

Attachment A

PROPOSED CHAPTER 153 - ZONING CODE AMENDMENT

Applicant is proposing an amendment to § 153.028 (Community Commercial District) to add a permitted use under (A)(2) of the Section. The new permitted use would be “(h) *Business Training and Education*” to authorize a common business practice that is not currently specifically covered anywhere in the Zoning Code. The definition for the new permitted use excludes those traditional, vocational school-type establishments that can serve members of the general public and are covered under conditional uses of § 153.026 (Suburban Office and Institutional District; (3) *Educational and research*. Educational and research establishments engaged in providing tangible and intangible services to members or the general public.)

The proposed new permitted use category and definition is as follows:

“(h) *Business Training and Education*. Courses, training and educational programs conducted by employers or outside service providers exclusively for the employer's own employees and/or employees of associated businesses (including, but not limited to franchisees and dealerships) of the employer and not paid for by the respective employees and/or employees of associated businesses. As used in this section, the term “employee” includes “independent contractors.”

Section 153.028 of the Zoning Code would be amended as shown in Exhibit 1 of this Attachment A.

Exhibit 1

AMEND § 153.028.028 COMMUNITY COMMERCIAL DISTRICT; (A) PERMITTED USES; (2) ADMINISTRATIVE, BUSINESS AND PROFESSIONAL OFFICES

Red = Proposed New language

§ 153.028 COMMUNITY COMMERCIAL DISTRICT

(A) *Permitted use.* The following uses shall be permitted in the Community Commercial District:

(1) *Retail stores.* Retail stores primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods, including the buying or processing of goods for resale.

(a) *General merchandise.*

- 5251 Hardware stores
- 531 Department stores
- 532 Mail order houses
- 533 Limited price variety stores
- 539 Miscellaneous general merchandise stores

(b) *Food.*

- 541 Grocery stores
- 542 Meat and fish (sea food) markets
- 543 Fruit stores and vegetable markets
- 544 Candy, nut and confectionery stores
- 545 Dairy products stores
- 546 Retail bakeries
- 549 Miscellaneous food stores

(c) *Automobile sales.*

- 551 Motor vehicle dealers (new and used cars)
- 552 Motor vehicle dealers (used cars only)
- 553 Tire, battery and accessory dealers (without installations)
- 559 Miscellaneous aircraft, marine and automotive dealers

(d) *Building materials.*

- 521 Lumber and other building materials dealers

- 522 Heating and plumbing equipment dealers
- 524 Electrical supply stores
- 525 Hardware and farm equipment

(e) *Apparel.*

- 561 Men's and boys' clothing and furnishings stores
- 562 Women's accessory and specialty stores
- 563 Women's ready-to-wear stores
- 564 Children's and infants' wear stores
- 565 Family clothing stores
- 566 Shoe stores
- 567 Custom tailors
- 568 Furriers and fur shops
- 569 Miscellaneous apparel and accessory stores

(f) *Home furnishings.*

- 571 Furniture, home furnishings and equipment stores
- 572 Household appliance stores
- 573 Radio, television and music stores

(g) *Food and lodging.* Food and lodging includes commercial establishments, and institutions engaged in furnishing lodging and meals on a fee basis.

- 581 Eating and drinking places
- 7013 Motels
- 702 Rooming and boarding houses

(h) *Miscellaneous retail.*

- 591 Drug stores and proprietary stores
- 592 Liquor stores
- 593 Antique stores and secondhand stores
- 594 Book and stationery stores
- 595 Sporting goods stores and bicycle shops
- 597 Jewelry stores
- 5992 Florists
- 5993 Cigar stores and stands
- 5994 News dealers and news stands
- 5996 Camera and photographic supply stores

- 5997 Gift, novelty and souvenir shops
- 5998 Optical goods stores
- 5999 Miscellaneous retail stores, not elsewhere classified.

(2) *Administrative, Business and Professional Offices.* Administrative offices primarily engaged in general administration, supervision, purchasing, accounting and other management functions. Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and possessions.

(a) *Finance.*

- 602 Commercial and stock savings banks
- 603 Mutual savings banks
- 604 Trust companies not engaged in deposit banking
- 605 Establishments performing functions closely related to banking
- 612 Savings and loan associations
- 613 Agricultural credit institutions
- 614 Personal credit institutions
- 615 Business credit institutions
- 616 Loan correspondents and brokers
- 671 Holding companies
- 672 Investment companies
- 673 Trusts
- 679 Miscellaneous investing institutions

(b) *Insurance carriers.*

- 631 Life insurance
- 632 Accident and health insurance
- 633 Fire, marine and casualty insurance
- 635 Surety insurance
- 636 Title insurance
- 639 Insurance carriers not elsewhere classified

(c) *Insurance agents.*

- 641 Insurance agents, brokers and service

(d) *Real estate.*

- 651 Real estate operators (except developers) and lessors
- 653 Agents, brokers and managers
- 654 Title abstract companies
- 655 Subdividers and developers
- 656 Operative builders
- 661 Combinations of real estate, insurance, loans, law offices

(e) *Business services.*

- 731 Advertising
- 733 Duplicating, addressing, blueprinting, photocopying, mailing, mailing list, and stenographic services
- 734 Services to dwellings and other buildings
- 739 Business services not elsewhere classified

(f) *Repair services.*

- 762 Electrical repair shops
- 763 Watch, clock and jewelry repair
- 764 Re-upholstery and furniture repair
- 769 Miscellaneous repair shops and related services

(g) *Professional.*

- 801 Offices of physicians and surgeons
- 802 Offices of dentists and dental surgeons
- 803 Offices of osteopathic physicians
- 804 Offices of chiropractors
- 807 Medical and dental laboratories
- 8099 Health and allied services not elsewhere classified
- 811 Legal services
- 891 Engineering and architectural services
- 893 Accounting, auditing and bookkeeping services

(h) *Business Training and Education.* Courses, training and educational programs conducted by employers or outside service providers exclusively for the employer's own employees and/or employees of associated businesses (including, but not limited to franchisees and dealerships) of the employer and not paid for by the respective

employees and/or employees of associated businesses. As used in this section, the term “employee” includes “independent contractors.

(3) *Personal and consumer services.* Personal services generally involving the care of the person or his personal effects. Consumer services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption.

(a) *Personal.*

- 722 Photographic studios, including commercial photography
- 723 Beauty shops
- 724 Barber shops
- 725 Shoe repair shops, shoe shine parlors and hat cleaning shops
- 726 Funeral service
- 727 Pressing, alteration and garment repair
- 729 Miscellaneous personal services