

**To:** City Plan Board  
**From:** Planning Division Staff  
**Subject:** Petition 76PSZ-08 PB. Cotton Club Museum and Cultural Center, Inc.  
Modify the permitted uses and setback requirements of the PS (Public Services and Operations) zoning for property located at 837 Southeast 7<sup>th</sup> Avenue.

Item No. 4

**Date:** June 19, 2008

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**Recommendation**

Planning Division staff recommends approval of Petition 76PSZ-08 PB with the following modifications: Planning Division staff recommends that the applicant's request that the movement of existing buildings be prohibited, be deleted; and that the rear yard setback requirement be 20 feet or a 60 degree angle of light obstruction, whichever is greater, rather than the requested 10 feet.

**Explanation**

This is an application to amend portions of Ordinance #060015 which rezoned the site from RSF-4, Single-Family Residential District, to PS, Public Services and Operations District, and established a list of permitted uses on the site. That ordinance was adopted by the City Commission on October 23, 2006.

The PS district is similar to a PD, Planned Development District, because City regulations allow the adopting ordinance to contain site specific development and use criteria. In this case, the proposal is to add the following to the list of permitted uses:

- Small café or restaurant with indoor and outdoor seating;
- Historic-themed general store;
- Outside farmers' market;
- Library and/or historical archive; and
- Outside entertainment events, including weddings and fundraisers.

The request also proposes 10 foot rear yard setbacks for certain uses. Finally, the request proposes prohibiting the moving of the existing historic buildings on the site.

**Background**

The subject parcel is 1.84 acres in size, and is located in Southeast Gainesville's Springhill Neighborhood. As shown on the attached map, the subject parcel is the northern half of a block bounded by 8<sup>th</sup> Street on the west, 9<sup>th</sup> Street on the east, 8<sup>th</sup> Avenue on the south, and 7<sup>th</sup> Avenue on the north.

The purpose of this request is to reflect recent changes made by the Cotton Club Museum and Cultural Center, Inc. (CCMCC) to its long term development plans for the Cotton Club site. The CCMCC is an organization formed to manage the historic rehabilitation of the six vacant historic structures on the site for use as a museum and cultural center.

The largest building on the site was moved from Camp Blanding to its current location after World War II and has been used as a movie theater, nightclub and storage building. In the past, this one-story wood frame building has been known as The Perryman Theater, The Cotton Club and The Blue Note. The subject property also contains five other vacant one-story structures. Those structures are four small wood frame houses and the former Perryman Grocery Store.

The subject property is within the PS, Public Services and Operations, zoning district. According to Section 30-75(a) of the City of Gainesville's Land Development Regulations, the purpose of the PS zoning is to provide suitable locations for public and private utility and recreation activities that serve and are used by the public.

The subject property is designated REC, Recreation, on the Comprehensive Plan's Future Land Use Map. The Recreation designation identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements.

Properties surrounding the site are zoned RSF-4, Single-Family Residential District (up to 8 dwelling units/acre), and are designated RL, Residential Low-Density (up to 12 units/acre) on the Comprehensive Plan's Future Land Use Map. This area of the city is dominated by single-family residences. An exception is the Mount Olive AME Church, which owns the subject property and is located along the western part of the subject property's southern boundary at 721 Southeast 8<sup>th</sup> Street. A park with a playground is located at the northwest corner of Southeast 8<sup>th</sup> Avenue and 9<sup>th</sup> Street.

### **Proposed uses**

The PS district is similar to a PD, Planned Development District, because City regulations allow the adopting ordinance to contain a site specific list of permitted uses. Section 2 of the existing PS district ordinance for this site (Ordinance #060015) specifically permits these uses:

- museum and exhibit space;
- recreation/community center;
- administrative office accessory to the center;
- theatre, movies, performances and lectures;
- classrooms;
- meeting rooms;
- accessory uses such as a gift shop/sandwich shop/ice cream parlor.

Since the adoption of Ordinance #060015, the CCMCC has continued to form partnerships in the community and continued to raise funds. One of the partners the CCMCC has begun working with is the City's Community Redevelopment Agency (CRA). Recognizing that full restoration of the main building on this site is still several years away, the CRA and the CCMCC focused on completing a project on the site within a shorter time-frame. They determined that

renovation of one of the other buildings on the site, the Historic Perryman's Grocery, was feasible within a relatively short time.

The CCMCC originally envisioned the Perryman's Grocery building as a gift shop/sandwich shop/ice cream parlor. After discussions with the CRA, however, a broader mix of uses is now envisioned for this site. The proposed uses include:

- Small café or restaurant with indoor and outdoor seating;
- Historic-themed general store;
- Outside farmers' market;
- Library and/or historical archive;
- Outside entertainment events including weddings and fundraisers.

Permitting these uses would allow the site to occasionally be rented out for special events, such as fundraisers and weddings. In addition to allowing those events, the proposed uses allow an additional place for education and social interaction, and the establishment of a repository for neighborhood history. Finally, permitting the proposed uses might assist with the economic revitalization of the neighborhood by providing a marketplace for locally produced products, as well as potentially increasing the availability of fresh produce and other products to residents.

### **Building Setbacks**

Currently, the setbacks of buildings on the Cotton Club site do not conform to the Land Development Code's requirements. In this case, however, the Code's requirements are not retroactive, so the building locations are legally established. In contrast, any new development on the site must meet current regulations.

The building setback requirements for PS districts are specified in Section 30-75(e) of the City of Gainesville's Land Development Code. Essentially, that section sets dimensional requirements for the following three types of uses: Office and administrative activities, intensive recreation uses, and all other uses. The requirements of Section 30-75(e) are shown in *italics* below.

*(e) Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the following requirements:*

*(1) Office and administrative activities:*

- a. Minimum lot area: 10,000 square feet.*
- b. Minimum lot width at minimum building front yard setback: 100 feet.*
- c. Minimum yard setbacks:*
  - 1. Front: Ten feet.*
  - 2. Side, street: Ten feet.*
  - 3. Side, interior: Zero feet.*

*Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 20 feet or the 60-degree angle of light obstruction, whichever is greater.*

4. *Rear: Zero feet.*  
*Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Twenty feet or 60-degree angle of light obstruction, whichever is greater.*

(2) *All intensive recreation uses (fairgrounds, stadia, community assembly buildings, performing arts halls, arenas, etc.):*

- a. *Minimum lot size: One acre.*
- b. *Minimum yard setbacks:*
  1. *Front: Twenty-five feet.*
  2. *Side, interior: Twenty feet.*  
*Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty feet or 45-degree angle of light obstruction, whichever is greater.*
  3. *Side, street: Twenty feet.*
  4. *Rear: Zero feet.*  
*Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty feet or 45-degree angle of light obstruction, whichever is greater.*

(3) *All other uses: As specified in the rezoning ordinance.*

Paragraph (3) allows the applicant to propose setbacks for certain uses. In this case, the applicant proposes 10 foot setbacks to the front, side, and rear for all uses not specified in paragraphs (1) and (2). Staff has no concerns regarding the proposed front and side setbacks, since for this site those property lines abut public streets.

For the rear yard, however, staff does have some concerns related to the fact that the site's rear property line abuts a residential area. Typically, where non-residential uses abut residential uses, new non-residential development is required to set back at least twenty feet or a 60-degree angle of light obstruction, whichever is greater. Those setbacks may partially mitigate some of the potential impacts (such as noise and lights) of non-residential development.

In contrast, the CCMCC feels that a rear yard setback of ten feet would provide for greater flexibility in the site design, without negatively impacting the residential properties adjacent to the rear of the site. The applicant believes that potential impacts can be mitigated within a ten foot setback with the use of site design features (such as walls, berms or vegetative buffers) and through control of access to the site and hours of operation.

### **Prohibiting the movement of existing buildings**

All of the existing buildings on the site are important historic resources, and the purpose of the proposed prohibition on moving those buildings is to preserve the historic integrity of the site. According to the United States National Park Service's Standards for Preservation and

Guidelines for Preserving Historic Buildings, relocating buildings negatively impacts the historic relationship between buildings and the landscape. The historic preservation element of the City's Comprehensive Plan, as well as Section 30-112 of the land development regulations, adhere closely to the National Park Service's standards and guidelines for historic preservation. Therefore, the proposed regulation is consistent with some of the City's historic preservation policies.

There is a concern, however, about eliminating options for dealing with unanticipated circumstances. Omitting the proposed prohibition will not force or require buildings to be moved, rather, it will allow buildings to be moved, if necessary due to unforeseen circumstances. As an example, the Old Train Depot Building will have to be moved back from Depot Avenue, in order to keep it from being clipped by large trucks.

### **Impact on Level of Service (LOS) Standards**

The potential impact of the proposed amendment on adopted LOS standards must be evaluated. The property is located within Zone A of the Gainesville Transportation Concurrency Exception Area and is exempt from transportation concurrency for roadway LOS standards. Any proposed use for the area, however, would have to meet policy and regulatory requirements to address transportation needs during the Development Plan approval process. The quantity of automobile traffic that will be generated by any use that may be proposed for the site has yet to be determined. Gainesville Regional Transit System's Bus Route 7 provides service to this site along Southeast 7<sup>th</sup> Avenue. Additionally, potable water and sanitary sewer service are available to the site, and stormwater management will be addressed at the time of development plan approval.

### **Character of the District and Suitability for Particular Uses**

Although the site is located in a predominantly residential area, the vision for the site is an active community gathering spot. The proposed new uses will likely increase the intensity of the use of the site. That increase may result in additional impacts (e.g., noise, traffic and crowding) for a limited time, on a limited number of days. Those impacts probably could be somewhat mitigated through site design, access control, and limiting operating hours. The increase in intensity, however, may also add to the social, cultural and economic vibrancy of the neighborhood.

Several factors, including the historic value of the site and its structures, indicate that the subject property is suited for a neighborhood cultural and community center. The proposed uses may enhance the overall economic condition of the Cotton Club project and contribute to the economic revitalization of the surrounding area. The site is highly accessible since it is located adjacent to three streets and a bus route, and is approximately half a block from a paved rail-trail. At 1.84 acres in size, the site is big enough to accommodate buffers and a large parking area, if necessary.

### **Substantial Changes in Character or Development in the Area**

Interest in the Springhill Neighborhood--and East Gainesville in general, has increased over the last ten to fifteen years. Planned or completed public projects in and around the Springhill Neighborhood include the following:

- Improvements to Depot Avenue;
- Depot Avenue Park;
- Depot Avenue Rail-Trail;
- Springhill Neighborhood Park;
- Redevelopment of the GRU site; and
- Redevelopment of the former Kennedy Homes site.

In addition, the City is using several planning tools to encourage both public and private investment in this area. Those tools include the following:

**Plan East Gainesville.** This report and master plan--produced jointly by the City of Gainesville and Alachua County, recommended major infrastructure and land use improvements in East Gainesville.

**Eastside Community Redevelopment Agency District.** Community Redevelopment Agencies have been successful at developing and implementing redevelopment plans, largely due to special funding options.

**Southeast Gainesville Renaissance Initiative.** This initiative focuses on the former Kennedy Homes site and surrounding areas.

**Neighborhood Planning Program.** The City Commission has selected the Springhill Neighborhood for special planning and capital improvements assistance.

**Enterprise Zone.** Development within Enterprise Zones is encouraged through the use of discounted permit fees and the availability of grants for these areas.

### **Applicable Portions of Current City Plans**

The subject property is within the Community Redevelopment Agency's Eastside District. The District's Redevelopment Plan lists historic buildings, in general, and the Cotton Club, in particular, as community assets. The Plan encourages projects that "Continue to improve, develop, and expand neighborhood centers for recreation, social, and education opportunities."

Additionally, Plan East Gainesville emphasizes the need for more activity, recreation, and cultural centers.

Finally, the subject property is not covered by any environmental or historic preservation overlay districts.

### **Affordable Housing**

Currently, there is no occupied housing on the site. This petition will not have a negative impact on the provision of affordable housing.

### **Applicable Goals, Objectives and Policies of the Comprehensive Plan**

The following goals, objectives, and policies are particularly applicable to this petition. Staff determined that the petition is consistent with all of the listed goals, objectives, and policies.

#### Future Land Use Element

**Policy 1.1.4.** The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural and recreational uses.

**Policy 1.1.6.** The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the city's central core, and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

**Objective 3.2** The City shall protect historic architectural and archaeological resources by using the following policies.

**Policy 3.2.2** The City shall continue to identify, designate and protect historical resources through the land development regulations, in keeping with the Historic Preservation Element.

**Policy 3.2.3** By 2003, the City shall incorporate known archeological sites into its geographic information system.

**Goal 4** The Land Use Element shall foster the unique character of the City by directing growth and redevelopment in a manner that uses neighborhood centers to provide goods and services to City residents; protects neighborhoods; distributes growth and economic activity throughout the City in keeping with the direction of this element; preserves quality open space and preserves the tree canopy of the City. The Land Use Element shall promote statewide goals for compact development and efficient use of infrastructure.

#### Historic Preservation Element

**Goal 1** Preserve, protect, enhance and support the historic, archaeological and cultural resources within the City of Gainesville.

**Objective 1.2** The City shall increase the number of historic resources listed in the Local or National Register of Historic Places.

**Objective 1.3** The City shall reduce the number of historic resources in need of stabilization and rehabilitation on an annual basis.

## Summary

Expanding the list of uses permitted on the site is consistent with all of the applicable goals, objectives and policies of the Comprehensive Plan. Allowing the proposed uses will support the ongoing redevelopment of a dilapidated historic site into a community and cultural center. Staff recommends approval of the list of amended uses.

Staff has concerns that the proposal to allow a 10 foot rear yard setback for non-residential uses will negatively impact the adjacent residential area. Staff recommends that the rear yard setback requirement be 20 feet or a 60 degree angle of light obstruction, whichever is greater, rather than the requested 10 feet.

The proposed regulation prohibiting movement of existing historic buildings located on the site adds extra protection for the site's historic integrity, but limits the available alternatives, in the presence of unanticipated circumstances. For that reason, staff recommends denial of that portion of the petition.

<b>Applicant Information</b>	Cotton Club Museum and Cultural Center, Inc. Representative for Mount Olive AME Church, owner
<b>Request</b>	<p>Amend the list of uses permitted by right for PS district to include: small café or restaurant with indoor and outdoor seating; historic-themed general store; outside farmers' market; library and/or historical archive; outside entertainment events including weddings and fundraisers.</p> <p>Amend dimensional requirements for all new principal and accessory structures, other than office and administrative activities, and intensive recreation uses (including but not limited to fairgrounds, stadia, community assembly buildings, performing arts halls, and arenas).</p> <p>Adopt additional regulation prohibiting movement of existing buildings.</p>
<b>Existing Land Use Plan Classification</b>	REC, Recreation
<b>Existing Zoning</b>	PS, Public Services and Operations
<b>Location</b>	837 Southeast 7 <sup>th</sup> Avenue
<b>Size</b>	Approximately 1.84 acres
<b>Existing Use</b>	Six vacant buildings
<b>Surrounding Land Uses</b>	
<b>North</b>	Residential
<b>South</b>	Church and Residential
<b>East</b>	Residential
<b>West</b>	Residential



**Surrounding  
Controls**

**Existing Zoning**


**Land Use Plan**

<b>North</b>	RSF-4, Single-Family Residential (up to 8 DU/A)	RL, Residential Low Density
<b>South</b>	RSF-4, Single-Family Residential (up to 8 DU/A)	RL, Residential Low Density
<b>East</b>	RSF-4, Single-Family Residential (up to 8 DU/A)	RL, Residential Low Density
<b>West</b>	RSF-4, Single-Family Residential (up to 8 DU/A)	RL, Residential Low Density

**Recent Zoning History**

On October 23, 2006 the City Commission adopted Ordinance #060015 which rezoned the site from RSF-4, Single-Family Residential District, to PS, Public Services and Operations District.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

RH:JW:AP

**Attachments:**

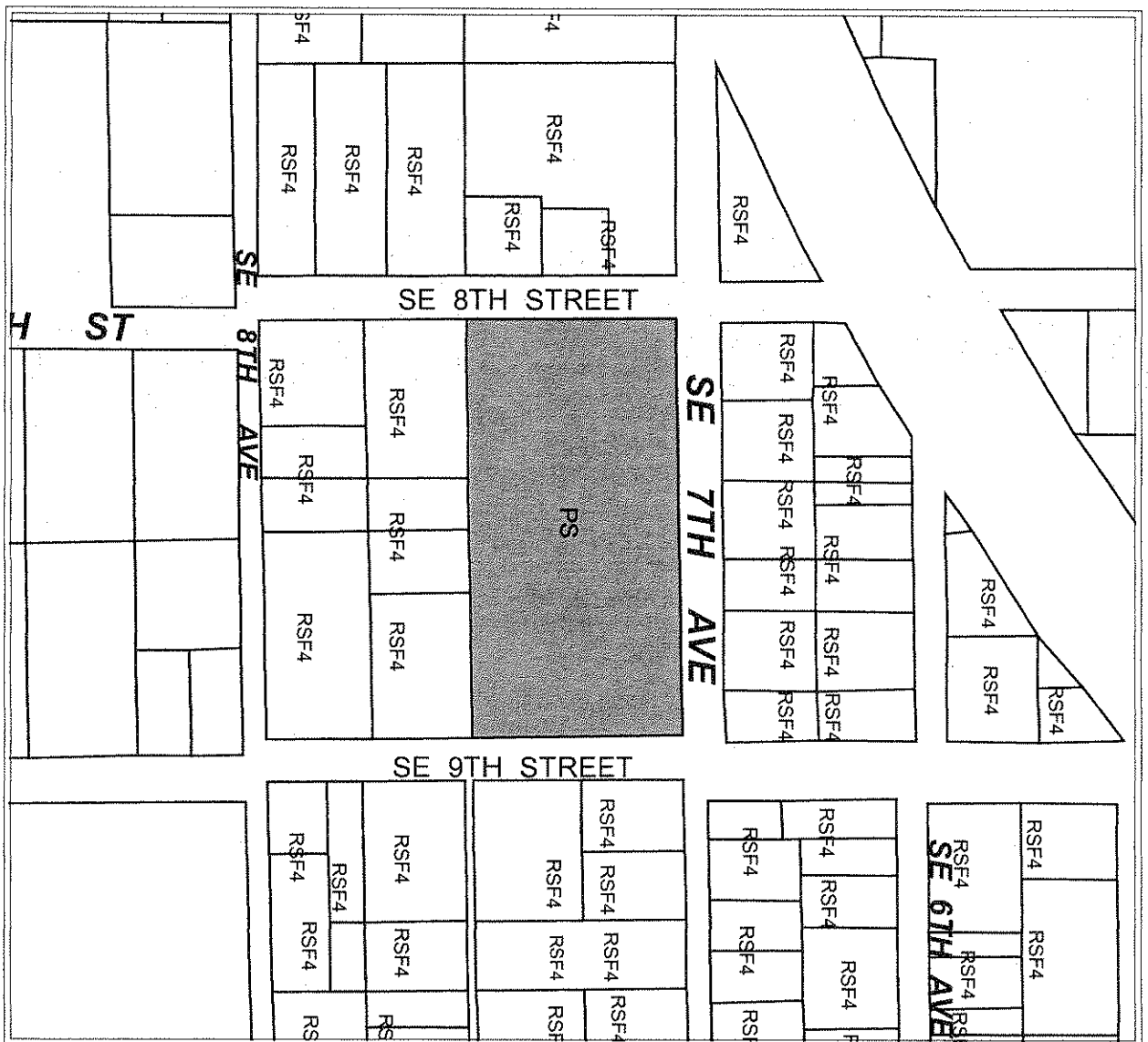
- 1) Location map
- 2) Ordinance #060015
- 3) Application form

# Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

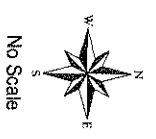
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



## EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
Cotton Club Museum and Cultural Center, Inc. applicant	Modify Allowed Uses and Setbacks to Existing PS district	4052	76PSZ-08PB



**ORDINANCE NO. 060015**  
**0-06-84**

**An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City from "RSF-4: 8 units/acre single-family residential district" to "PS: Public services and operations district"; to allow for a museum and cultural center, without approval of a preliminary site plan; located in the vicinity of 837 Southeast 7th Avenue; providing a severability clause; providing a repealing clause; and providing an effective date.**

**WHEREAS**, by initiation of a petition by the City of Gainesville, publication of notice of a public hearing was given that the Zoning Map Atlas be amended by rezoning certain property within the City from the zoning category of "RSF-4: 8 units/acre single-family residential district" to "PS: Public services and operations district"; and

**WHEREAS**, notice was given and publication made as required by law and a public hearing was held by the City Plan Board on May 18, 2006; and

**WHEREAS**, the City Commission finds that the rezoning of the property described herein will be consistent with the City of Gainesville 2000-2010 Comprehensive Plan; and

**WHEREAS**, at least ten (10) days notice has been given of the public hearings once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of a Public Hearing in the City Commission meeting room, First Floor, City Hall, in the City of Gainesville; and

**WHEREAS**, pursuant to law, notice has also been given by mail to the owner whose property will be regulated by the adoption of this Ordinance, thirty days prior to the adoption of this ordinance; and

1       **WHEREAS**, the public hearing was held pursuant to the published and mailed notice  
2       described above at which hearing the parties in interest and all others had an opportunity to be  
3       and were, in fact, heard.

4       **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
5       **CITY OF GAINESVILLE, FLORIDA:**

6       **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
7       following described property from the zoning category of "RSF-4: 8 units/acre single-family  
8       residential district" to "PS: Public services and operations district:

9       See Legal Description attached hereto as Exhibit "A", and made a part  
10      hereof as if set forth in full.

11  
12      **Section 2.** The uses permitted by right on the property described in Section 1 of this  
13      Ordinance are as follows:

- 14      a)     Museum and exhibit space  
15      b)     Recreation/Community Center  
16      c)     Administrative office accessory to the center  
17      d)     Theatre, movies, performances and lectures  
18      e)     Classrooms  
19      f)     Meeting rooms  
20      g)     Accessory uses: gift shop/sandwich shop/ice cream parlor

21      **Section 3.** The City Commission finds that a preliminary development plan is not  
22      required in connection with this rezoning.

1       **Section 4.** The City Manager is authorized and directed to make the necessary changes in  
2 the Zoning Map to comply with this Ordinance.

3       **Section 5.** If any section, sentence, clause or phrase of this ordinance is held to be invalid  
4 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way  
5 affect the validity of the remaining portions of this ordinance.

6       **Section 6.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
7 such conflict hereby repealed.

8       **Section 7.** This ordinance shall become effective immediately upon final adoption;  
9 however, the rezoning shall not become effective until the amendment to the City of Gainesville  
10 2000-2010 Comprehensive Plan adopted by Ordinance No. 060014 becomes effective as  
11 provided therein.


12       **PASSED AND ADOPTED** this 23rd day of October, 2006.

13  
14         
15       PEGEEN HANRAHAN, MAYOR

16  
17       ATTEST:

18       Approved as to form and legality:

19  
20         
21       KURT LANNON,  
22       CLERK OF THE COMMISSION

23         
24       MARION J. RADSON, CITY ATTORNEY

25       OCT 24 2006

26       This ordinance passed this 23rd day of October, 2006.

27  
28       H:\Marion Radson\Planning\41ZON-06pet.DOC

**LEGAL DESCRIPTION**

Lots 13 and 14, Block 4, Range 1 of ROPER'S ADDITION TO THE CITY OF GAINESVILLE, according to plat recorded in Deed Book "J", page 550, of the Public Records of Alachua County, Florida, lying and being in the South ½ of Section 4, Township 10 South, Range 20 East.

**EXHIBIT "A"**



**APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT**  
**Planning & Development Services**

OFFICE USE ONLY	
Petition No. <u>76 PSZ-08 PB</u>	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 [ ]	
Account No. 001-660-6680-1124 (Enterprise Zone) [ ]	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) [ ]	

Name of Applicant/Agent (Please print or type)	
Applicant/Agent Name: <u>Cotton Club Museum + Cultural Center, Inc., Donna Isaacs, Ex. Dir.</u>	
Applicant/Agent Address: <u>P.O. Box 1482</u>	
City: <u>Gainesville</u>	
State: <u>Florida</u>	Zip: <u>32602</u>
Applicant/Agent Phone: <u>273-1172</u>	Applicant/Agent Fax: <u>392-9606</u>

**Note:** It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with the Department of Community Development prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis.

TEXT AMENDMENT		
Check applicable request below:		
Land Development Code [ ]	Comprehensive Plan Text [ ]	Other <input checked="" type="checkbox"/>
Section/Appendix No.:	Element & Goal, Objective or Policy No.:	Specify: <u>Amend PS Zoning Ordinance; #060015</u>

Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):
<u>See Attached. *Changes regarding permitted uses, setbacks, and relocation of existing buildings. More efficient use of the site.</u>

**Certified Cashiers Receipt:**





## Section 2

The uses permitted by right on the property described in Section 1 of this Ordinance are as follows:

- a) Museum and exhibit space
- b) Recreation/community center
- c) Administrative office accessory to the center
- d) Theatre, movies, performances and lectures
- e) Classrooms
- f) Meeting rooms
- g) Accessory uses: gift shop/sandwich shop/ice cream parlor
- h) Restaurant/cafe
- i) Historic-themed store
- j) Outside farmers' market
- k) Library and/or historical archive
- l) Outside entertainment events including weddings and fundraisers

All new principal and accessory structures, other than office and administrative activities, and intensive recreation uses (including but not limited to fairgrounds, stadia, community assembly buildings, performing arts halls, and arenas), shall be located and constructed in accordance with the following minimum yard setbacks:

Front: 10 feet.

Side: 10 feet.

Rear: 10 feet.

The six existing historic buildings on the site shall not be moved.

