



(p) *Neighborhood non-residential reuse standards.* Neighborhood non-residential reuse requires zoning board of appeals approval of a special use permit. Once such approval is granted, the structure may be reused for the uses in item ii., below. A use may be changed to any use allowed within item ii without requiring a new special use approval.

i. A neighborhood non-residential reuse is only allowed within existing structures that are non-residential in their construction as of the effective date of this code.

ii. The following uses are allowed within a neighborhood non-residential reuse:

a. Art gallery.

b. Arts studio.

c. Multi-family dwelling, per item vii., below.

d. Office.

e. Personal service establishment.

f. Restaurant.

g. Retail goods establishment (retail sales of alcohol prohibited).

h. Schools (primary/secondary, college/university, trade/vocational).

iii. No off-street parking is required. However, any off-street parking currently provided must be maintained.

iv. Drive-through facilities are prohibited.

v. Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.

vi. Signs for non-residential uses are limited to those allowed in the C-1 district.

vii. Non-residential structures may be reused for multi-family residential dwellings in accordance with the following standards:

a. Construction drawings and plans that describe the proposed conversion are required as part of the special use permit application.

b. Upon conversion, the unit mix must meet or exceed the gross floor area as calculated by the unit types below: (1) Efficiency unit: 500 square feet. (2) One bedroom: 800 square feet. (3) Two bedroom: 1,000 square feet. (4) Three or more bedroom: 1,250 square feet.

c. No residential conversion may violate any occupancy regulations.

d. Parking spaces must be provided as required in table 80-14-1.

