



PREPARED FOR THE PLAN COMMISSION

Project Address: 2605 Todd Drive (14th Aldermanic District, Alder Carter)
Application Type: Demolition Permit
Legistar File ID #: [44434](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant | Owner: Sean Baxter; Mustang Properties, LLC; 2303 West Beltline Highway; Madison, WI 53713

Contact: Amy Wildman; Ideal Builders, Inc; 1406 Emil Street; Madison, WI 53713

Requested Action: The applicant requests approval to demolish a commercial building with no proposed future use.

Proposal Summary: The applicant proposes to demolish a one story, approximately 2,500 square foot office building. No future use is proposed at this time.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition Permits, §28.185(7) of the Madison General Ordinances (MGO).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition permits are met and **approve** the request to demolish a commercial building with no future use proposed at 2605 Todd Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The subject property is a 0.47-acre parcel on Todd Drive, just north of its intersection with the West Beltline Highway frontage road. The parcel is in Aldermanic District 14 (Ald. Carter) and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The site includes the existing 2,500 square foot office building and related improvements.

Surrounding Land Use and Zoning:

North: Commercial, office, and industrial uses, including Waste Management facility. Surrounding properties in the City are zoned CC (Commercial Center) with Town of Madison properties zoned C-2 (Heavy Commercial District);

South: Vacant property with the Beltline Highway and a variety of commercial and office development beyond, zoned CC-T Commercial Corridor Transition District;

East: Kayser Nissan (Auto Dealer) with other large-format retail developed in the Town of Madison, zoned C-2 (County Zoning); and

West: Highway-oriented commercial development zoned CC with the UW Arboretum, zoned Conservancy, beyond.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends general commercial development for this property. The Arbor Hills-Leopold Neighborhood Plan (2013) references the existing zoning standards and Comprehensive Plan recommendations, along with other guidelines as summarized below.

Zoning Summary: This property is zoned CC (Commercial Center District). A report from the Zoning Administrator was not received in time to be included in this report. Please see attached documents for further information.

Environmental Corridor Status: The property is not within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant requests approval to demolish a commercial building with no proposed future use. This request is subject to the approval standards for Demolition Permits.

The building proposed for demolition is a one-story, 2,500 square-foot office building. The applicant's letter of intent states that the building is currently vacant. City records do not indicate when the structure was constructed. The applicant has provided photos of the subject building, which can be viewed online at the following City website: https://www.cityofmadison.com/dpced/planning/documents/2605td_photos.pdf. These photos appear to depict some building deficiencies such as possible water damage, though no further information on the building's condition was provided.

Upon demolition of the structure, the applicant proposes to remove the existing driveway and replace with curb and gutter. Other improvements such as site signage, utilities, and asphalt would also be removed. Existing vegetation is intended to be preserved to the extent possible and the site will be restored with grass.

Prior to approving a Demolition Permit with no proposed future use, the Plan Commission must first find that this proposed demolition is compatible with the purpose of the Demolition and Removal Section [§28.185(1), MGO] and the intent and purpose for the CC Zoning District [§28.068(1), MGO]. This zoning district allows a variety of commercial, office, and residential uses and is intended, in part, to encourage the transformation of auto-oriented sites into mixed-use developments. Further information related to the CC district is attached for the Plan Commission's reference.

Second, the Plan Commission must make an additional finding before granting an approval. The standards in §28.185(7)(b) state:

1. The Plan Commission finds that, based on evidence from the Madison Fire Department, Police Department, and/or Building Inspection Division, a potential fire hazard, potential unlawful use of the property, potential public nuisance or other public health and safety concern supports demolition or removal before a future use is proposed **or** (*emphasis added*)

2. For a non-residential building, the Plan Commission finds that the use, bulk, and design requirements of the existing zoning district designation are adequate to ensure that development will conform to existing adopted City plans.

The applicant has not provided any information related to the above Standard 1. However, the Plan Commission can grant approval of the request should it find Standard 2 is met.

In considering that standard, the Comprehensive Plan recommends general commercial development for the site, which includes range of possible uses including auto and highway-oriented developments. The Arbor Hills-Leopold Neighborhood Plan includes this site in the “Evergreen View Business Area.” That plan notes that land use and zoning should be consistent with the Commercial Center (CC District) zoning and with the general recommendations of the Comprehensive Plan. More specific recommendations encourage architecturally significant, mixed-use buildings with high-quality building materials. Staff notes that in addition to the CC zoning district standards, future developments are also subject to the Design Standards for all mixed-use and commercial districts which provide regulations for materials, façade articulation, window coverage, and equipment screening.

This subject site abuts a larger vacant 1.6-acre property, also owned by this applicant. That site, which also abuts the Beltline Frontage Road, was formerly a greenhouse development and its demolition was approved with no proposed future use in 2013. Though allowed in the Zoning Code, no additional requirements were established by the Plan Commission to approve the future use of that abutting site.

Staff notes that no objections to the current demolition request were raised by the Preservation Planner or by the Landmarks Commission, who found that there was no known historic value to the existing building.

Staff believes that the applicable standards can be found to be met. At this location, staff does not anticipate that the removal of the existing site improvements in advance of a more detailed development proposal would result in a negative impact on the normal and orderly development and improvement on surrounding properties. At the time of report writing, staff was not aware of any concerns on this proposal.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, (608) 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for demolition permits are met and **approve** the request to demolish a commercial building with no future use proposed at 2605 Todd Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
--

City Engineering Division (Contact Tim Troester, (608) 267-1995)

1. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
2. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
3. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
4. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
5. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
6. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass. (POLICY)
7. The applicant (or applicant's contractor) shall obtain a permit to excavate in the right-of-way for the for the driveway apron removal, curb and gutter removal, and restoration within the public right-of-way. As a condition of this permit the Applicant shall provide surety in the form of a letter of credit, bond, or cash deposit equal to the estimated cost of the work located within the public right-of-way. Upon successful completion and inspection of the work within the public right-of-way the required surety/deposit will be released/returned.

City Engineering Division - Mapping (Contact Jeffrey Quamme, (608) 266-4097)

The agency reviewed this request and has recommended no conditions or approval.

Traffic Engineering (Contact Eric Halvorson, (608) 266-6527)

8. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface

types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

9. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Fire Department (Contact Bill Sullivan, (608) 261-9658)

10. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner (608)516-9195.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

11. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
12. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185 (7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
13. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
14. Approval of the demolition permit will require the removal of all structures including the principal building, parking lot, and driveways. The driveway apron shall be removed and replaced with curb and gutter as per City of Madison Engineering and Traffic Engineering requirements. During demolition and prior to curb and gutter, barriers shall be installed across the driveways to prevent the parking of vehicles. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.
15. Future development of the property shall require appropriate City of Madison approvals and permits.

Parks / Forestry (Contact Janet Schmidt, (608) 261-9688)

The agency reviewed this request and has recommended no conditions or approval.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

16. The Madison Water Utility shall be notified to remove the water meter prior to demolition.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions or approval.

ZONING CODE COMMERCIAL CENTER

ZONING CODE

Sec. 28.067(5)(a)12.

- 12. Composting.
- 13. Outdoor recreation.
- 14. Keeping of chickens and keeping of honeybees.



28.068 COMMERCIAL CENTER DISTRICT.

- (1) Statement of Purpose.
The CC District is established to recognize the existing large-format retail and office sites within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use centers that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:
 - (a) Improve the quality of landscaping, site design and urban design within commercial centers.
 - (b) Encourage diversification of land use in commercial centers.
 - (c) Encourage appropriate transitions between higher-intensity uses and adjacent lower-density residential districts.
 - (d) Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- (2) Permitted and Conditional Uses.
 - (a) See Table 28D-2 for a complete list of allowed uses within the mixed-use and commercial districts.
- (3) Dimensional Requirements.
Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Commercial Center District	
Front yard setback	See (a) below
Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district
Side yard setback: other cases	One-story: 5 Two-story or higher: 6
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Maximum lot coverage	85%
Maximum height	5 stories / 68 See (d) below
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units

(Am. by ORD-13-00007, 1-15-13)

- (a) Front Yard Setback. Unless designated otherwise on the zoning map, at least seventy percent (70%) of the street-facing building wall shall be setback no more than eighty-five (85) feet. This setback shall allow for a single drive aisle and two (2) rows of parking or landscaped area. This setback may be extended to a maximum of one hundred (100) feet if traffic circulation, drainage and or other site design issues are shown to require additional space. Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range. (Am. by ORD-13-00127, 7-26-13)
- (b) Exclusive Residential Use. Buildings with exclusively residential uses shall meet the Lot Area, Lot Width, and Side Yard Setback Requirements in the TR-V2 District, Sec. 28.047.

- (c) Rear or Side Yard Height Transitions to Residential Districts. Where the CC District abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed two (2) stories/twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval. (See Figure D12) (Am. by ORD-14-00131, 8-13-14)
- (d) Additional Height. Heights exceeding the maximum may be allowed with conditional use approval.
- (4) Site Standards.
The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.
 - (a) Maximum Size. Buildings shall not exceed twenty-five thousand (25,000) square feet floor area for an individual establishment or forty thousand (40,000) square feet floor area for a multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards governing large retail developments in Section 33.24(4)(f), Madison General Ordinances. (Am. by ORD-15-00033, 4-8-15)
 - (b) Buildings shall be oriented to the primary abutting street or to an internal street, court, walkway or plaza.
 - (c) All building facades visible from a public street or walkway shall employ materials and design features similar to or complementary to those of the front facade.
 - (d) Surface parking shall be divided into separate modules no greater in size than one hundred (100) spaces; modules shall be separated by buildings, landscaped open space areas, internal streets or landscaped pedestrian pathways at least twenty (20) feet in width.
 - (e) For the Single-Family Attached, Small Multi-Family, Large Multi-Family and Courtyard Multi-Family Building Forms, parking shall be located behind or beside each building, below the building, or in a common parking court in the interior of the block. If located on the side of the building, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible on the front façade of the building.
- (5) Site Standards: New and Existing Development.
 - (a) All activities shall be conducted within completely enclosed buildings, except:
 1. Off-street parking and off-street loading.
 2. Outdoor display and outdoor storage stores.
 3. Outdoor eating, cooking, and service areas associated with food and beverage establishments. (Am. by ORD-13-00178, 10-23-13)
 4. Bicycle-sharing facilities.
 5. Auto service stations.
 6. Vehicle access sales and service windows.
 7. Walk-up service windows.
 8. Solar energy systems and wind energy systems.
 9. Yard sales.
 10. Vending machines.
 11. Agricultural activities.
 12. Temporary outdoor events.
 13. Cemeteries.
 14. Composting.
 15. Keeping of honeybees.

USE TABLE

28.061 MIXED-USE AND COMMERCIAL DISTRICTS USES.

- (1) Table 28D-2 lists all permitted and conditional uses in the mixed-use and commercial districts.
- (a) "P" means permitted in the districts where designated.
- (b) "C" means allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- (c) Uses indicated as "P/C" means permitted or conditional, depending on specific requirements in Supplemental Regulations, Subchapter 28J.
- (d) "Y" means that there are specific requirements in Subchapter 28J associated with a use.
- (e) "LMX" means Limited Mixed-Use District.
- (f) "NMX" means Neighborhood Mixed-Use District.
- (g) "TSS" means Traditional Shopping Street District.
- (h) "MXC" means Mixed-Use Center District.
- (i) "CC-T" means Commercial Corridor - Transitional District.
- (j) "CC" means Commercial Center District.

Table 28D-2.



Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Offices							
Artist, photographer studio, etc.	P	P	P	P	P	P	
Insurance office, real estate office, sales office	P	P	P	P	P	P	
General office, professional office	P	P	P	P	P	P	
Medical Facilities							
Clinic - Health	C	P	P	P	P	P	
Hospital				C	C	C	Y
Medical laboratory				P	C	C	
Physical, occupational or massage therapy	P	P	P	P	P	P	
Veterinary clinic, animal hospital	C	P	P	P	P	P	Y
Retail Sales and Services							
Animal boarding facility, kennel, animal shelter					C	C	Y
Animal day care		C	C	C	C	P	Y
Animal grooming	C	P	P	P	P	P	
ATM	P	P	P	P	P	P	Y
Auction rooms			P	P	P	P	
Bank, financial institution	P	P	P	P	P	P	
Bicycle-sharing facility	P	P	P	P	P	P	Y
Building material sales		C	C	C	P	P	
Business sales and services	C	P	P	P	P	P	
Contractor's business with showroom or workshop			C	C	P	P	Y
Dry cleaning plant, commercial laundry					P	P	
Farmers' market	P	P/C	P	P	P	P	Y
Food and related goods sales	P	P	P	P	P	P	
Furniture and household goods sales	C	C	P	P	P	P	

Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Garden center		C	C	P	P	P	Y
General retail	P	P	P	P	P	P	
Greenhouse, nursery		C	C	P	P	P	Y
Laundromat, self-service		P	P	P	P	P	
Liquor store		P	P	P	P	P	
Mobile grocery store	P	P	P	P	P	P	Y
Mortuary, funeral home		P	P	P	P	P	
Non-accessory temporary outdoor events			C	C	C	C	Y
Package delivery service					P	P	
Payday loan business					C	C	Y
Photocopying	P	P	P	P	P	P	
Post office	P	P	P	P	P	P	
Service business	P	P	P	P	P	P	
Small appliance repair	P	P	P	P	P	P	
Small engine repair			C	C	C	C	
Sporting goods store, bait shop	P	P	P	P	P	P	
Tattoo shop		P	P	P	P	P	
Telecommunications center					P	P	
Tobacco retailer		P	P	P	P	P	Y
Food and Beverages							
Brewpub		C	P	P	P	P	
Catering	C	C	P	P	P	P	
Coffee shop, tea house	P	P	P	P	P	P	
Nightclub	C	C	C	C	C	C	Y
Restaurant	C	P	P	P	P	P	
Restaurant-nightclub	P/C	P/C	P/C	P/C	P/C	P/C	Y
Restaurant-tavern	C	C	P	P	P	P	Y
Tavern		C	P	P	P	P	Y
Commercial Recreation, Entertainment and Lodging							
Bed and breakfast establishment	C	P	P	P	P	P	Y
Health/sports club	C	P	P	P	P	P	
Hostel		C	P	P	P	P	
Hotel, inn, motel		C	C	P	P	P	
Indoor recreation		C	C	C	P	P	Y
Lodge, private club, reception hall		P	P	P	P	P	Y
Outdoor recreation					C	C	Y
Stadiums, auditoriums, and arenas						C	
Theater, assembly hall, concert hall		C	P	P	P	P	
Tourist rooming house	P	P	P	P	P	P	Y



Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Automobile Services							
Auto body shop		C	C	C	C	C	Y
Auto repair station		C	C	C	C	C	Y
Auto sales and rental					P	P	Y
Auto service station, convenience store		C	C	C	C	C	Y
Car wash			C	C	C	C	Y
Heavy traffic vehicle sales					P	P	
Motorcycle and moped sales					P	P	
Parking, Storage and Display Facilities							
Parking facility, private		C	C	C	C	C	
Parking facility, public		P	P	P	P	P	
Transportation							
Bus or railroad passenger depot			C	P	P	P	
Private ambulance service			C		C	C	
Railroad right-of-way		P	P	P	P	P	
Taxicab or limousine business					C		
Transit stop or station		P	P	P	P	P	
Limited Production, Processing and Storage							
Artisan workshop	P	P	P	P	P	P	
Bakery, wholesale					C	C	
Laboratory, research and development			C	C	C	C	
Limited production and processing			C		C	C	Y
Mail order house					C	C	
Printing and publishing		P	P	P	P	P	
Warehousing and storage						C	
Wholesale establishment				C	C	C	
Residential - Family Living							
Community living arrangement (>15 residents)			C		C		Y
Dwelling units in mixed-use buildings	P/C	P/C	P/C	P/C	P/C	C	Y
Live-work unit	P	P	P	P	P	P	Y
Multi-family dwelling (4 dwelling units)		P/C	C	P	C	C	
Multi-family dwelling (5-8 dwelling units)		C	C	P	C	C	
Multi-family dwelling (> 8 dwelling units)		C	C	C	C	C	Y
Residential building complex					C	C	Y
Single-family attached dwelling (3-8 dwelling units)		C	C	P	C	C	
Single-family attached dwelling (> 8 dwelling units)		C	C	P	C	C	
Single-family detached dwellings		P/C	P/C		P/C		Y



Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Three-family dwelling - three-unit		C	C		C		
Two-family dwelling - two unit		P/C	P/C		P/C		Y
Two-family dwelling - twin		P/C	P/C		P/C		Y
Residential - Group Living							
Adult family home		P/C	P/C		P/C		Y
Assisted living, congregate care, skilled nursing facility				C	C	C	Y
Cohousing community		P/C	P/C	P/C	P/C	P/C	Y
Community living arrangement (up to 8 residents)		P	P		P		Y
Community living arrangement (9-15 residents)		C	C		C		Y
Convent, monastery or similar residential group		P	P		P		Y
Daytime shelter		C	C	C	C	C	Y
Housing cooperative		P/C	P/C		P/C		Y
Lodging house, fraternity or sorority					C		Y
Mission house		C	C	C	C	C	Y
Civic and Institutional							
Cemetery		C	C	C	C	C	
Community Event	P/C	P/C	P/C	P/C	P/C	P/C	Y
Counseling, community services organization		C	C		C		
Day care center	C	P	P	P	P	P	Y
Dormitory					C		Y
Library, museum	C	P	P	P	P	P	
Parks and playgrounds	P	P	P	P	P	P	
Place of worship	P/C	P	P	P	P	P	Y
Public safety or service facilities	P	P	P	P	P	P	
Recreation, community, and neighborhood centers	C	P	P	P	P	P	
Schools, arts, technical or trade	C	C	P	P	P	P	Y
Schools, public and private	C	P	P	P	P	P	Y
Agricultural Uses							
Agriculture - Animal Husbandry		C	C	C	C	C	Y
Agriculture - Cultivation		C	C	C	C	C	Y
Community garden	P	P	P	P	P	P	
Market garden	C	C	C	C	C	C	Y



Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Public Utility and Public Service Uses							
Class 2 Collocations	P	P	P	P	P	P	
Electric power production and/or heating and cooling plant	C	C	C	C	C	C	
Electric substations	C	C	C	C	C	C	Y
Gas regulator stations, mixing and gate stations	C	C	C	C	C	C	Y
Radio Broadcast Service Facility	P	P	P	P	P	P	
Sewerage system lift stations	P/C	P/C	P/C	P/C	P/C	P/C	Y
Telecommunications towers, Class 1 Collocations, and transmission equipment buildings	P	P	P	P	P	P	
Water pumping stations, water reservoirs	C	C	C	C	C	C	Y
Accessory Uses and Structures							
Accessory building or structure	P/C	P/C	P/C	P/C	P/C	P/C	Y
Accessory dwelling unit	C	C	C		C		Y
Accessory retail alcohol sales	P	P	P	P	P	P	
Caretaker's dwelling (nonresidential uses)	C	C	C	C	C	C	Y
Composting	P	P	P	P	P	P	
Convent, monastery or similar residential group	P	P	P		P		Y
Day care center in school or religious institution	C	P	P	P	P	P	
Day care home, family	P/C	P/C	P/C	P/C	P/C		Y
Dependency living arrangements	P	P	P	P	P	P	
Emergency electric generator	C	C	C	C	C	C	Y
Home occupation	P/C	P/C	P/C	P/C	P/C	P/C	Y
Keeping of chickens	P	P	P	P	P		Y
Keeping of honeybees	P	P	P	P	P	P	Y
Lease of off-street parking facility accessory to nonresidential use to non-users of principal use		P	P	P	P	P	Y
Management office, restaurant, limited retail, recreation facilities within multi-family building			P	P	P	P	Y
Mission house	P	P	P	P	P	P	Y
Outdoor cooking operation	P/C	P/C	P/C	P/C	P/C	P/C	Y
Outdoor display		C	C	C	C	C	Y
Outdoor eating area associated with food & beverage establishment	C	C	C	P	C	P	Y
Outdoor recreation	P	P	P	P	P	P	
Outdoor storage			C	C	C	C	Y
Portable shelter mission			C				Y
Portable storage units	P	P	P	P	P	P	Y
Real estate sales office	P	P	P	P	P	P	Y
Solar energy systems	P	P	P	P	P	P	Y
Temporary buildings for storage of construction materials and equipment	P	P	P	P	P	P	Y



Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Temporary outdoor events		P/C	P/C	P/C	P/C	P/C	Y
Towing and wrecker service business		P	P	P	P	P	Y
Vehicle access sales and services windows				C	C	C	Y
Vending machines		P	P	P	P	P	Y
Walk-up service windows	C	P/C	P/C	P/C	P/C	P/C	Y
Wind energy systems	C	C	C	C	C	C	Y
Yard sales	P	P	P	P	P	P	Y



(Am. by ORD-13-00007, 1-15-13; ORD-13-00054, 4-24-13; ORD-13-00096, 1-3-13; ORD-13-00134, 8-14-13; ORD-13-00147, 9-11-13; ORD-13-00177 & ORD-13-00178, 10-23-13; ORD-13-00183 & ORD-13-00185, 11-5-13; ORD-13-00189, 11-26-13; ORD-14-00015, 1-29-14; ORD-14-00083, 4-16-14; ORD-14-00115, 7-11-14; ORD-14-00133, 8-13-14; ORD-14-00143, 9-12-14; ORD-15-00026, 3-11-15; ORD-15-00032, 4-8-15; ORD-15-00054, 5-27-15; ORD-15-00124, 11-11-15; ORD-16-00042, 4-27-16; ORD-16-00049, 5-25-16)

28.062 MIXED-USE AND COMMERCIAL DISTRICTS BUILDING FORMS.
Table 28D-3.

BUILDING FORM	LMX	NMX	TSS	MXC	CC-T	CC
Commercial Block Building	✓	✓	✓	✓	✓	✓
Civic or Institutional Building	✓	✓	✓	✓	✓	✓
Residential - Commercial Conversion	✓	✓	✓	✓	✓	
Live-Work Building	✓	✓	✓	✓	✓	✓
Single-Family Attached Building		✓	✓	✓	✓	✓
Small Multi-Family Building		✓	✓	✓	✓	✓
Courtyard Multi-Family Building		✓	✓	✓	✓	✓
Large Multi-Family Building		✓	✓	✓	✓	✓
Single-Family Detached Building		✓	✓		✓	
Two-Family Building - Twin or Two Unit		✓	✓		✓	
Parking / Liner Buildings			✓	✓	✓	✓
Free-Standing Commercial Building	✓			✓	✓	✓
Podium Building		✓	✓	✓	✓	✓
Flex Building				✓	✓	✓