

Land Development Regulations and Design Guidelines

In the past several issues, we've reported on the progress of the regulations rewrite project. This month, the focus is to highlight the proposed commercial zoning districts and to give examples of a few of the business types that can be expected within each district.

The examples provided here is just a small sampling of what is contained in the zoning district section of the land development regulations. We encourage you to find out more through any one of several opportunities available to you listed at the end of this article.

Commercial zoning districts would include Neighborhood Commercial, Community Commercial, and Regional Commercial. Within each district, specific uses would be permitted. For example, the Neighborhood Commercial District could include small-scale retail uses including, but not limited to bakeries, book stores, and flower shops. The maximum size of an individual user is 5,000 square feet, and the maximum size for the overall commercial area is determined by Subdivision Type which is described later in this article.

The Community Commercial zoning district would allow individual users between 5,000 and 30,000 square feet. Permitted uses include, but not limited to, department stores, electronic sales and service, and bowling alleys for example. Again, the size limitations for the overall commercial area are determined by Subdivision Type.

The Regional Commercial zoning district is the most intense and would include certain business types up to 75,000 square feet. Specific uses include movie theaters, garden supply stores, and grocery stores. In the existing code, there is no cap on the size of an individual user. Again, the size limitations for the overall commercial area are determined by Subdivision Type.

How does it all fit together?

You may be wondering where these districts would be located within the City. Here is how the locations would be determined: the Neighborhood Development section of the new code, which would replace the existing Subdivision Regulations, establishes which zoning districts are permitted within each neighborhood type. The location of each neighborhood type is dictated by the proposed Subdivision Type map, which generally is consistent with the previously adopted Comprehensive Plan map. This quick explanation may be difficult to grasp, which is why this is the perfect time to highlight opportunities to learn more about how this code would work!

Planning staff will be facilitating public meetings over the next several months in order to solicit input and receive comments regarding the draft documents. Meeting times are publicized on Qnet, the City's website (www.lakelandtn.gov), or by calling City Hall (867-

2717). Another way to 'plug in' to this process is by visiting a Planner Q&A session. You've probably heard of these sessions before, but may not understand how they work. These sessions are an opportunity for you to meet **1 on 1** with a member of the planning staff.

Planner Q&A sessions are generally held a few times per month on Thursday afternoon (and one evening per month). You may contact City Hall at 867-2717 (dial '0' for the operator) for the upcoming Q&A schedule and to make an appointment. The schedule is also available on Qnet.

Accessing Available Documents

All documents that have been released to date can be found on the City's website (www.lakelandtn.gov) under the 'Planning' pages. We also announce the release of documents through Qnet and other sources.