof mounted system, whether mounted on the principal building or accessory building, may not exceed the maximum principal building height or accessory building height specified for the building type in the particular, and, applicable zoning district. In no instance shall any part of the solar energy system extend beyond the edge (overhang) of roof. No part of any roof mounted system, facility or panel may exceed above

the roof or roof line and must at all times comply with a maximum height requirement of the underlying zoning district.

- F. A ground mounted system shall not exceed the maximum building height for accessory buildings, no poles or pedestal or other mounting system may exceed five (5') on height.
- G. The surface area of a ground mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
- H. Placement
 - (i) A ground mounted system or system attached to an accessory building shall not be located within the front yard of any residentially zoned or commercially zoned property.
 - (ii). Industrial zones, no system may be installed, mounted or erected or located any closer to any Residentially zoned properties rear or side property lines and no closer than two (2) times the otherwise applicable set back distances.
 - (iii) In industrial zones otherwise applicable set back lines shall be applicable
- I. Except as otherwise specifically provided herein, the minimum solar energy setback distance from the property lines shall be equivalent to the building setback or accessory building setback requirement of the underlying zoning district.
- J. All mechanical equipment associated with and necessary for the operation of the solar energy system shall comply with the following:
 - a. Mechanical equipment **not attached to the structure** shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen shall consist of shrubbery, trees, or other noninvasive plant species which provides a visual screen. In lieu of a planting screen, a decorative fence meeting the requirements of the Zoning Ordinance may be used.
 - b. Mechanical equipment shall not be located within the front yard of any residentially or commercially zoned property nor within the front, side or rear setback for Industrial zoned property and shall otherwise comply with the setbacks specified for accessory structures in the underlying zoning district

- K. Solar panels shall be located such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
 - L. All power transmission lines from a ground mounted solar energy system to any building or other structure shall be located underground.
 - M. A solar energy system shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners, or other similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed in any equipment of the solar energy system, provided they comply with the prevailing sign regulations.
 - N. A solar energy system shall not be constructed until a building / zoning /electrical permit has been approved and issued by the City of Red Bank and as may be applicable, approved by the Electric Power Board.
 - O. The design of the solar energy system shall conform to applicable industry standards. A building permit may only be obtained for a solar energy system pursuant to all applicable building, electrical and safety codes and regulations adopted thereunder. All wiring shall comply with the then applicable version of the National Electrical Code (NEC). The local utility provider shall be contacted to determine grid interconnection and meet metering policies and the Applicant shall submit certificates of design compliance obtained by the equipment manufacturer from a certifying organization and any such design shall be certified by an Engineer licensed by the State of Tennessee
 - P. The solar energy system shall comply with all applicable City of Red Bank Ordinances and Building Codes so as to ensure the structural integrity and safety of such solar energy system.
 - Q. Before any construction can commence of any solar energy systems or be installed or erected, the owner must acknowledge, in writing on the City of Red Bank issued permit that he/she is the responsible party for owning and maintaining the solar energy system.
- 2. If a ground mounted solar energy system is removed, any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded.
 - 3. If a ground mounted solar energy system has been abandoned (meaning not having been in operation for a period of one-hundred and eighty (180) days or is defective or is deemed to be unsafe by the City Manager or his/her designee, the solar energy system shall be immediately disconnected from the building and the Electric Power Board shall be notified and the system required to be repaired by the owner, and

subject to inspection by the City, required to meet federal, state and local safety standards before resuming operations, or be removed by the property owner within the time period allowed by the Building Code Official. If the owner fails to remove or repair the defective or abandoned solar energy system, City may pursue a legal action to have the system removed at the owner's expense, which cost shall be a municipal lien against the real property upon which the solar energy system is located.

SECTION 4. Ordinance No. 17-1106, declaring a moratorium upon the erection, installation, construction or other utilization and/or placement of solar panels or solar arrays within the City of Red Bank, is hereby repealed.

SECTION 5. Every section, 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 6. This Ordinance shall take effect from and after the date of its final passage the health, safety and welfare of the citizens of the City of Red Bank requiring it.

Mayor

City Recorder

Passed on First Reading

Passed on Second and Final Reading

Approved as to form:

City Attorney

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Red Bank Public Works
From: Brian Taylor, Regional Planner
Date: 10/10/2018
Subject: Gateway Commercial District

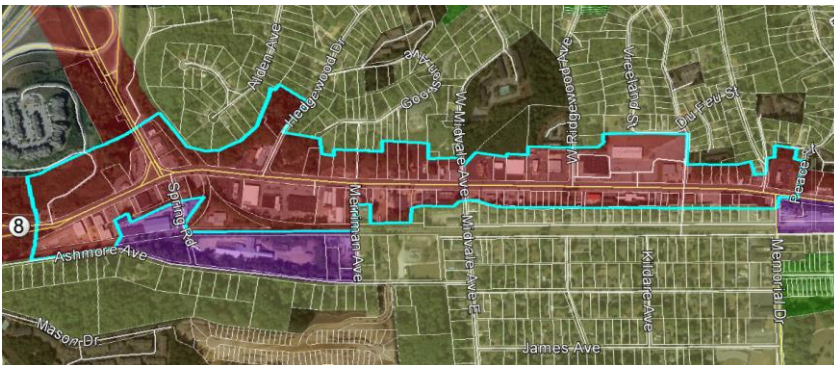
SUMMARY

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 proposed area for the gateway commercial district fits most closely to the cluster of commercial development within the former community of White Oak. The zoning district that most closely resembles the intent of the proposed gateway commercial district is the C-2 Commercial Business District. SETD staff has developed a map and a table of uses as a starting point for this discussion.



Aerial of Proposed Commercial Gateway Zone and Existing Red Bank Zoning

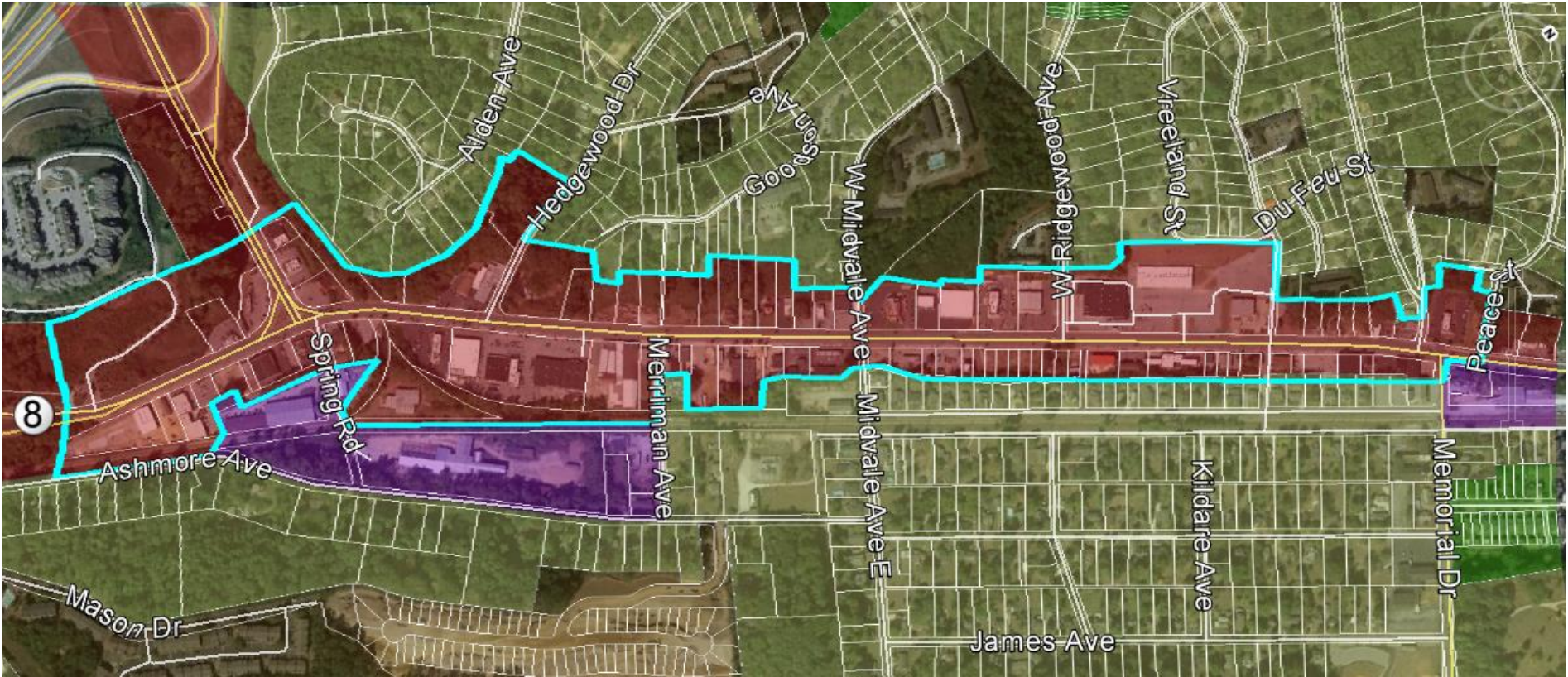


Table of Uses Comparison of C-4 Gateway to Existing Commercial Districts

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	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	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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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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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	