

Commercial Market Resiliency Initiative – Use Table Amendments

Presentation to ZOCO

Marc McCauley
AED

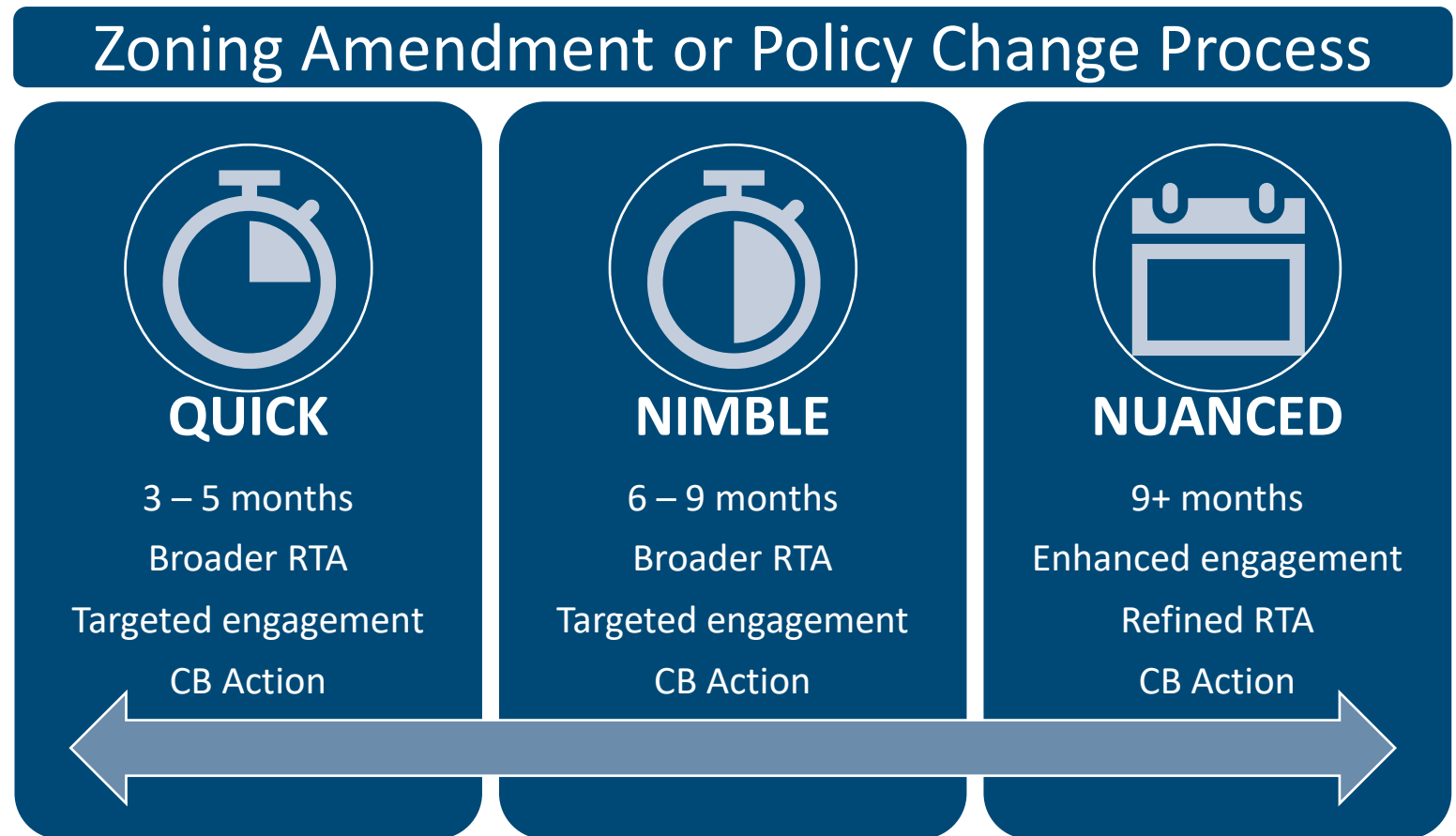
Jill Hunger
CPHD

December 13, 2022



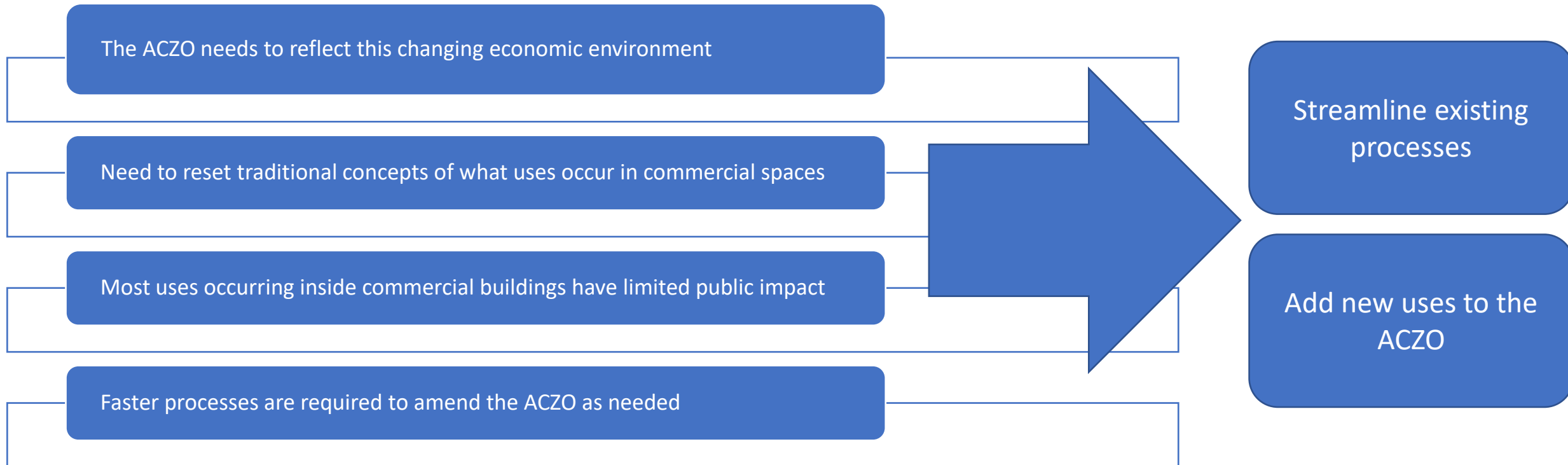
Introduction

- Continued application of the County Manager's strategy to ensure commercial market resiliency.
- Use of “quick” process for proposed zoning ordinance amendments.
- CB authorized advertisement on Oct 15, 2022.



The Process

The Commercial Market Resiliency Initiative (CMRI) reflects the reality that rapid economic shifts have structurally altered the way that commercial office and retail spaces will be utilized in the future.



Engagement Strategy

Level of Engagement: Communicate

- Early RTA and Online Portal allows for community input
- Public notice sent out via County's email list
- Engagement strategy presented by the County Manager and publicly endorsed by the County Board
 - Appropriate for level of public impact of new or amended uses within commercial office buildings
 - Willingness to accept some level of the unknown in favor of flexibility and innovation
 - Commercial vacancies require new approaches and processes

Urban Colleges and Universities

- Clarifying definition of colleges and universities in commercial/mixed-use districts to streamline process for occupancy in office buildings
- Urban colleges and universities as a defined office use
- No additional use standards proposed
- Strong source of tenant demand
- Currently, requires a use permit and often a related site plan amendment which adds months and uncertainty to the CO process

Animal Boarding

- Extending use approved in Nov 2021 along Columbia Pike to commercial/mixed-use districts Countywide - Classified as Retail use
- Strong pent-up demand
- Use Standards:
 - A. In the CM district, all activities shall be conducted wholly within a completely enclosed building, except for on-site parking of delivery vehicles which are incidental thereto.
 - B. Animal boarding shall be subject to the following standards:
 - a. All activities are conducted wholly within a completely enclosed building.
 - b. 24-hour boarding supervision must be employed.
 - C. In all other zoning districts, animal hospitals and veterinary clinics may be allowed, provided all related activities are conducted wholly within a completely enclosed building.

Urban Agriculture

- Builds upon work done on Columbia Pike for nascent use within urban commercial spaces
- Creates newly defined use in the ACZO that allows agricultural activities in spaces approved as both office and retail
- Agricultural uses allowed in most commercial/mixed-use districts but often requires a site plan amendment
- Proposed Use Standards:
 - A. All growing and production activities shall be conducted wholly within a completely enclosed building.
 - B. All fulfillment and delivery activities occur within the building or onsite.
 - C. An urban agriculture, retail facility may not operate in locations or spaces that have direct pedestrian access from the street unless all of the following criteria are met:
 - a. At least 10% of the floor area is designated for walk-in customers;
 - b. Floor area dedicated for walk-in customers must extend at least 15 feet from the entrance with direct access; and
 - c. Customers can conduct a transaction on-site.
 - a. Parking shall be provided at 1 space per 1,000 sq. ft. of floor area, or one space for each 2 on-site employees, whichever is the greater.
 - A. Accessory uses also include composting facilities, greenhouse, laboratory tools/machinery, laboratory space, storage facilities.

Manufacturing, Artisan Beverage

- Builds upon work done on Columbia Pike
- Will be allowed in both Office and Retail Spaces (as a Food Establishment)
- Proposed Use Standards:
 - A. All manufacturing and production activities shall be conducted wholly within a completely enclosed building.
 - B. A minimum of five percent (5%) of the floor area shall be required, as an accessory use, for retail sales or consumption of goods ~~and~~ or beverages manufactured on-site, unless the space has no direct pedestrian access to the street.
 - C. The maximum gross floor area shall be no larger *than 20,000 sq ft*.
 - D. Off-site distribution is allowed, as long as loading occurs on site.
 - E. Accessory uses often include: display and retail sales of goods, tasting rooms for beverages produced on-site, beverage bottling, off-site distribution, and restaurants, reception halls/event space, outdoor cafes, and live entertainment as otherwise permitted in the zoning district.

Manufacturing, Artisan Workshops

- Builds upon work done on Columbia Pike
- Will be allowed in both Office and Retail Spaces
- Proposed Use Standards:
 - A. All manufacturing and production activities shall be conducted wholly within a completely enclosed building. Outdoor storage of materials used in the production is prohibited.
 - B. A minimum of five percent (5%) of the floor area shall be required, as an accessory use for the retail sale of goods manufactured on-site, unless the space has no direct pedestrian access to the street.
 - C. The maximum gross floor area shall be no larger than 20,000 sq ft.
 - D. The maximum size established in subsection (1) does not preclude the location of more than one establishment per lot.
 - E. Off-site or wholesale distribution is allowed, as long as loading occurs on site.
 - F. Accessory uses often include: display and retail sales of goods; off-site distribution; training and educational programming, as well as any incidental storage.

Next steps

- Continued analysis of technical changes to ordinance with Planning, Zoning and CAO
- Meetings & Public Hearings
 - December 13, 2022 – ZOCO
 - January 2023 – Planning Commission
 - January 2023 – County Board
- Online Information
 - [Zoning Studies](#)
 - [Commercial Market Resiliency](#)