



CITY OF ST. FRANCIS
PLANNING COMMISSION MEETING

August 8, 2018
5:30PM

NOTICE

There will be a Planning Commission meeting on Wednesday, August 8, 2018 at **5:30pm** at the St. Francis City Civic Center located at 3400 E. Howard Avenue.

PLANNING COMMISSION AGENDA

1. Call to Order
2. Minutes
July 25, 2018 Meeting (not in packet)
3. Correspondence
4. Discussion and Possible Action
Amendment to Section 455-60 – Use Tables, City of St. Francis Zoning Code
5. Adjourn.

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings, who have a qualifying disability under the Americans with Disabilities Act. Request should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the St. Francis City Clerk at 414-481-2300. The meeting room is wheelchair accessible from the East and West entrances.

Note: There is the potential that a quorum of the Common Council and/or other Committees, Commissions, or Boards may be present.

ZONING

455 Attachment 1

City of St. Francis

Residential Districts Use Table

KEY:

- P = Permitted use
- S = Special use permit
- Blank = Not allowed

	Zoning Districts				
	R-1	R-2	R-3	R-4	R-5
Residential Uses					
<i>General residential</i>					
Single-family dwelling	P	P	P		
Two-family dwelling	S	P	P		
Multifamily, condominium			S	S	S
Multifamily, rental apartment			S	S	S
Mobile home					
Second-floor dwelling units in mixed use buildings	X	X S	X S	X S	X S
Watchman/service quarters	S X	S X	S X	S X	S X
<i>Group residential</i>					
Convent, rectory or monastery					
Dormitory					
Fraternity or sorority					
Rooming house					
Family shelter care facility					
Large group shelter care facility					
Small group shelter care facility					
<i>State-protected residential uses</i>					
Adult family home*	P	P	P	P	P
Community living arrangement, small* (capacity 8 or fewer)	P	P	P	P	P
Community living arrangement, medium* (capacity 9 to 15)	S	S	P	P	P
Community living arrangement, large* (capacity 16 or more)	S	S	S	S	S
Family day-care home	P	P	P		
Foster home	P	P	P	P	P
Treatment foster home	P	P	P	P	P
*Subject to annual local review					
Educational Uses					
Day-care center		SX	S	S	S
School, elementary or secondary	X S	X S	S	X S	X S

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	Zoning Districts				
	R-1	R-2	R-3	R-4	R-5
College, university, trade and technical school			S		
School, specialty or personal instruction		X	S	X	X
Community-Serving Uses					
Cemetery or other place of interment					
Community center		X	S	X	X
Correctional facility		X		X	X
Cultural institution		X	X	X	X
Library					
Public safety facility					
Religious assembly (such as churches, synagogues, etc.)	X	X	S	X	X
Commercial and Office Uses					
Drive-through facility, accessory to an approved use			S	S	S
Artist studio	X	X	S	S	S
Bank or other financial institution			S	S	S
Currency exchange					
Payday loan agency or title loan agency					
Garden supply or landscaping center					
Home improvement center or lumberyard					
Office, general			S	S	S
Office, government			X	X	X
Outdoor merchandise sales					
Plant nursery or greenhouse					
Retail establishment, adult					
Retail establishment, accessory to nonretail use (limited to 10% of floor area and limited to 10% of sales)					
Retail establishment, general (with gross area of the space occupied by said establishment under 5,000 square feet)		X	S	S	S
Retail establishment, general (with gross area of the space occupied by said establishment of 5,000 to 20,000 square feet)			X	X	X
Retail establishment, general (with gross area of the space occupied by said establishment of 20,000 to 50,000 square feet)			X		
Retail establishment, general (with gross area of the space occupied by said establishment over 50,000 square feet)					
Secondhand store			X		

ZONING

	Zoning Districts				
	R-1	R-2	R-3	R-4	R-5
Health Care and Social Assistance Uses					
Medical office (including dental, chiropractic, etc.)		✗	P	S	S
Health clinic (including dental, chiropractic, etc.)				✗	✗
Hospital					
Emergency residential shelter					
Medical research laboratory					
Medical service facility					
Nursing home		✗	✗	S	✗
Social service facility					
Service Uses					
General service uses					
Building maintenance service					
Business service					
Catering service				S	S
Dry cleaning, processing					
Laundromat and/or dry cleaning dropoff/pickup				✗	✗
Funeral home					
Furniture and appliance rental and leasing					
Mechanical and household maintenance and repair service ¹					
Personal service, general			✗		
Personal service, regulated					
Tool/equipment rental facility (inside only)					
Tool/equipment rental facility (any outside display or storage)					
Animal services					
Animal boarding facility					
Animal grooming or training facility					
Animal hospital/clinic					
Motor Vehicle Uses					
General motor vehicle					
Car wash					
Gas station/convenience store					
Light motor vehicle					
Body shop					
Limited wholesale facility					
Outdoor storage					
Rental facility					
Repair facility					

¹Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

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	Zoning Districts				
	R-1	R-2	R-3	R-4	R-5
Sales facility, new vehicle and accessory used vehicle sales					
Sales facility, new vehicle only					
Sales facility, used vehicle sales only					
Heavy motor vehicle					
Body shop					
Outdoor storage					
Rental facility					
Repair facility					
Sales facility					
Parking					
Heavy motor vehicle parking lot, accessory use					
Heavy motor vehicle parking lot, principal use					
Parking lot, principal use					
Parking structure, principal use					
Accommodation and Food Service Uses					
Assembly hall					
Bed-and-breakfast		X	S	S	S
Hotel				X	X
Restaurant, fast-food/carry-out			S	S	S
Restaurant, sit-down			P	X	X
Tavern					
Entertainment and Recreation Uses					
Clubs and lodges			S	X	X
Convention and exposition center					
Entertainment establishment, adult					
Gaming facility					
Health club			S	S	S
Marina					
Outdoor racing facility					
Park or playground	X	X	X	X	X
Sport and recreation facility, indoor					
Sport and recreation facility, outdoor					
Theater, indoor			X		
Storage, Recycling and Wholesale Trade Uses					
Material reclamation facility					
Donation boxes					
Mixed-waste processing facility					
Recycling collection facility					
Salvage operation, indoor					
Salvage operation, outdoor					
Wholesale and distribution facility, indoor					

ZONING

	Zoning Districts				
	R-1	R-2	R-3	R-4	R-5
Wholesale and distribution facility, outdoor					
<i>Storage facilities</i>					
Hazardous materials					
Indoor, mini warehouse					
Indoor, other than mini warehouse (cold storage)					
Outdoor					
Transportation Uses					
Ambulance service					
Ground transportation service					
Helicopter landing facility					
Passenger terminal					
Railroad switching, classification yard, or freight terminal					
Ship terminal or docking facility					
Truck freight terminal					
Industrial Uses					
Contractor's shop					
Contractor's yard					
Manufacturing, heavy					
Manufacturing, medium					
Manufacturing, light					
Processing or recycling of mined materials					
Research and development					
Utility and Public Service Uses					
Broadcasting or recording studio					
Power generation plant					
Sewage treatment plant					
Substation/distribution equipment, indoor					
Substation/distribution equipment, outdoor					
Transmission tower					
Transmission tower, publicly owned land ²					
Water treatment plant					

²Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

ZONING

455 Attachment 2

City of St. Francis

Nonresidential Districts Use Table

KEY:

- P = Permitted use
- S = Special use permit
- Blank = Not allowed

	Zoning Districts				
	IU	B-1	B-2	M-1	M-2
Residential Uses					
General residential					
Single-family dwelling					
Two-family dwelling					
Multifamily, condominium					
Multifamily, rental apartment					
Mobile home					
Second-floor dwelling units in mixed use buildings		S	S		
Watchman/service quarters	X	X	X	X	X
Group residential					
Convent, rectory, or monastery	X				
Dormitory	X				
Fraternity or sorority	X				
Rooming house					
Family shelter care facility					
Large group shelter care facility					
Small group shelter care facility					
State-protected residential uses					
Adult family home*					
Community living arrangement, small* (capacity 8 or fewer)					
Community living arrangement, medium* (capacity 9 to 15)					
Community living arrangement, large* (capacity 16 or more)					
Family day-care home					
Foster home					
Treatment foster home					
*Subject to annual local review					
Educational Uses					
Day-care center	S	S	S	S	S
School, elementary or secondary	X	X	X	X	X

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	Zoning Districts				
	IU	B-1	B-2	M-1	M-2
College, university, trade and technical school	X	X	X	X	X
School, specialty or personal instruction	X	S	S	X	X
Community-Serving Uses					
Cemetery or other place of interment	S				
Community center	X				
Correctional facility	X				
Cultural institution	X				
Library	S				
Public safety facility	S				
Religious assembly (such as churches, synagogues, etc.)	X				
Commercial and Office Uses					
Drive-through facility, accessory to an approved use		S	S	X	X
Artist studio	X	P	P		
Bank or other financial institution		P	P		
Currency exchange		S	S		
Payday loan agency or title loan agency					
Garden supply or landscaping center		S	S	X	X
Home improvement center or lumberyard		S	S	S	S
Office, general		P	P	P	P
Office, government	S	X			
Outdoor merchandise sales		S	S		
Plant nursery or greenhouse		S	S	S	S
Retail establishment, adult				P	P
Retail establishment, accessory to nonretail use (limited to 10% of floor area and limited to 10% of sales)	S	P	P	S	S
Retail establishment, general (with gross area of the space occupied by said establishment under 5,000 square feet)		P	P	X	X
Retail establishment, general (with gross area of the space occupied by said establishment of 5,000 to 20,000 square feet)		P	P	X	X
Retail establishment, general (with gross area of the space occupied by said establishment of 20,000 to 50,000 square feet)		S	S		
Retail establishment, general (with gross area of the space occupied by said establishment over 50,000 square feet)			S		
Secondhand store	X	S	S		

ZONING

	Zoning Districts				
	IU	B-1	B-2	M-1	M-2
Health Care and Social Assistance Uses					
Medical office (including dental, chiropractic, etc.)		P	P		
Health clinic (including dental, chiropractic, etc.)		S	S	✗	✗ S
Hospital			✗	✗ S	✗ S
Emergency residential shelter	S				
Medical research laboratory		P	P	✗ S	✗ S
Medical service facility	S			S	S
Nursing home	S				
Social service facility	S				
Service Uses					
<i>General service uses</i>					
Building maintenance service		P	P	P	P
Business service		P	P	P	P
Catering service	✗	P	P	P	P
Dry cleaning, processing				S	S
Laundromat and/or dry cleaning dropoff/pickup		P	P		
Funeral home		P	P		
Furniture and appliance rental and leasing			S		
Mechanical and household maintenance and repair service		S P	S P	P S	S P
Personal service, general		P	P		
Personal service, regulated		S	S		
Tool/equipment rental facility (inside only)		P	P	P	P
Tool/equipment rental facility (any outside display or storage)		✗ S	S	P	P
<i>Animal services</i>					
Animal boarding facility				S	S
Animal grooming or training facility		S ✗	S	S	S
Animal hospital/clinic		S	S	✗ S	✗ S
Motor Vehicle Uses					
<i>General motor vehicle</i>					
Car wash		S	S	S ✗	S ✗
Gas station/convenience store		S	S	S ✗	S
<i>Light motor vehicle</i>					
Body shop		S ✗		S	S
Limited wholesale facility				P	P
Outdoor storage				S	S
Rental facility		✗ S	S	P	P
Repair facility		S	S	P	P
Sales facility, new vehicle and accessory used vehicle sales			S		
Sales facility, new vehicle only			S		

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	Zoning Districts				
	IU	B-1	B-2	M-1	M-2
Sales facility, used vehicle sales only					
Heavy motor vehicle					
Body shop					
Outdoor storage					
Rental facility					
Repair facility					
Sales facility					
Parking					
Heavy motor vehicle parking lot, accessory use					
Heavy motor vehicle parking lot, principal use					
Parking lot, principal use			S	P	P
Parking structure, principal use					
Accommodation and Food Service Uses					
Assembly hall		S	S		
Bed-and-breakfast					
Hotel		S	S		
Restaurant, fast-food/carry-out		S	S		
Restaurant, sit-down		P	P		
Tavern		S	S		
Entertainment and Recreation Uses					
Clubs and lodges	X	S	S		
Convention and exposition center	X	S	S	X	X
Entertainment establishment, adult	X			X	X
Gaming facility					
Health club		S	S		
Marina					
Outdoor racing facility					
Park or playground	P S	S	S	S	S
Sport and recreation facility, indoor	S	S	S	S	S
Sport and recreation facility, outdoor	S	X	X	X	X
Theater, indoor		S	S		
Storage, Recycling and Wholesale Trade Uses					
Material reclamation facility					S
Donation boxes					
Mixed-waste processing facility					
Recycling collection facility					
Salvage operation, indoor					S
Salvage operation, outdoor					
Wholesale and distribution facility, indoor				S	S
Wholesale and distribution facility, outdoor					

ZONING

	Zoning Districts				
	IU	B-1	B-2	M-1	M-2
<i>Storage facilities</i>					
Hazardous materials					
Indoor, mini warehouse				S	S
Indoor, other than mini warehouse (cold storage)				S	
Outdoor					
Transportation Uses					
Ambulance service				S	S
Ground transportation service				S	S
Helicopter landing facility					
Passenger terminal					
Railroad switching, classification yard, or freight terminal					
Ship terminal or docking facility					
Truck freight terminal				S	S
Industrial Uses					
Contractor's shop			S	P	P
Contractor's yard				S	S
Manufacturing, heavy					S
Manufacturing, medium				S	S
Manufacturing, light				P	P
Processing or recycling of mined materials					
Research and development				S	S
Utility and Public Service Uses					
Broadcasting or recording studio			S	S	S
Power generation plant					
Sewage treatment plant					
Substation/distribution equipment, indoor			S	S	S
Substation/distribution equipment, outdoor					
Transmission tower		S	S	S	S
Transmission tower, publicly owned land	S				
Water treatment plant					