

964 Payne Avenue

#24-011-658

Rezoning from H2 residential to B2
community business



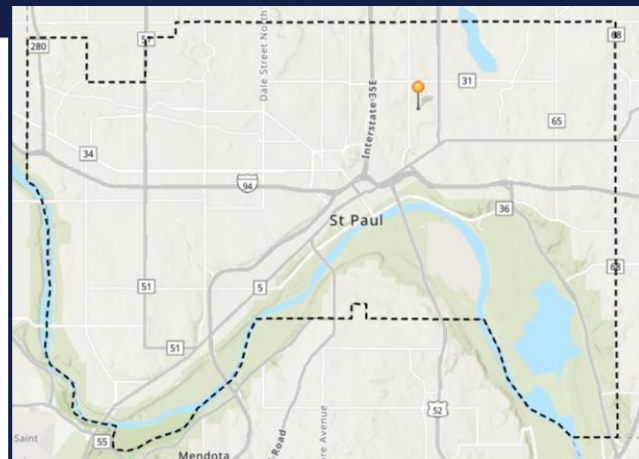
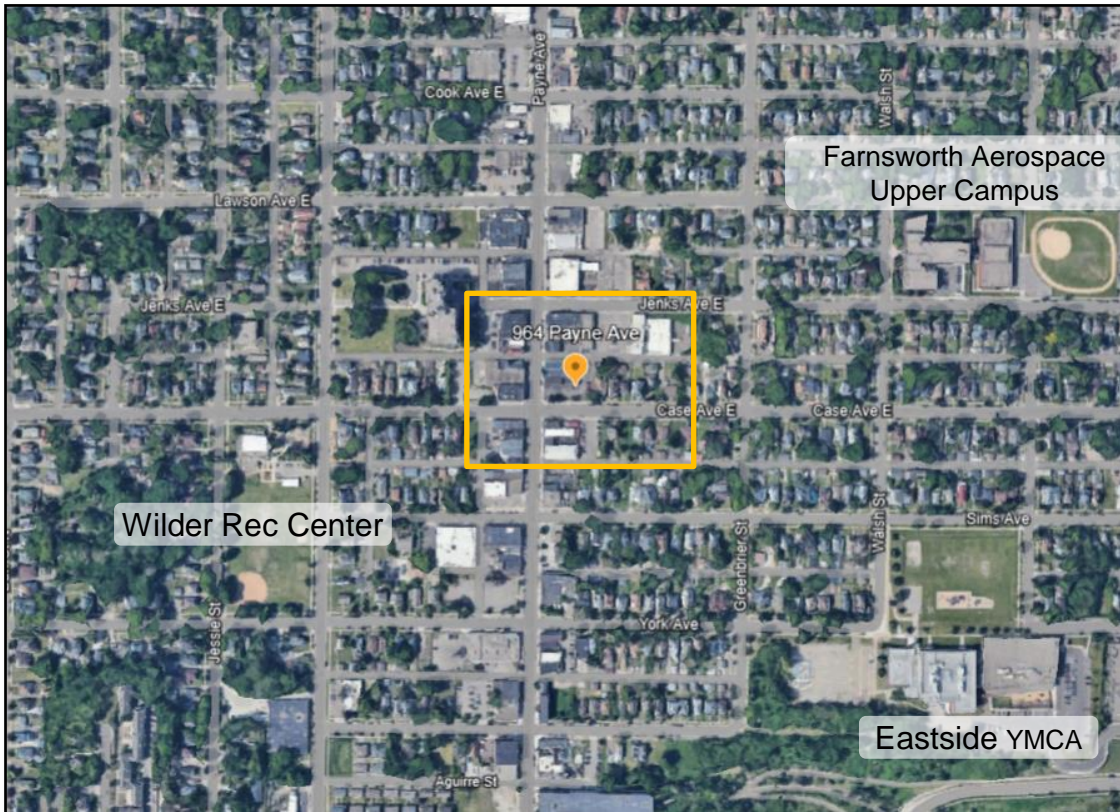
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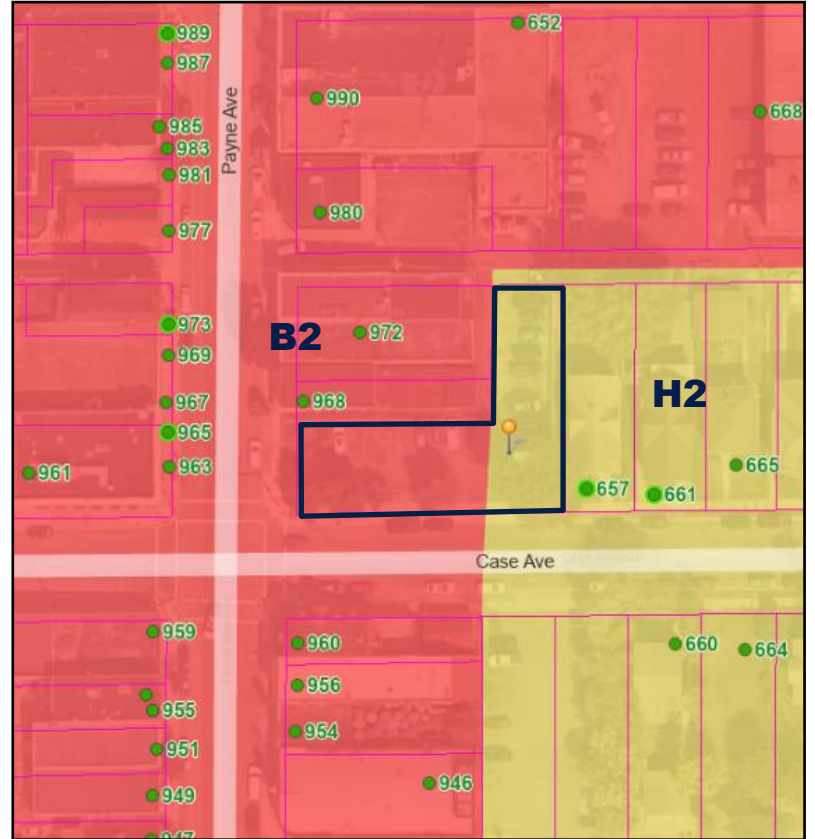
Location

964 Payne Avenue



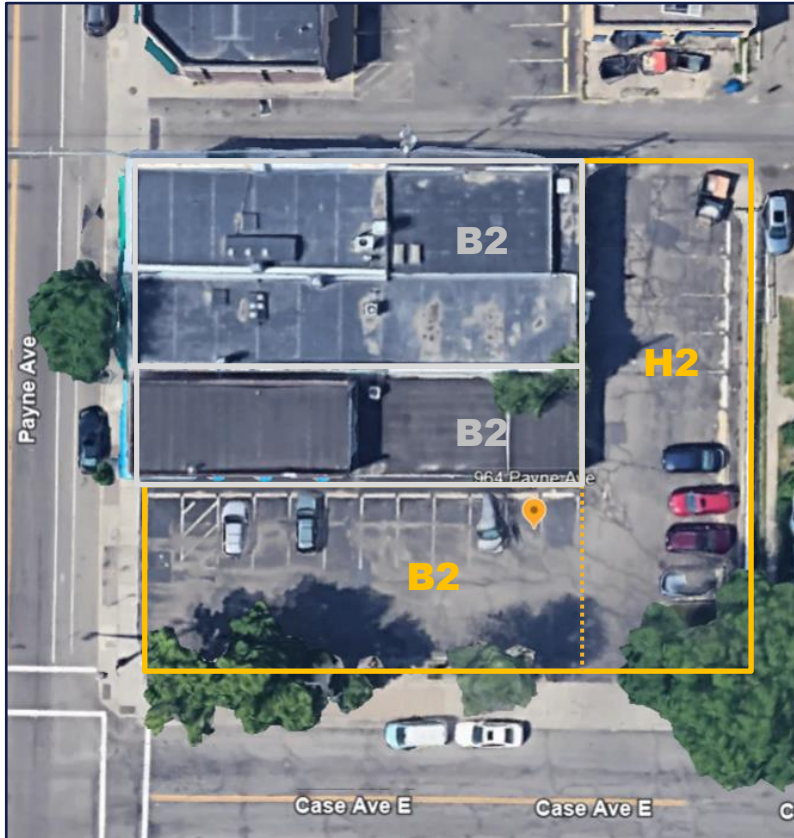


Site





Rezoning is required for lot split



- Applicant applied for an administrative lot split in 2023.
- Lot split would result in a parking lot in an H2 district and a parking lot in a B2 district.
- Off street parking spaces for commercial uses must be **in a zoning district where the principal use is an allowed use (general retail).**

Questions?

964 Payne Ave Rezone

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Proposed rezoning allows for future development

Lot Split with no rezoning

- Immediately cease use of parking lot on H2 portion
- H2 portion can be developed for residential or civic/institutional uses

No lot split with no rezoning

- Must remain a parking lot unless it is redeveloped for a use allowable in H2 and B2

	B2	H2
Residential		
One-family	X	P
Two-family	X	P
Multiple-family	X	P
Mixed Residential & Commercial	P	X
Foster home	P	P
Supportive housing facility	P	P
Civic/Institutional		
Day care	P	P
Public library	P	P
Public and private park, playground	P	P
Religious institution	P	P
School, primary & secondary	P	P
Commercial		
Offices	P	X
Clinic, medical or dental	P	X
General retail	P	X
Service business	P	X
Food and Beverage Uses	P/C	X