

1. **Zone Change 2002Z-007T**

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Section 17.04.060 (Definitions of General Terms) of the Zoning Ordinance. This amendment provides definitions of the terms “front façade” and “leading edge” so that there can be a common and consistent understanding of those terms when they are used in the Zoning Ordinance.

The text amendment is as follows:

- ...amend Section 17.04.060 (Definitions of General Terms) by **inserting** text as follows in alphabetical order:

“Front façade” means the front vertical face of a building that is substantially in one plane, has associated with it a primary entrance, and is composed from the following architectural components: exterior walls; columns or other vertical structural elements; windows; doors; roof edges; permanently roofed recesses; and arcades, balconies, or porches with permanent roofs supported by vertical structural supports.

“Leading edge” means that edge of a building’s front façade which projects farthest forward on the front portion of a lot. The leading edge may be measured at the forward-most edge of an arcade or of a porch with permanent roof supported by vertical structural supports, but may not be measured at the forward-most edge of a projecting awning or stoop.

2. Zone Change 2002Z-008T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Table 17.12.020.A (Single-Family and Two-Family Dwellings) of the Zoning Ordinance. The purpose of this amendment is to establish reasonable bulk requirements for certain zoning districts. Currently the side setback for the RM9, RM15, RM20, and OR20 districts within the urban zoning overlay district is five feet. This amendment reduces the side setback for these districts within the UZO to three feet, which is the same side setback as that used for the similarly urban RS7.5, R6, and RS5 districts.

Currently there are no bulk requirements for single-family and two-family-dwellings for several zoning districts that permit those uses. This proposed amendment establishes bulk requirements for the RM60, ON, I, and all mixed-use districts. These bulk requirements are the same as for the RS3.75, OR40, and ORI districts, which are also intended for areas of moderate to high intensity. Similarly, the amendment also changes the bulk requirements for the RM20 and OR20 districts to be the same as for those districts.

The text amendment is as follows:

- ...amend Table 17.12.020A (Single-Family and Two-Family Dwellings) by **replacing** the table with the following table (*note: changes to the table are shown in strike-through and italics*).

**Table 17.12.020A
SINGLE-FAMILY AND TWO-FAMILY DWELLINGS**

Zoning District	Minimum lot area (in sq ft)	Maximum building coverage	Minimum rear setback (in ft)	Minimum side setback (in ft)	Maximum height
AG	5 acres	0.20	20	20	3 stories
AR2a	2 acres	0.20	20	20	3 stories
RS80, R80	80,000	0.20	20	20	3 stories
RS40, R40	40,000	0.25	20	15	3 stories
RS30, R30	30,000	0.30	20	15	3 stories
RS20, R20	20,000	0.35	20	10	3 stories
RS15, R15	15,000	0.35	20	10	3 stories
RS10, R10	10,000	0.40	20	5	3 stories
R8	8,000	0.45	20	5	3 stories
RS7.5	7,500	0.45	20	5 (See Note 2)	3 stories
R6	6,000	0.50	20	5 (See Note 2)	3 stories
RS5	5,000	0.50	20	5 (See Note 2)	3 stories
RS3.75 OR40, ORI	3,750	0.60	20	3	3 stories
RM2	20,000	0.35	20	15	3 stories

RM4	10,000	0.40	20	10	3 stories
RM6	6,000	0.50	20	10	3 stories
RM9	5,000	0.50	20	5 <i>See Note 2</i>	3 stories
RM15	5,000	0.50	20	5 <i>See Note 2</i>	3 stories
RM20, OR20	5,000 3,750	0.50 0.60	20	5 <i>See Note 2</i>	3 stories
RM40, RM60, I, ON, OR40, ORI MUN, MUL, MUG, MUI	3,750	0.60	20	3	3 stories

Note 1: Street setbacks are listed in Table 17.12.030A and in Section 17.12.035 for the urban zoning overlay district.

Note 2: Within the urban zoning overlay district, the minimum side setback shall be 3 feet.

3. Zone Change 2002Z-009T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Table 17.08.030 (District Land Use Tables) and Section 17.16.030.D (Residential Uses: Single-Family and Two-Family Dwellings) of the Zoning Ordinance. The amendments are needed in concert with zone change request 2002Z-008T in order to establish more reasonable bulk requirements for single- and two-family dwellings in the MUN and ON districts. The amendment to Table 17.08.030 changes single- and two-family dwellings in the MUN district and single-family dwellings in the ON district from permitted with conditions to permitted uses. The amendment to Section 17.16.030.D deletes the conditions for single-family dwellings in the ON district and single- and two-family dwellings in the MUN district.

The text amendment is as follows:

- amend Table 17.08.030 (District Land Use Tables) by **modifying** the table as follows:
 - MUN district: by changing the “PC” in the rows labeled “Single-family” and “Two-family” to a “P”
 - ON district: by changing the “PC” in the row labeled “Single-family” to a “P”
- ...amend Section 17.16.030.D (Residential Uses: Single-Family and Two-Family Dwellings in the ON or MUN Districts) by **deleting** text as follows and by **relettering** the existing paragraph “E.” to “D”:

~~D. — Single-Family and Two-Family Dwellings in the ON or MUN Districts. In the ON district, single-family dwellings and in the MUN district, single-family and two-family dwellings, shall be permitted provided the proposed lots comply with the bulk standards and landscape buffer yard requirements of the residential zoning district whose minimum lot size is equivalent to those being proposed. As an example, a subdivision in the ON district proposing a five thousand-square foot lot size would comply with the RS5 district standards.~~

4. Zone Change 2002Z-010T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Section 17.12.030.C (Street Setbacks) of the Zoning Ordinance. The purpose of this amendment is to provide a consistent and appropriate location for the front facades of buildings, since the predominant character of development is to have buildings oriented towards the streets where the shorter lot lines are found. The amendment establishes the shorter lot line of a rectangular corner lot as the location of the front façade of the principal structure. The amendment also grants the Zoning Administrator the authority to determine that the longer lot line is the more appropriate location for the front façade.

The text amendment is as follows:

- amend Section 17.12.030.C (Street Setbacks) by **inserting** text as follows:

6. The front façade of a principal structure on a corner lot that has lot lines of unequal length abutting the streets shall be oriented to the shorter lot line, except where the Zoning Administrator determines that the longer lot line is more appropriate.

5. Zone Change 2002Z-011T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Table 17.12.030.A of the Zoning Ordinance (Street Setbacks for Single- and Two-Family Structures). The amendment is a companion to zone change proposal 2002Z-008T, which establishes bulk requirements for several zoning districts that permit single- and two-family dwellings. This proposal adds the I, MUN, MUL, MUG, MUI, ON, and ORI districts to the list of zoning districts in the table. These districts have a minimum street setback of 20 feet from minor local and local streets and 40 feet from all other streets.

The text amendment is as follows:

- ...amend Table 17.12.030A (Street Setbacks for Single-Family and Two-Family Structures) by **replacing** the table with the following table (*note: changes to the table are shown in strike-through and italics*).

**Table 17.12.030A
STREET SETBACKS FOR SINGLE AND TWO-FAMILY STRUCTURES**

Zoning Districts	Minor-Local and Local Streets	All⁽²⁾ Other Streets
AG, AR2a, RS80, R80, RS40, R40	40 feet	40 feet
RS30, R30, RS20, R20, RS15, R15, RM2	30 feet	40 feet
RS10, R10, R8, RS7.5, R6, RS5 RS3.75, MHP, RM4 through RM60, <i>I, MUN, MUL, MUG, MUI, ON, OR20, and OR40, and ORI</i>	20 feet ⁽¹⁾	40 feet

(1) Two-family dwellings with any parking proposed between the street line and the front edge of the residential structure shall provide a minimum street setback of thirty feet.

(2) Lots having vehicular access to these streets shall develop in a manner which avoids back-up movements into the public street.

6. Zone Change 2002Z-012T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Section 17.12.035 (Contextual Street Setbacks Within the Urban Zoning Overlay district) of the Zoning Ordinance. The amendment makes several changes with the intent of improving the streetscape within the Urban Zoning Overlay district. It adds the office, industrial, RM20, RM40, and RM60 districts to the list of districts to which the Neighboring Lots, Major New Investment, Corner Lots, and Petitions for Mandatory Reductions of Street Setbacks provisions apply. These districts, like the other districts listed, are appropriately located in urban settings. The amendment also clarifies that structures used to determine context should also be within one of these same listed zoning districts.

The amendment also permits buildings in the mixed use, office, industrial, RM20, RM40, RM60, and commercial districts to be constructed as close as the edge of the right-of-way. This change helps to create the street wall that gives a better three-dimensional form to the urban streetscape. This change makes Figure 17.12.035.A.4, which illustrated the corner lots provision, obsolete, so it is removed from the section. The amendment also clarifies that the leading edge of the building used to determine context for the maximum setback is what should be used for comparison.

The amendment changes the notes that establish how much of the front façade of a building must extend across the lot frontage, currently set at 75%. For lots that are 60 feet wide or greater this is changed to 25% of the lot width or 25 feet, whichever is greater. For lots that are less than 60 feet wide, the building is to extend the full width of the lot with the exception of an opening for a driveway to access required parking. The purpose of these changes is to provide greater flexibility for varying sizes of lots. The amendment also adds covered patios to the list of items for which projections and recesses are permitted. Finally, the amendment rewords some of the language in the Petitions for Mandatory Reductions of Street Setbacks and Adopted Plan sections to clarify the intent of those provisions.

The text amendment is as follows:

- ...amend Section 17.12.035 (Contextual Street Setbacks Within the Urban Zoning Overlay District) by **modifying** the text as follows and by deleting Figure 17.12.035.A.4:

A. **Street Setbacks.**

Regardless of the minimum street setback requirements described in Tables 17.12.030.A or 17.12.030.B,

1. **Neighboring lots.** In a mixed use, *office, industrial, RM20, RM40, RM60* or commercial zone district, the front facade of a principal building may be constructed ~~as close to the street as the facade of any principal building on an immediately abutting lot~~ *as close as the edge of the right-of-way* and shall not be constructed further from the street than the *leading edge of the* front facade of the principal

building on an abutting *mixed use, office, industrial, RM40, RM60, or commercial zoned* lot that is furthest from the street.

2. **Block character.** *In an R, RS, RM2, RM4, RM6, RM9, or RM15 district, if two-thirds (2/3) or more of the principal buildings along a block face do not meet the minimum street setback requirements in Tables 17.12.030.A or 17.12.030.B, then new principal buildings constructed along such block face shall be constructed no closer to the street than the leading edge of the front facade of the principal building on the block face that is closest to the street and no further from the street than the leading edge of the front facade of the principal building on the block face that is furthest from the street. In an R or RS district, reference to a principal building shall mean a principal building originally constructed for single-family or duplex residential use and occupancy.*

In a mixed use, office, industrial, RM20, RM40, RM60 or commercial zone district, if two-thirds (2/3) or more of the principal buildings along a block face do not meet the minimum street setback requirements in Tables 17.12.030.A or 17.12.030.B, then new principal buildings constructed along such block face may be constructed as close as the edge of the right-of-way and shall be constructed no further from the street than the leading edge of the front facade of the principal building on the block face that is furthest from the street.

3. **Major new investment.** In a mixed use, *office, industrial, RM20, RM40, RM60* or commercial zone district, the owner of one or more contiguous lots that collectively include at least one corner lot and at least fifty percent (50%) or more of the street frontage along either block face shall not be subject to the minimum street setback requirements in Table 17.12.030.B for the block face (s) with 50% or more of the street frontage. If the owner opts to develop the property such that the facades of the principal buildings are built within ten feet of the edges of the rights-of-way, the owner shall be eligible for a parking reduction pursuant to Section 17.20.040.
4. **Corner lots.** If any corner lot in a mixed use, *office, industrial, RM20, RM40, RM60* or commercial district contains a building that is located closer to either street frontage than the minimum street setback required in the zoning district, any buildings on other *mixed use, office, industrial, RM20, RM40, RM60, or commercial zoned* corner lots facing the same intersection may be located ~~equally close to either street frontage~~ *as close as the edges of both rights-of-way. In this situation, No* building facade shall be set back further from the fronting street than the *leading edge of the* corresponding facade of ~~the~~ *any* existing building *on the other corner lots.* If there are existing principal buildings on more than one corner, then the facade of the new building shall be no further from the fronting street than the *leading edge of the* closest corresponding facade on the other existing buildings ~~(See Figure 17.12.035.A.4).~~

Note: For the purposes of section A above, ~~the front facade of any new building or addition to the front of an existing building shall extend across at least 75% of the lot frontage, except~~

in R or RS districts, *for lots that are 60 feet wide or greater, the front façade of the building shall extend across 25% of the lot frontage or be 25 feet in width, whichever is greater. For lots that are less than 60 feet wide, the building shall extend across the full width of the lot unless a driveway is required to access required parking. If a driveway is required to access required parking, an opening of up to 24 feet wide shall be permitted. Parking shall be permitted only at the sides and rears of buildings, and at the front of the building to the extent shown in Figure 17.12.035. A primary entrance to the building shall be located at the front setback line.* The front facade may have projections and recesses to accommodate columns, entrances, *covered patios*, and similar features.

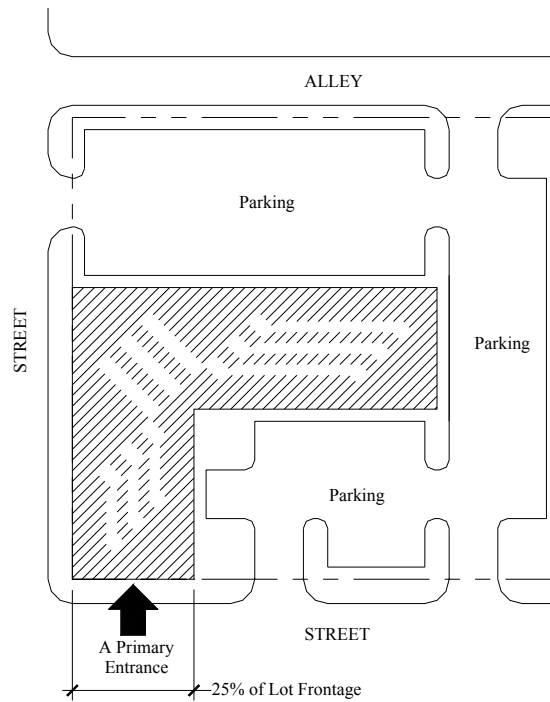
B. Petitions for Mandatory Reductions of Street Setbacks.

1. **Block ~~f~~Face.** The owners of two thirds (2/3) or more of the property *that is zoned mixed use, office, industrial, RM20, RM40, RM60 or commercial* along an entire block face may petition the metropolitan planning commission and metropolitan council to adopt an ordinance requiring that each front facade of a principal building along that block face be set back no further from the street than:
 - i. The *leading edge of the front facade of the principal building on an immediately abutting mixed use, office, industrial, RM20, RM40, RM60, or commercial zoned lot or parcel;* or
 - ~~ii. If there are two immediately abutting parcels facing the same street, then no further from the street than that primary facade on an immediately abutting parcel that is further from the street. The petition, and any proposed amendments to the petition, shall be reviewed in accordance with Section 17.40.060.~~
 - ii. *The leading edge of the front façade of a principal building on an immediately abutting mixed use, office, industrial, RM20, RM40, RM60, or commercial zoned lot that is furthest from the street, when there are two immediately abutting lots facing the same street.*

Note: For the purposes of section B.1. above, ~~the front facade of any new building or addition to the front of an existing building shall extend across at least 75% of the lot frontage,~~ *except in R or RS districts, for lots that are 60 feet wide or greater, the front façade of the building shall extend across 25% of the lot frontage or be 25 feet in width, whichever is greater. For lots that are less than 60 feet wide, the building shall extend across the full width of the lot unless a driveway is required to access required parking. If a driveway is required to access required parking, an opening of up to 24 feet wide shall be permitted. Parking shall be permitted only at the sides and rears of buildings, and at the front of the building to the extent shown in Figure 17.12.035. A primary entrance to the building shall be located at the front setback line.* The front facade may have projections and recesses to accommodate columns, entrances, *covered patios*, and similar features.

2. **Adopted plan.** The metropolitan planning department may petition the metropolitan council to adopt an ordinance *and any future amendments to it, in accordance with Section 17.40.060*, requiring a specific setback or build-to distance in all or part of an area where an adopted plan recommends creating a specific front setback or build-to distance, regardless of the existing pattern of front setbacks. The term “adopted plan” shall include redevelopment plans adopted by metropolitan council wherein urban design guidelines are administered by the metropolitan development and housing agency.

Figure 17.12.035



7. Zone Change 2002Z-013T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Chapter 17.12 (District Bulk Provisions) of the Zoning Ordinance. The purpose of this amendment is to help ensure that accessory buildings are in scale with the development pattern they are located within. This amendment establishes bulk standards for accessory buildings. Currently, only the height of accessory buildings is regulated. The amendment establishes rear setbacks for all accessory buildings and a size limitation for accessory buildings on lots with single- and two-family dwellings on lots that are less than forty thousand square feet.

The text amendment is as follows:

- ...amend Chapter 17.12 (District Bulk Provisions), by replacing Section 17.12.040.E.1 with new Section 17.12.040.E.1.a and b as follows, by **inserting** a new Section 17.12.050 as follows and by renumbering the remaining sections:

1. *Accessory buildings*

- a. *Accessory buildings, when located to the rear of a principal structure on a lot where the rear lot line abuts an alley, shall provide a minimum rear setback of three feet, except when garage doors open directly to an alley, in which case the minimum rear setback shall be ten feet;*
- b. *Accessory buildings (including above-ground swimming pools extending more than twelve inches above ground level) of six hundred square feet or less, when located to the rear of a principal structure, shall provide a minimum side setback equal to one-half of that required for the district (but not less than three feet) and a minimum rear setback of at least three feet, except when garage doors open directly to an alley, in which case the minimum rear setback shall be ten feet;*

17.12.050 Accessory Building Floor Area Controls. *Special floor area controls for lots with Single-Family and Two-Family Dwellings.*

1. *On all lots with a size of less than forty thousand square feet, the building coverage of all accessory structures located to the rear of the principal dwelling and complying with the district setbacks shall be limited to 600 square feet or 50 percent of the building coverage of the principal dwelling, whichever is greater, but in no case shall exceed 2500 square feet.*
2. *These floor area controls shall not apply to accessory structures proposed on lots where agricultural activities and domestic animals/wildlife are permitted.*

8. Zone Change 2002Z-014T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Table 17.20.030 (Parking Requirements) of the Zoning Ordinance. The purpose of the amendment is to both clarify one of the Urban Zoning Overlay (UZO) district provisions and to encourage the development of small convenience retail businesses within the UZO. The amendment clarifies that the first 2,000 square feet of General Retail floor area is exempt from providing parking and extends the first 2,000 square foot exemption to Convenience Retail.

The text amendment is as follows:

- ...amend Table 17.20.030 (Parking Requirements) by **inserting** text into the row labeled "Retail" as follows:

Retail	1 space per 200 square feet UZO district: General Retail: f <i>First 2,000 square feet: exempt</i> ; 1 space per 200 square feet for 2,000 to 50,000 square feet & <i>and</i> 1 space per 250 square feet for 50,000 to 100,000 square feet & <i>and</i> 1 space per 300 square feet for 100,000 to 400,000 square feet & <i>and</i> 1 space per 350 square feet for greater than 400,000 square feet Convenience Retail: f <i>First 2,000 square feet: exempt</i> ; 1 space per 250 square feet <i>thereafter</i> ; Shopping Center Retail: 1 space per 250 square feet for less than 400,000 square feet & 1 space per 225 square feet for 400,000-600,000 s <i> square feet</i> & <i>and</i> 1 space per 200 square feet for greater than 600,000 square feet; Outdoor (except vehicle sales, limited): 1 space per 1,000 square feet of lot area
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9. Zone Change 2002Z-015T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Section 17.20.040 (Adjustments to Required Parking) of the Zoning Ordinance. The purpose of the amendment is to enable on-street parking on narrow streets within the Urban Zoning Overlay district (UZO) while ensuring the safety of motorists and pedestrians. The amendment permits on-street parking on one side of streets that are less than 26 feet wide within the UZO, unless otherwise posted.

The text amendment is as follows:

- ...amend Section 17.20.040 (Adjustments to Required Parking) by **inserting** a new section “F. On-street parking on narrow streets”

***F. On-street parking on narrow streets within the Urban Zoning Overlay district:**
Unless otherwise posted and pursuant to other limitations set forth in Section 17.20.040, on-street parking may be used to meet minimum parking requirements for properties on only one side of non-arterial streets within the Urban Zoning Overlay district that are less than 26 feet wide (curb to curb). For streets that are oriented northerly to southerly, properties abutting the easterly side qualify. For streets that are oriented easterly to westerly, properties abutting the northerly side qualify.*

10. Zone Change 2002Z-016T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Section 17.20.060.D (Parking Area Design Standards: Residential Parking) of the Zoning Ordinance. The purpose of this amendment is to remove an Urban Zoning Overlay (UZO) district provision that has proven to be unworkable. The amendment deletes a provision that prohibits residential parking in required street setback areas unless it is located on a driveway. The code does not define residential driveways, rendering this provision meaningless.

The text amendment is as follows:

- ...amend Section 17.20.060.D (Parking Area Design Standards: Residential Parking) by **deleting** text as follows:

- D. **Residential Parking.** Required parking spaces for a single-family or two-family dwelling unit shall be a minimum of eight feet wide and twenty feet long. Required parking spaces may be placed end to end. Garage doors opening toward a public street shall be a minimum of twenty feet from the property line. ~~Within the urban zoning overlay district, no off street parking area or loading area shall be located within any required street setback area, unless it is located on a driveway in accordance with Section 17.20.060.G.~~

11. Zone Change Proposal 2002Z-017T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Section 17.20.080.C (Off-site Parking: Common Ownership) of the Zoning Ordinance. The purpose of the amendment is to provide a renewal option for leased off-site parking and to ensure that off-site parking leased for a particular use coincides with the term of the tenant lease. The amendment adds language referring to a guaranteed renewal option. It also adds language regarding the recording of the lease and providing copies of all lease and lease renewal agreements to the Zoning Administrator.

The text amendment is as follows:

- ...amend Section 17.20.080.C (Off-site Parking: Common Ownership) by **modifying** the text as follows:

C. Common Ownership. Any off-site parking area shall be under the same ownership as the principal use to which it is accessory, or otherwise secured by a lease of no less than; three years *with a guaranteed renewal option or the lease is equal to the term of any lease for the principal use, whichever is greater, and all necessary legal instruments shall be executed and recorded with the Register of Deeds against all parcels involved. Copies of all recorded lease agreements shall be provided to the Zoning Administrator prior to the issuance of zoning permits. All renewal agreements pertaining to off-site parking contained within the lease shall be provided to the Zoning Administrator prior to the end of a lease term. This is to ensure that the required number of spaces shall remain available throughout the life of the principal use.*

12. Zone Change 2002Z-018T

Staff recommends *approval*. The complete text amendment is attached.

The Planning Commission deferred this text amendment at its March 14, 2002 meeting to evaluate all the proposed amendments at a work session on March 28, 2002. This proposal amends Section 17.24.190 (Landscape Buffer Yard Requirements: Exemptions) of the Zoning Ordinance. The purpose of the amendment is to provide more reasonable landscape buffer yard requirements. The amendment adds boundary lines along utility lines of 50 feet wide or greater to the list of countywide exemptions and boundary lines along public streets to the list of exemptions within the Urban Zoning Overlay district.

The text amendment is as follows:

- ...amend Section 17.24.190 (Landscape Buffer Yard Requirements: Exemptions) by **modifying** the text as follows:

No landscape buffer yard shall be required in the following situations:

A. When a zoning boundary falls along a public street containing four or more travel lanes, or along an elevated railroad bed, *utility line easement of 50 feet wide or greater*, navigable river, or controlled access highway.

B. *When a zoning boundary falls along a public street within the Urban Zoning Overlay district.*

~~BC.~~ When the property is zoned CC (commercial core). (Ord. 98-1268 § 1 (part), 1998)