

Project Description

1. PURPOSE OF THE AMENDMENT

The purpose of the amendment is to be able to use an existing rooftop additional outdoor restaurant seating.

2. DESCRIPTION OF THE PROPOSED USE

The Entire two -story building is ready for use by a restaurant but is currently vacant. The restaurant operators who are interested in leasing the property want to be able to use the rooftop for additional restaurant seating when weather permits.

3. REASONS WHY PRESENT ZONING IS NOT APPROPRIATE

The restaurant operators who are interested in leasing the property will not sign a lease unless the rooftop is available for additional seating.

4. IS THE REQUEST AMENDING THE ZONING MAP?

No

5. IS THE REQUEST AMENDING THE TEXT OF THE ZONING ORDINANCE?

Yes, the current ordinance states "Commercial or nonresidential uses are limited to the first 2 stories and a height of 30 ft."

The proposed text amendment states "***For commercial uses in the FB-SE Zone, rooftop uses are allowed if the rooftop is 30 feet or less in height and it is shown that the building and rooftop have been structurally engineered to safely support the proposed rooftop use.***"